



METES AND BOUNDS  
STATE OF TEXAS  
COUNTY OF ROCKWALL

All that certain 1.755 acre lot, tract, or parcel of land situated in the J. Thompson Survey, Abstract No. 229, Rockwall County, Texas. Being all of a called 0.836 of an acre tract of land described as "Tract Three-First Tract" and all of a called 0.995 of an acre tract of land described as "Tract Three-Second Tract" in a probate deed to Adleta Jo Howell, recorded in Volume 1981, Page 305, Official Public Records, Rockwall County, Texas (O.P.R.R.C.T.), and being more particularly described as follows:

BEGINNING at a 60d nail with washer (stamped "BISON CREEK") set for the Southwest corner of the hereon described tract, same being the Southwest corner of the said 0.836 of an acre Howell tract, being the Northwest corner of a called 1.0052 acre tract of land described in a warranty deed with vendor's lien to Rodney Taylor Dial and wife, Patricia Kay Dial, recorded in Volume 714, Page 185, Deed Records, Rockwall County, Texas (D.R.R.C.T.), and being within the limits of S. Bell Street, from which a 1/2" capped iron rod (stamped "BISON CREEK") set for reference bears North 89° 44' 19" East, a distance of 25.00 feet;

THENCE: North 01° 12' 38" West (Deed = North, 175 feet), within the limits of said S. Bell Street, a distance of 156.47 feet to a 60d nail with washer (stamped "BISON CREEK") set for the most Westerly Northwest corner of the hereon described tract;

THENCE: North 89° 20' 20" East (Deed = East, 208.3 feet), passing a called 1/2" iron rod found for reference at the Southwest corner of a called 0.614 of an acre tract of land described in a warranty deed to Sheila G. Hickman, recorded in Document No. 2014000005954, O.P.R.R.C.T., at a distance of 23.85 feet and continuing along the South line of the said 0.614 of an acre Hickman tract for a total distance of 218.24 feet;

THENCE: North 00° 39' 16" West (Deed = North), along the East line of the said 0.614 of an acre Hickman tract, a distance of 37.37 feet to a 1/2" capped iron rod (stamped "STOVALL & ASSOC.") found for the most Northerly Northwest corner of the hereon described tract, same being the Southwest corner of a called 3.174 acre tract of land described in a general warranty deed with vendor's lien to Sala Properties of Texas Partnership, LLC, recorded in Document No. 2012-00460609 (Volume 6657, Page 223), O.P.R.R.C.T.;

THENCE: North 88° 57' 10" East (Deed = East, 211 feet), along the South line of the said 3.174 acre Sala Properties tract, a distance of 218.04 feet to a called 1/2" capped iron rod (stamped "STOVALL & ASSOC.") found for the Northeast corner of the hereon described tract, same being the Southeast corner of the said 3.174 acre Sala Properties tract, and being in the most Westerly line of the remainder of a called 37.383 acre tract of land described in a deed to Billy J. Ellis, et ux, recorded in Volume 119, Page 993, D.R.R.C.T., from which a called 1/2" iron rod found for reference bears North 88° 57' 10" East, a distance of 22.12 feet;

THENCE: South 01° 16' 02" West (Deed = South, 205.6 feet), along the most Westerly line of the remainder of the said 37.383 acre Ellis tract, a distance of 198.40 feet to a called steel post found for the Southeast corner of the hereon described tract, same being the Northeast corner of the said 1.0052 acre Dial tract;

THENCE: South 89° 44' 19" West, along the North line of the said 1.0052 Dial tract, passing a called 1/2" iron rod found for reference at a distance of 210.74 feet, and continuing for a total distance of 428.11 feet to the POINT OF BEGINNING and containing 1.755 acres of land.

\*\*For survey map, see Page 1 of 2\*\*

  
James P. Keene  
Registered Professional Land Surveyor  
State of Texas No. 5100  
Date: June 1, 2021  
Project No.: 21-02494

