

SOUTHWESTERN ELECTRIC POWER COMPANY
 VOLUME 128 PAGE 271
 D.R.M.C.T. - 2.51 ACRES

LEGAL DESCRIPTION

Being a lot, tract, or parcel of land situated in the B.J. Earp Survey, Abstract No. 97, Morris County, Texas, and being part of that certain called 3.9 acre tract of land conveyed from Maggie Turner to J.B. Williams, by Warranty Deed, as recorded in Volume 89, Page 292, Deed Records, Morris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a concrete right of way monument in the West right of way of U.S. Highway No. 259, being the Northeast corner of said 3.9 acre tract, and lying in the South line of a 2.51 acre tract conveyed to Southwestern Electric Power Company as recorded in Volume 128, Page 271, Deed Records, Morris County, Texas;

Thence, South 02 Degrees 25 Minutes 13 Seconds East, with the West right of way of U.S. Highway No. 259, a distance of 158.51 feet to a concrete right of way monument;

Thence, South 00 Degrees 59 Minutes 25 Seconds East, with the West right of way of U.S. Highway No. 259, a distance of 14.21 feet to a point for corner in a 6 inch wood post;

Thence, South 89 Degrees 00 Minutes 35 Seconds West, a distance of 261.24 feet, to a 1/2 inch iron rod set with a yellow plastic cap marked (D C & A INC), lying on the East side of County Road No. 1100, and being in the West line of said 3.9 acre tract, said point also being in a curve to the right having a radius of 458.67 feet, a central angle of 04 Degrees 21 Minutes 09 Seconds, the long chord of which bears North 06 Degrees 22 Minutes 08 Seconds East, for a chord distance of 34.84 feet;

THENCE, along the arc of said curve, and the East line of County Road No. 1100, and the West line of said 3.9 acre tract, for an arc length of 34.84 feet, to a point for corner;

Thence, North 08 Degrees 14 Minutes 05 Seconds East, with the East line of County Road No. 1100, and the West line of said 3.9 acre tract, a distance of 83.58 to a point for corner;

Thence, North 04 Degrees 50 Minutes 23 Seconds East, with the East line of County Road No. 1100 and the West line of said 3.9 acre tract, a distance of 58.68 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (DCA INC) at the Northwest corner of said 3.9 acre tract, said point being in the South line of said 2.51 acre tract, from said point, a 3/8 inch iron rod, bears West, a distance of 38.27 feet;

Thence, East, (Reference Bearing), with the North line of called 3.9 acre tract, and the South line of said 2.51 acre tract, a distance of 233.32 feet to the POINT OF BEGINNING and CONTAINING 43,123 square feet or 0.99 acres of land.

I, Justin Klear RPLS No. 5871, do hereby certify to: Steve Thompson, as buyer, Linnie Pearl Williams, as seller, and Morris County Title : That the Plat of Survey shown hereon is a correct and accurate representation of the property lines and dimensions as indicated; the location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

JOHN E. TERRELL
 VOLUME 255 PAGE 37
 D.R.M.C.T.
 27 ACRES



D=4°21'09"
 R=458.67'
 L=34.84'
 CB=N06°22'08"E
 CD=34.84'

COUNTY ROAD
 NO. 1100

43,123 SQ. FT.
 0.99 ACRES

J.B. WILLIAMS
 VOLUME 89 PAGE 292
 D.R.M.C.T.
 3.9 ACRES

POINT OF BEGINNING

1 1/2" PIPE BEARS
 S00°51'25"W 0.71'

S02°25'13"E 158.51'

S00°59'25"E
 14.21'

POINT FOR CORNER
 IN 6" WOOD POST

U.S. HIGHWAY NO. 259
 (VARIABLE R.O.W. WIDTH)

SURVEYOR'S NOTES:
 1) BEARINGS ARE BASED ON A 1/2 INCH ROD WITH A YELLOW CAP STAMPED (D.C.A.) AT THE NORTHWEST CORNER OF A TRACT OF LAND, AS DESCRIBED IN VOLUME 89, PAGE 292, DEED RECORDS, MORRIS COUNTY, TEXAS, THENCE EAST A DISTANCE OF 233.32', TO A CONCRETE RIGHT OF WAY MONUMENT AT THE NORTHEAST CORNER OF SAID TRACT.
 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
 3) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.

0.99 ACRES

B.J. EARP A-97

MORRIS COUNTY, TEXAS

U.S. HIGHWAY NO. 259

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN	REV	BY	REV	BY
1"=60'	8/15/08	08342-1		CRB				

LEGEND

- 1/2" IRON ROD FOUND
- ⊗ 1/2" IRON ROD SET
- 1" IRON PIPE FOUND
- ⊗ FOUND IN CONCRETE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- ▨ ASPHALT PAVING
- ▩ GRAVEL ROAD
- ▤ CONCRETE PAVING
- ▭ COVERED PORCH, DECK OR CARPORT
- FENCE POST CORNER
- POWER POLE
- ⊙ SEPTIC TANK
- ⊕ CLEANOUT
- ⊗ WATER METER
- ← GUY WIRE
- OVERHEAD ELECTRIC SERVICE
- OVERHEAD POWER LINE
- CHAIN LINK FENCE
- WOOD FENCE
- ⊗ BARBED WIRE FENCE
- ▨ WOOD DECK OR PORCH
- ⊗ CONCRETE MONUMENT
- ⊗ ELECTRIC PEDESTAL
- ⊗ TELEPHONE PEDESTAL
- ⊗ GAS METER

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