

**METES AND BOUNDS DESCRIPTION
13.25 ACRE TRACT**

All that certain 13.25 acre tract or parcel of land situated in the K. Fisher Survey, Abstract Number 992 and being part of the northeast quarter of Section 11 of the Lunatic Asylum Lands, County of Stephens, State of Texas, said tract being all of a tract as described in deed to Bell Processing Inc, filed 26 February 2003, and recorded in volume 1634 page 95 of the Official Public Records of said Stephens County Texas, said tract also being all of Lots 23, 23a and 24a as occupied on the ground of the Amended Plat of the Walker-Caldwell Subdivision, filed 29 November 1926, and recorded in volume 140 page 344 of the Deed Records of said Stephens County, and located at Slide 40B of the Plat Cabinet, and being more particularly described as follows;

BEGINNING for the northwest corner of tract being described herein at a set 1/2 inch rebar on the existing and occupied south line of State Highway Number 180, said rebar having NAD83 NCTZ Grid coordinates of N-6957946.84, E-1853055.21, said rebar being the occupied northeast corner of Lot 24 of said subdivision, same being occupied northwest corner of Lot 24a of said subdivision;

Thence: North 89 degrees 59 minutes 27 seconds East, with the existing and occupied south line of said highway, a distance of 479.68 feet to a set 1/2 inch rebar for the occupied northeast corner of said Lot 23a, same being the occupied northwest corner of Lot 22 of said subdivision;

Thence: South 00 degrees 06 minutes 13 seconds East, with the east line of said Lot 23a, and with the west line of said Lot 22, a distance of 1202.22 feet to a set 1/2 inch rebar for the southeast corner of said Lot 23a, same being the southwest corner of Lot 22, and said rebar being on the north line of E. Elliott Street;

Thence: South 89 degrees 48 minutes 47 seconds West, with the north line of said street, a distance of 479.68 feet to a set 1/2 inch rebar for the southwest corner of said Lot 24a, same being the southeast corner of said Lot 24;

Thence: North 00 degrees 06 minutes 13 seconds West, with the west line of said Lot 24a, same being the east line of Lot 24, and passing at 0.89 feet a found 1/2 inch rebar with a plastic cap marked WKH 4015, and continuing on said course a total distance of 1203.71 feet to the POINT OF BEGINNING and containing 13.25 acres of land.

NAD83 Grid Bearings and Distances reflect surface measurements.

The undersigned does hereby state that to Bell Processing, Inc., the map or plat is based upon an on the ground survey, and that the plat conforms to or exceeds the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying and said property has access to a roadway unless otherwise noted.

This Plat and description was prepared for the exclusive use of the person or persons named in the above statements. Said statement does not extend to any unnamed person without an express restating by the surveyor naming said person. This survey was prepared for the transaction as dated hereon, and IS NOT to be used in any other transactions, and the copyrights are reserved.



ERIC BRENNAN, TEXAS
REGISTERED PROFESSIONAL
LAND SURVEYOR
NUMBER 5560



Client: Bell Processing, Inc.
Boundary Survey of a 13.25 acres
being part of Lots 23, 23a, and 24a of the
Walker-Caldwell Subdivision,
County of Stephens, State of Texas

OWEN SURVEYING CO.

FIRM #10069000 WWW.OWENSURVEYING.COM
110 W. ELLIOTT ST., BRECKENRIDGE, TX 76424
PHONE (254)559-9898 FAX (254)559-7372 CELL (254)559-0127

LOCATION PLAT: STEPHENS COUNTY
DRAWN BY: EP CHECKED BY: EB

Scale
1"=200'

Date
21 FEBRUARY 2014

Print Number
B-320B

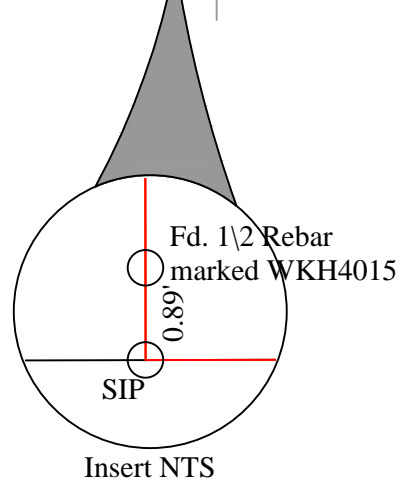
THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR LEASE LINES, EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE CONVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

NOTE:
Adjoining tract data is for informational purposes only and does not represent a complete survey of those lands. Possible conflicts in adjoining property lines may arise from a current survey of those parcels. This plat represents a survey of the boundaries of the parcels cited in request for survey.

Basis of Bearings
is NAD83 Grid Bearings
and Distances reflect
Surface Measurements

Legend

- SIP = Set 1/2 inch Rebar
- POB = Point of Beginning
- X- = Fence
- = Property line
- E- = Elec. Line
- § = Survey Line



Insert NTS