

THE STATE OF TEXAS: Tommy Charles Hooks, 1.155 acres,
COUNTY OF ERATH : F. M. Browne Survey, A-1174.

All that certain 1.155 acres out of the F. M. Browne Survey, A-1174, and being part of a certain 48.00 acre tract described in Contract of Sale and Purchase dated Oct. 25, 1977, made by Texas Veterans Land Board and Tommy Charles Hooks, recorded in Vol. 553, Page 416, Deed Records of Erath County, Texas, and the 1.155 acres being described as follows:

Beginning at an iron rod set in West line of said 48.00 acre tract, being N. 15-17 E. 374.2 feet from a concrete right of way marker, at the SWC of the 48.00 acres, for the SWC of this tract;

Thence N. 15-17-00 E. with West line of the 48.00 acre tract, 229.72 feet to an iron rod set for the NWC of this tract;

Thence S. 68-45-14 E. 232.07 feet to an iron rod set for the NEC of this tract;

Thence S. 21-14-46 W. 228.48 feet to an iron rod set for the SEC of this tract;

Thence N. 68-45-14 W. 208.20 feet to the place of beginning, containing 1.155 acres.

30 FOOT ROAD EASEMENT:

All that certain 0.567 acres, being a 30 foot road easement in the F.M. Browne Survey, A-1174, and being part of a certain 48.00 acre tract described in Contract of Sale and Purchase dated Oct. 25, 1977, made by Texas Veterans Land Board and Tommy Charles Hooks, recorded in Vol. 553, Page 416, Deed Records of Erath County, Texas, and the 30 foot easement being described by centerline as follows:

Beginning at a point in North right of way of F.M. Highway No. 2156, and South line of said 48.00 acre tract, being N. 49-32 W. 16.14 feet from the SEC of the 48.00 acres, for the Southerly end of the center of this easement;

Thence with centerline, along an existing gravel road, as follows: N. 08-44-59 E. 135.59 feet; N. 23-26-14 E. 159.59 feet; N. 07-21-55 E. 80.25 feet; N. 20-16-29 W. 61.95 feet; N. 49-19-55 W. 118.28 feet; N. 19-25-23 W. 121.74 feet; N. 12-38-16 W. 93.47 feet; and N. 68-45-14 W. 52.54 feet to a point in East line of the above described 1.155 acre tract, from which point the SEC of the 1.155 acres bears S. 21-14-46 W. 49.7 feet, for the Northerly end of the center of this easement, containing 0.567 acres.

Surveyed November 25, 1991

Field Party CB MB BF

I, Eugene Angermann, Texas Registered Professional Land Surveyor No. 1579 of Texas, hereby certify that the foregoing survey was made on the date, on the ground and with field party aforesaid, and that the limits, corners, and boundaries are truly and correctly described and set forth in foregoing field notes and plat attached, and that there are no encroachments or visible easements, except as shown hereon.


Eugene Angermann, Texas Registered Professional Land Surveyor
No. 1579.

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