

SOUTH OF COUNTY ROAD NO. 4306

186

**(2** T PAVING /ROCK DR DRIVE 60D NAIL FOUND POWER POLE LEGEND SEPTIC TANK

SANITARY SEWER

CLEANOUT CONCRETE PAVING COVERED PORCH, DECK OR CARPORT WOOD DECK OR PORCH OVERHEAD ELECTRIC SERVICE OVERHEAD POWER LINE

THENCE, North 13 Degrees 63 Minutes 22 Seconds West, with the East line of said 2.100 care tract, and a West line of the remainder of said 160 acre tract, a distance of 86.49 feet to the POINT OF BECHNING and CONTAINING 23,068 square feet or 0.53 acres of land. CHAIN LINK FENCE

CHAIN LINK FENCE

CHAIN LINK FENCE

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the occupied South ne of the remainder t for corner;

THENCE. North 05 Degrees 02 Minutes 31 Seconds. Bast, with the Bast line of said 2.100 acre tract, and a West line of the renardater of said 450 acre tract, a distance of 162.91 feet to a 1/2 inch iron rad set with a yellow plastic cap stamped (CBC INC);

THENCE. North 00 Degrees 49 Minutes 14 Seconds West, with the East line of said 2.100 are tract, and a West line of the remainder of said 160 acre tract, a distance of 50.56 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC);

THENCE, North 35 Degrees 08 Minutes 48 Seconds Bast, with a division line, a distance of 73.18 feet to a 1/2 at the Southeast corner of said 2.100 acre tract, and an ell corner of the remainder of said 160 acre tract;

THENCE, North 35 Degrees 05 Minutes 56 Seconds West, with the Northeast time of said 73.77 acre tract, a distance of 76.80 feet to a 1/2 inch from rod set with a yellow plastic cap stamped (CBC INC).

THENCE, North 11 Degrees 40 Minutes 21 Seconds. West, with the East line of said 2.100 are treat, and a West time of the remainder of said 180 are track, a Mistance of 52.75 feet to a point for corner:

an occupied South th line of said 25 RPLS No. 1234, on

THENCE, South 24 Degrees 17 Minutes 59 Seconds West, with a division line, a distance of 117.40 feet to a 1/2 inch from rod set with a yellow plastic cap stamped (OBC INC) in the Northeast line of a 73.77 acre tract this same day surveyed out;

PIENCE, South 03 Degrees 25 Minutes 10 Seconds West, with a division line, a distance of 231.68 feet to a 1/2 inch from rod set with a yellow plastic cap stamped (CBC INC):

THBNCE. South 12 Degrees 58 Minutes 05 Seconds Bast, with a division line, a distance of 88.86 feet to a 1/2 inch from rod set with a yellow plastic cap stamped (CBC INC);

THINCE, South 30 Degrees 41 Minutes 88 Seconds
East, with a division line, a distance of 90.87 feet
to a 1/2 thich from rod set with a yellow plastic
cap stamped (CBC INC);

THBNCE, North 10 Degrees 01 Minutes 03 Seconds West, with a West line of the remainder of said 160 acre tract, and the Bast line of said 1.683 acre tract, a distance of 80.95 feet to a 1/2 inch from rod set with a yellow plastic cap stamped (CBC INC);

division line, a v plastic cap

THENCE, North 87 Degrees 11 Minutes 47 Seconds. Bast, with the South line of said 1.683 acre fract, and a North line of the remainder of said 160 acre tract, a distance of 17.65 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped (HMPTON) at the Southeast corner of said 1.683 acre tract, and an ell corner of the remainder of said 160 acre tract;

BECHNING at a punch mark made in a metal cattle guard at the Northeast corner of a called 2,000 acre tract conveyed to Holly Keeling, by deed as recorded in Volume 377, Page 12, 00 freil at Public Records, Morris County, Paras, and 60 acre Northwest corner of the remainded of said 60 acre that, said point being in the South line of a called 1,063 acre extension of County Road No. 4306;

Being a lot, tract, or parcel of land situated in the William Lacco Survey, Assiract No. 168, Morris County, Texts, and being part of the remainder of that certain called 160 acre tract of land, called Tract No. 1, conveyed from C.W. Simpson et ux to Kathie Simpson et al. by Special Warranty Deed, as recorded in Volume 382, Page 437, Official Public Records, Morris County, Texas, and being more particularly described by metes and bounds as follows:

LEGAL DESCRIPTION -

TRACT NO. 2

n occupied South h line of said 25 y, RPLS No. 1234,

CBG SURVEYING INC.
458 HILLCREST BORIVE
SULPHUR SPRINGS, TEXAS 75482
PHONE: (903) 438-1200
FAX: (903) 438-1266 www.cbgdfw.com

PRELIMINARY EXHIBIT ONLY
NOT INTENDED FOR FILING
PURPOSES