

Virgil H. Sharpe et ux
Volume 1320 Page 550

Hackberry Creek

F.M. 1129

Line	Bearing	Distance
1	N5°46'00"W	32.00'
2	N31°19'00"E	47.00'
3	N51°29'00"E	63.00'
4	N36°19'25"E	72.50'
5	N21°55'35"E	72.02'
6	S74°26'01"E	42.84'
7	S79°26'33"E	21.38'



100 200

13.673 Acres

POINT OF BEGINNING

Rosewood Ranches, Inc.
Volume 1185 Page 377

BEING a tract or parcel of land situated in Navarro County, Texas, and being part of the William Spicer Survey Abstract 769, and being that called 13.5 acre tract of land conveyed to Earl Leighton Bennett, Trustee of the Bennett Revocable Trust by deed recorded in Volume 1050 Page 687 of the Deed Records of Navarro County, and being more particularly described as follows:

BEGINNING at a point for corner at a corner post found in the westerly line of F. M. 1129 at the southeasterly corner of said called 13.5 acre tract said point also being the northeasterly corner of that 235.346 acre tract of land conveyed to Rosewood Ranches, Inc. by deed recorded in Volume 1185 Page 377 of the Deed Records of Navarro County;

THENCE South 58° 56' West along the southerly line of said called 13.5 acre tract and the northerly line of said 235.346 acre tract a distance of 1012.3 feet to a point for corner at a 3/8" iron rod set;

THENCE North 32° 30' East along the westerly line of said called 13.5 acre tract a distance of 125.0 feet to an angle point at a 3/8" iron rod set;

THENCE North 40° 40' East along the westerly line of said called 13.5 acre tract a distance of 180.0 feet to an angle point at a 3/8" iron rod set;

THENCE North 7° 30' East along the westerly line of said called 13.5 acre tract a distance of 214.0 feet to an angle point at a 3/8" iron rod set;

THENCE North 1° 30' East along the westerly line of said called 13.5 acre tract a distance of 265.0 feet to an angle point at a 3/8" iron rod set;

THENCE North 17° 00' West along the westerly line of said called 13.5 acre tract a distance of 132.0 feet to an angle point at a 3/8" iron rod set;

THENCE North 59° 00' West along the westerly line of said called 13.5 acre tract a distance of 157.0 feet to an angle point at a 3/8" iron rod set;

THENCE North 11° 46' West along the westerly line of said called 13.5 acre tract a distance of 106.0 feet to an angle point at a 3/8" iron rod set;

THENCE North 5° 46' West along the westerly line of said called 13.5 acre tract a distance of 32.0 feet to an angle point at a 3/8" iron rod set;

THENCE North 31° 19' East along the westerly line of said called 13.5 acre tract a distance of 47.0 feet to an angle point at a 3/8" iron rod set;

THENCE North 51° 29' East along the westerly line of said called 13.5 acre tract a distance of 63.0 feet to an angle point at a 3/8" iron rod set;

THENCE North 36° 09' 25" East along the westerly line of said called 13.5 acre tract a distance of 72.5 feet to an angle point at a 3/8" iron rod set in the center line of Hackberry Creek;

THENCE in a southeasterly direction along the meanders of Hackberry Creek the following calls:

North 21° 55' 35" East a distance of 72.02 feet

North 74° 52' 47" East a distance of 87.38 feet

South 63° 18' 50" East a distance of 103.33 feet

South 74° 26' 01" East a distance of 42.84 feet

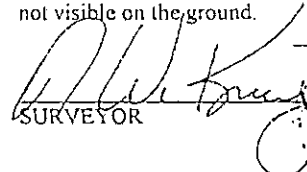
South 38° 47' 58" East a distance of 86.74 feet

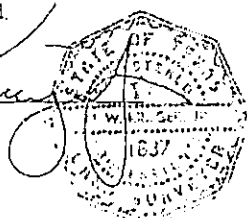
South 79° 26' 33" East a distance of 21.38 feet to a point for corner at a 3/8" iron rod set in the westerly line of F. M. 1129;

THENCE South 31° 04' East (record bearing) along the westerly line of F. M. 1129 a distance of 886.21 feet to the PLACE OF BEGINNING and containing 13.673 acres.

SURVEYOR'S DECLARATION

I hereby declare that this true and accurate survey made on the ground under my personal supervision on October 8, 1999, correctly shows the relation of the buildings and other structures to the property lines of land indicated hereon, and that there are no encroachments or overlaps onto adjoining property of property covered by this survey, or of adjoining buildings or structures on said land, except as shown, noted or described on the survey. This survey is subject to any easements not visible on the ground.


SURVEYOR



Survey Plat
of Part of
the William Spicer Survey Abstract 769
Navarro County, Texas
By
N. W. Krieger, Jr.
2409 Park Street
P. O. Box 1294 Ennis, Texas 75120-1294
Phone: 972/878-7013