

State of Texas
County of Live Oak

1.60 Acre Tract

Field notes of a 1.60 acre tract of land, being part of a called 11.80 acre tract conveyed from John D. Smelser and wife, Mary C. Smelser, to Charles T. Daws and wife, Patsy Daws, by Warranty Deed with Vendor's Lien dated October 1, 2003, recorded in Volume 615, Page 118 of the Deed Records of Live Oak County, Texas;

Said 1.60 acre tract, which is comprised of a portion of the James McGloin Original Grant, Abstract 25, is situated in Live Oak County, Texas, just south of the town of Swinney Switch and is described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod found at the intersection of the southern boundary of said F.M. Highway No. 534 with the western boundary of F.M. Highway No. 3024, same being the northeast corner of said called 11.80 acre tract and the northeast corner of a 2.221 acre tract, just surveyed;

THENCE S 37° 11' 19" E along the east line of said called 11.80 acre tract, the east line of said 2.221 acre tract, just surveyed and the western boundary of said F.M. Highway No. 3024, a distance of 77.21 ft. to a concrete highway monument (Top Broken) found at an angle corner in the east line of said called 11.80 acre tract and said 2.221 acre tract, just surveyed;

THENCE continuing along the east line of said called 11.80 acre tract, the east line of said 2.221 acre tract, the western boundary of said F.M. Highway No. 3024 and with a curve to the right, having a radius of 5656.16 ft., a chord bearing of S 34° 44' 26" E and a chord length of 532.76 ft., an arc distance of 532.96 ft. to a 5/8" iron rod set at the southeast corner of said 2.221 acre tract, just surveyed, for the BEGINNING POINT and the northeast corner of this tract;

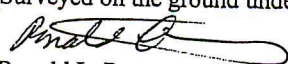
THENCE continuing along the east line of this tract, the east line of said called 11.80 acre tract, the western boundary of said F.M. Highway No. 3024 and with said curve to the right, having a radius of 5656.16 ft., a chord bearing of S 30° 33' 46" E and a chord length of 291.97 ft., an arc distance of 292.00 ft. to a 5/8" iron rod set at the northeast corner of a 7.979 acre tract, just surveyed, for the southeast corner of this tract;

THENCE S 70° 32' 00" W along the south line of this tract; the north line of said 7.979 acre tract, just surveyed, and crossing said called 11.80 acre tract, a distance of 288.28 ft. to a 5/8" iron rod set in the west line of said called 11.80 acre tract and at the northwest corner of said 7.979 acre tract, just surveyed, for the southwest corner of this tract, same being also a point in an east line of a called 354 acre tract conveyed to J. P. Pritchett by Special Warranty Deed dated July 20, 1999, recorded in Volume 560, Page 114 of said Deed Records and the ostensible west line of an old abandoned 40 ft. road;

THENCE N 19° 28' 00" W along the west line of this tract, the west line of said called 11.80 acre tract, the ostensible west line of said old abandoned 40 ft. road and an east line of said called 354 acre tract, a distance of 241.57 ft. to a 5/8" iron rod set at the southwest corner of said 2.221 acre tract, just surveyed, for the northwest corner of this tract;

THENCE N 59° 34' 27" E along the north line of this tract, the south line of said 2.221 acre tract, just surveyed, and crossing said called 11.80 acre tract, a distance of 236.40 ft. to the BEGINNING POINT of this tract, containing 1.60 acres, more or less.

Bearings cited herein are based on a GPS Survey, NAD 27, Texas South Central Zone.
Set 5/8" iron rods are marked with an orange cap stamped "RPLS 4030".
Surveyed on the ground under my direction.


Ronald L. Petrus
Registered Professional Land Surveyor
Texas Registration No. 4030
Date: October 23, 2003
File: 03204

