

Watson & Associates Of Mason

Professional Engineers, Land Surveyors & Planners

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LEGAL DESCRIPTION: Being 0.335 acres of land out the B. B. B. and C. RR. Co. Survey No. 641, Abstract No. 97 and portions of Lot No. 3 and Lot No. 4 of Milton's Subdivision recorded in Volume 1, Page 207 of the Plat Records of Brown County, Texas and being that certain 0.32 acre tract described in Volume 1195, Page 286 of the Real Property Records of Brown County, Texas; Said 0.335 acre tract being more particularly described as follows and as surveyed under the supervision of Watson and Associates of Mason in February, 2005:

BEGINNING at an iron rod found in the west line of that certain public road known as County Road No. 536 for the southeast corner of that certain 0.25 acre tract described in Volume 1489, Page 872 of said Real Property Records and the northeast corner hereof;

THENCE South 13°51'00" East a distance of 64.22 feet along the west line of said County Road No. 536 to a fence corner post found for the occupied northeast corner of that certain tract known as the "Butch Perry" tract described in Volume 778, Page 679 of the Deed Records of Brown County, Texas and the southeast corner hereof;

THENCE North 85°17'21" West a distance of 258.30 feet along the occupied north line of said "Butch Perry" tract to a calculated point in the record spillway elevation of 1425 feet of Lake Brownwood for the occupied northwest corner of said "Butch Perry" tract and the southwest corner hereof and from which the end of fence found bears South 85°17'21" East a distance of 71.40 feet;

THENCE North 29°07'21" East a distance of 70.37 feet with said spillway elevation to a calculated point for the southwest corner of said 0.25 acre tract and the northwest corner hereof and from which the end of fence found bears South 84°24'48" East a distance of 13.64 feet;

THENCE South 84°24'48" East a distance of 208.80 feet along the occupied south line of said 0.25 acre tract to the **POINT OF BEGINNING**, containing 0.335 acres, more or less, as shown on the certified plat prepared herewith.

Note: Bearings are based on the east line of said 0.32 acre tract. Iron rods set are 1/2 inch rebar with plastic caps marked "WATSON 5740".

Surveyed by:


Mark R. Watson, RPLS #5740

Job No. M05000915

February 9, 2005
Revised: February 10, 2005

