

11.883 Acres

Centerline

Comanche Creek

580.07'
N 60°35'38"E

4.589 ACRES

15.856 Acres

Charles F. Schuessler, et ux et al
to Dorman L. Cavness, recorded
03/19/1991, Vol. 106, Pg. 596,
Mason Co. Deed Records.

S 01°10'02"W
359.49'

Balsam Street
City Maintained

S 01°08'39"W
258.40'

Begin

N 90°00'00"W
254.99'

48.17'

26.50'
N 31°13'37"W

N 41°13'23"W
411.73'

en Dorman L.
onal Bank,
121, Pg. 521,
ords.

ER SURVEY NO. 417
tract No. 316

COURSE

BEARING

DISTANCE

N 89°14'58"E

47.21'

WELGE SURVEY NO. 86
stract No. 328

MARTIN LAT

Abst

DESCRIPTION OF 4.589 ACRES IN MASON COUNTY, TEXAS, MADE FOR HARVEY R. NELSON, JR. AND JEANNE CARLSON.

Being 4.589 acres out of the Fisher & Miller Survey No. 417, Abstract No. 316 and being a part of that certain tract described as 15.856 acres in a Deed from Charles F. Schuessler, et ux, et al to Dorman L. Cavness, recorded March 19, 1991 in Vol. 106, Pg. 596 of the Mason County Deed Records, along with a portion of the eastern part of that certain tract described as 41.39 acres in a Modification Agreement between Dorman L. Cavness, et ux and Mason National Bank, recorded October 12, 1994 in Vol. 121, Pg. 521 of the Mason County Real Property Records. This tract is the south part of that certain tract described as 16.472 acres in a Deed from Dorman Cavness to Harvey R. Nelson, Jr. and A. Jeanne Carlson, recorded July 7, 1997 in Vol. 137, Pg. 131 of said Real Property Records.

BEGINNING at a 1/2" steel stake found in the bed of Balsman Street for the S.E. corner hereof and S.E. corner of said 16.472 acres, from which point a 1" pipe found drilled in a rock in the bed of Comanche Creek for a reference in the west line of said 15.856 acre tract bears, S 08 51 21 W 253.79 feet; also from said beginning point the calculated S.E. corner of said Survey No. 417 bears, S 01 08 39 W 2453.93 feet and from said S.E. corner of Survey No. 417 a 1/2" pipe found by a corner at the N.W. intersection of Forsythia Street and Pontotoc Street bears, N 42 22 38 W 27.27 feet, also from said S.E. corner of Survey No. 417 a 35" P.O. bears, N 50 00 W 52.78 feet (original witness tree, patent call);

THENCE with the south line hereof and south line of said 16.472 acre parent tract hereof,

N 90 00 00 W, at 48.17 feet pass a 1/2" steel stake set in a fence and occupational west line of Balsman Street, at 188.69 feet the center line of Comanche Creek and the west line of said 15.856 acre tract, a total distance this course of 254.99 feet to a 1/2" steel stake found in a fence on the high west bank of Comanche Creek for the S.W. corner of said parent tract and S.W. corner hereof;

THENCE with said fence and west line hereof and west line of said parent tract,

N 31 13 37 W 26.50 feet, a 1/2" steel stake found,
N 41 13 23 W 411.73 feet to a 1/2" steel stake found for the N.W. corner hereof and S.W. corner of an 11.883 acre partition tract out of said 16.472 acre parent tract hereof as surveyed by K.H. Ross, R.P.L.S. No. 2012, dated May, 1998;

THENCE with a division line for the south line of said 11.883 acre partition tract and the north line hereof,
N 60 35 38 E 580.07 feet to a 1/2" steel stake set in the west line of an old access road for the most northerly N.E. corner hereof and an interior "L" corner of said 11.883 acres;

THENCE with said west line of old road and east line hereof,
S 01 10 02 W 359.49 feet to a 4" pipe "T" fence corner post, being the most southerly S.W. corner of said 11.883 acre tract;

THENCE with a fence and existing north end of Balsman Street,
N 89 14 58 E 47.21 feet to a calculated point for the most southerly S.E. corner of said 11.883 acres and the most easterly N.E. corner hereof, from which point a 4" pipe corner post for a reference bears, N 89 14 58 E 6.52 feet, said point being on the calculated east line of said Survey No. 417;

THENCE with the calculated east line of Survey No. 417 and the most easterly line hereof,
S 01 08 39 W 258.40 feet to the place of beginning and containing 4.589 acres.

I, Kenneth H. Ross, a Registered Professional Land Surveyor, do hereby certify that the description hereon represents an on the ground survey made under my direction in May, 1998, and October, 1999 and that this survey substantially conforms to the current Texas Board of Professional Land Surveying Standards.

WITNESS MY HAND AND SEAL THIS THE 1ST DAY OF NOVEMBER, 1999.

Kenneth H. Ross

KENNETH H. ROSS, REG. PROF. LAND SUR. NO. 2012

