

Legal Description

Situated in the County of Fannin, State of Texas, being a part of the William Gentry Survey, Abstract No. 1274, and being all of a 3.270 acre tract of land conveyed to David C. Allen, and wife, Cheryl R. Allen, by deed of record in Volume 765, Page 582, of the Land Records, Fannin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 3/8 inch steel rod found 4.73 feet Northwest of a metal fence corner post, and in the South line of State Highway No. 78, said rod maintaining the Northeast corner of a 213' x 183' tract of land conveyed to Larry Dean Mithrie, Jr., by deed of record in Volume 821, Page 953, of said Land Records, and the Northwest corner of said 3.270 acre tract of land;

Thence North 83°55'51" East along and with said fence line, with the South line of State Highway No. 78, and the North line of said 3.270 acre tract, a distance of 282.20 feet to a 3/8 inch steel rod found 8.78 feet Northeast of a metal fence corner post;

Thence South 83°20'00" East with the South line of State Highway No. 78, a distance of 181.12 feet to a spike nail found in the center of County Road No. 5070, said nail maintaining the Northeast corner of said 3.270 acre tract;

Thence South 06°18'24" West with the center of said County Road, a distance of 306.64 feet to a spike nail set at the Northeast corner of a one acre tract of land conveyed to John W. Morley by deed of record in Volume 472, Page 275, of said Land Records, said rod also maintaining the Southeast corner of said 3.270 acre tract of land;

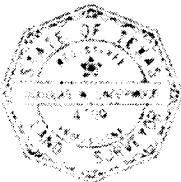
Thence North 84°28'25" West passing a fence corner post at a distance of 21.53 feet, and continuing along and with said fence line, and with the North line of said one acre tract, and the South line of said 3.270 acre tract, a distance of 208.88 feet to a 3/8 inch steel rod found at the base of a fence corner post, and at the Northwest corner of said one acre, and at the Southern most Southwest corner of said 3.270 acre tract;

Thence North 07°12'49" West along and with said fence line, and with the West line of said 3.270 acre tract, a distance of 337.76 feet to a 3/8 inch steel rod found 7.65 feet West of a fence corner post, said rod being an old corner of said 3.270 acre tract;

Thence South 88°44'49" West along and with said fence line a distance of 243.39 feet to a 3/8 inch steel rod found at the base of a fence corner post, said rod maintaining the Southeast corner of said 213' x 183' tract, and the Western most Southwest corner of said 3.270 acre tract;

Thence North 08°08'27" West along and with said fence line, and with the East line of said 213' x 183' tract, and the West line of said 3.270 acre tract, a distance of 132.41 feet to the Point-of-Beginning, and containing 3.270 acres of land.

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and is correct and that there are no viable discrepancies, conflicts, shortages in area, or rights of way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.



UNDERWOOD

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709

