

RAYMOND E. (GENE) RUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR
ANDERSON COUNTY SURVEYOR

F.D. MCBRIDE & ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS



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Description of a 24.406 acre tract
ELIAS G. MYERS SURVEY, ABSTRACT NO. 48
Anderson County, Texas

ALL that certain tract or parcel of land, being a part of the ELIAS G. MYERS SURVEY, ABSTRACT NO. 48, Anderson County, Texas, also being a part of those certain called First (19 acres) and Second (20 acres) Tracts conveyed to Will Richard Owens by Ada Juneil Feezell, July 23, 1981, recorded in Volume 944, page 373 of the Deed Records of Anderson County, Texas, and being more completely described as follows, to wit:

BEGINNING at a Railroad Spike set for corner at the Northeast corner of the above mentioned 20 acre Second Tract near the intersection of oiled County Road No. 424 with oiled County Road No. 422, in the South line of a called 20.00 acre tract described in Volume 1731, page 613 of the Deed Records of Anderson County, Texas, from which a fence corner Brs. N 87° 43' 34" W - 35.53 feet.

THENCE S 27° 49' 22" W with the East line of said 20 acre tract, the East line of the above mentioned 19 acre First Tract, the West line of a called 2.20 acre tract described in Volume 2238, page 429 of the Deed Records of Anderson County, Texas, the West line of the residue of a called 26.00 acre tract described in Volume 2238, page 425 of the Deed Records of Anderson County, Texas, the West line of the residue of a called 3.35 acre tract described in Volume 1686, page 22 of the Deed Records of Anderson County, Texas, and the West line of a called 1.00 acre tract described in Volume 1686, page 22 of the Deed Records of Anderson County, Texas, a distance of 1518.35 feet to a Railroad Spike set for corner in the North R.O.W. line of F.M. Road No. 320 as recorded in Volume 24, page 260 of the Commissioners Court Minutes of Anderson County, Texas, and in the East edge of oiled County Road No. 424, from which a fence corner Brs. N 75° 18' W - 34.23 feet.

THENCE N 79° 28' 43" W with the North R.O.W. line of F.M. Road No. 320 a distance of 705.63 feet to a 3/8" Iron Rod found for corner at the Southeast corner of a called 1.48 acre tract described in Volume 2501, page 570 of the Deed Records of Anderson County, Texas.

THENCE N 1° 02' 19" W with the East line of said 1.48 acre tract a distance of 526.20 feet to a 1/2" Iron Rod set for corner at the Northeast corner of said 1.48 acre tract.

Description of a 24.406 acre tract, ELIAS G. MYERS SURVEY, ABSTRACT NO. 48, Anderson County, Texas

THENCE N 63° 18' 06" E a distance of 952.43 feet to a 1/2" Iron Rod set for corner in a fence.

THENCE in a Northerly direction along an existing fence as follows: N 0° 20' 46" W - 96.57 feet to a 10" Post found for corner and N 3° 19' 11" W - 395.57 feet to a Railroad Spike set for corner in the North line of said 20 acre tract, the South line of a called 25.00 acre tract described in Volume 1470, page 820 of the Deed Records of Anderson County, Texas, and in the centerline of oiled County Road No. 422, from which a fence corner Brs. S 3° 19' 11" E - 21.91 feet.

THENCE in an Easterly direction with the North line of said 20 acre tract, the South line of said 25.00 acre tract, the South line of a called 10.00 acre tract described in Volume 2262, page 532 of the Deed Records of Anderson County, Texas, the South line of said 20.00 acre tract and the centerline of oiled County Road No. 422 as follows: N 89° 05' 39" E - 75.88 feet, S 87° 40' E - 61.65 feet, S 82° 31' 57" E - 61.95 feet, S 76° 46' E - 55.65 feet, S 66° 46' 05" E - 61.87 feet, S 57° 17' 44" E - 37.79 feet to a Railroad Spike found for corner, S 60° 08' 40" E - 96.57 feet and S 53° 46' 49" E - 197.21 feet to the place of beginning, containing 24.406 acres of land, of which 0.257 of an acre is in County Road No. 422, 0.907 of an acre is in oiled County Road No. 424, 23.628 acres are in the Elias G. Myers Survey, A - 48, and 0.778 of an acre is in the Sion W. Perry Survey, A - 607.

I, Raymond E. Russell, Registered Professional Land Surveyor No. 4091, do hereby declare that the above field notes were prepared from an actual survey made by me on the ground during the month of June, 2019. Bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD83 data. All set 1/2" Iron Rods have an orange plastic cap stamped RPLS 4091. A plat of this property was prepared this date and is a part of this survey.

GIVEN UNDER MY HAND AND SEAL this the 14th day of June, 2019.


REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4091

