



2.15 ac  
\$225,000.00  
Zoned B-2  
City of Pottsville

## FIELD NOTES

**SITUATED** in the City of Pottsboro, County of Grayson, State of Texas, and being a part of the T. J. Hill Survey, Abstract No. 506, and being the remainder of the 8.685 ac. tract of land conveyed to Steve Cook, Trustee by Billy Frank Clement and wife, Dorothy F. Clement by Correction Warranty Deed with Vendor's Lien dated February 20, 1987 and recorded in Volume 1901, Page 250, Real Property Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

**BEGINNING** at a 1/2 inch rebar set in the East right-of-way line of F. M. Hwy. No. 120 and the West line of said Cook 8.685 ac., at the Southwest corner of the herein described tract, at the Northwest corner of the 1.50 ac. tract of land conveyed to Texoma Medical Center, Inc. in Volume 2556, Page 676, Official Public Records, Grayson County, Texas (*said 1.50 ac. was originally a part of said Cook 8.685 ac.*);

**THENCE** North 24 deg. 40 min. 00 sec. West, with the East right-of-way line of said highway, a distance of 192.19 ft. to a 1/2 inch rebar found at the most Westerly Northwest corner of the herein described tract, at the Southwest corner of the 0.500 ac. tract of land conveyed to Eddie G. Brockett and wife, Shirley L. Brockett in Volume 2493, Page 98, said Official Public Records;

**THENCE** North 87 deg. 24 min. 42 sec. East, with the South line of said Brockett 0.500 ac., a distance of 173.19 ft. to a 1/2 inch rebar found at the Southeast corner of said Brockett 0.500 ac., at an El corner of the herein described tract;

**THENCE** North 02 deg. 33 min. 45 sec. West, with the East line of said Brockett 0.500 ac., a distance of 111.11 ft. to a spike nail found in the center of an asphalt paved road and the center of a 60 ft. wide Roadway and Utility Easement, in the North line of said Cook 8.685 ac., at the most Northerly Northwest corner of the herein described tract and the Northeast corner of said Brockett 0.500 ac.;

**THENCE** North 87 deg. 25 min. 43 sec. East, with the center of said road and said easement and with the North line of said Cook 8.685 ac., a distance of 182.30 ft. to a spike nail found in the center of the cul-de-sac of said road, at the Northeast corner of the herein described tract and the Northwest corner of the 1.073 ac. tract of land conveyed to Anthony Joseph Ventura and Virginia Ann Ventura in Volume 2453, Page 174, said Official Public Records;

**THENCE** South 24 deg. 42 min. 46 sec. East, with the West line of said Ventura 1.073 ac., passing the Southwest corner of said Ventura 1.073 ac. and the Northwest corner of the 3.462 ac. tract of land conveyed to Anthony Ventura and wife, Virginia Ann Ventura in Volume 2494, Page 536, said Official Public Records at 96.05 ft., and continuing now with the West line of said Ventura 3.462 ac. for a total distance of 309.52 ft. to a 1/2 inch rebar set at the Southeast corner of the herein described tract, at the Northeast corner of said Texoma Medical Center 1.50 ac.;

**THENCE** South 87 deg. 03 min. 52 sec. West, with the North line of said Texoma Medical Center 1.50 ac., a distance of 399.88 ft. to the **PLACE OF BEGINNING** and containing 2.150 ACRES of land.

I, BILLY F. HELVEY, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT A SURVEY WAS MADE ONE THE GROUND OF THE PROPERTY SHOWN HEREON UNDER MY PERSONAL AND DIRECT SUPERVISION, AND THAT THE CORNER MONUMENTATION MEETS THE STANDARDS SET ACCORDING TO THE SUBDIVISION REGULATIONS OF THE CITY OF POTTSBORO, AND GRAYSON COUNTY, TEXAS.

  
BILLY F. HELVEY, R. P. L. S. NO. 4488  
12-12-03  
DATE:

