

BEING 37.620 ACRES IN THE K. DOUGLAS SURVEY, ABSTRACT
190 IN HENDERSON COUNTY, TEXAS, A PART OF THAT TRACT 142 ACRE
TRACT, BEING A 69 ACRE FIRST TRACT, AND A 73 ACRE SECOND TRACT
DESCRIBED IN WARRANTY DEED DATED APRIL 10, 1965 FROM R.T. ECKEBERGER
AND RUTH ECKEBERGER TO DALE ECKEBERGER AND BETTY ECKEBERGER RECORDED
IN VOLUME 575, PAGE 3, DEED RECORDS, OF HENDERSON COUNTY, TEXAS, AND
BEING, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½" iron rod found capped "2002" at the Southwest corner of a 27.82 acre tract described in deed to KSSJ Development LLC recorded in Instrument 2021-00009939, Real Records, Henderson County, Texas in the South line of said Eckeberger Tract;

THENCE South 88° 05' 13" West passing at 266.00 feet a ½ inch iron rod found at the Northwest corner of the 49.75 acre tract described in deed to KSSJ DEVELOPMENT LLC described in Instrument 2012-00016603, Real Records, Henderson County, Texas, from which a ½" iron rod found at the Southwest corner of said 49.75 acre tract bears South 00° 40' 04" East 1487.13 feet, a total distance of 301.53 feet to a point in the East line of a 1.739 acre tract described in deed to Trinity Valley Electric Cooperative Inc. recorded in Instrument 2014-00006004, Real Records, Henderson County, Texas;

THENCE South 00° 44' 00" East 19.60 feet to a 1inch iron bar found at the Southeast corner of said 1.739 acre tract and the called West line of the 49.75 acre Wm. C. Jones tract of record in Volume 1958, Page 401, Real Property Records, Henderson County, Texas, and as shown on survey by R.P.L.S Gearld Carter dated in April of 2014;

THENCE South 88° 45' 39" West with the South line of the remainder of said Eckeberger tract 474.49 feet to a ½ inch iron rod found at the Northwest corner of that 2.988 acre tract described in Volume 955, Page 66, Deed Records, Henderson County, Texas, and the Northeast corner of a 6.88 acre tract described in deed to Trinity Valley Electric Cooperative Incorporated recorded in Instrument 2014-00001009, Real Property Records, Henderson County, Texas;

THENCE South 88° 13' 25" West 260.57 feet to a ½ inch iron rod found in the East Right of Way line of Farm to Market Road 2329 on a curve the center of which bears North 87° 58' 08" East 1859.82 feet, at the Southwest corner of the tract described herein, and the Southwest corner of said 1.739 acre Trinity Valley Electric Cooperative Easement;

THENCE North along said curve to the right passing at 108.26 feet the Northwest corner of said 1.739 acre Easement a total distance of 586.00 feet to a ½" iron rod set and capped "2002" in said East Right of Way at the Southwest corner of a 0.461 acre tract with a masonry and frame residence at 13828 F.M. 2329;

THENCE around said residential tract along or near fence as follows:

North 87° 58' 08" East 148.79 feet to a ½ inch iron rod set and capped "2002" at the Southeast corner of said residential tract;

North 01° 23' 19" West 130.99 feet to a ½ inch iron rod set and capped " " at the Northeast corner of said residential tract;

North 89° 26' 54" West 150.37 feet to a ½" iron rod set and capped "2002" in the East right of way line of F.M. 2329 for the Northwest corner of said residential tract;

THENCE with said right of way North 01° 25' 55" West 786.64 feet to a ½" iron rod set and capped " 2002" at the Northwest corner of the tract described herein, being in the South line of a 40 foot wide access easement described in Volume 1168, Page 646, Deed Records, Henderson County, Texas;

THENCE North 88° 08' 37" East with said access easement 1105.54 feet to a 1/2" iron rod found capped "2002" (control Monument) at the Northwest corner of the previously mentioned KSSJ Development LLC tract;

THENCE South 02° 35' 59" East 1486.16 feet to the POINT OF BEGINNING, and containing 37.620 acres, the plat of which is incorporated by reference herein.

Bearings determined by G.P.S. (ALLTERRA NETWORK) Reference Frame NAD 83 (2011) 2010.00 and referenced to the North line of the 2.988 New Era Electric Cooperative Inc. : S 887° 45' 39" W.

Ted B. Harp, R.P.L.S. No. 2002 6-24-2021

