



TRACT 1, 11.4 AC

LEGAL DESCRIPTION OF A TRIANGULAR SHAPED 11.4 ACRE TRACT OF LAND SITUATED IN KNOX COUNTY, TEXAS, SAID TRACT BEING ALL OF THAT PORTION OF THE OCCUPIED NORTHWEST QUARTER OF SECTION 49, BLOCK 2, D&W RR CO SURVEY, ABSTRACT 1067, KNOX COUNTY, TEXAS LYING EAST OF THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 6 BEING A PART OF THAT SAME LAND MOST RECENTLY DESCRIBED IN A DEED TO SAMUEL TANKERSLEY, DATED 1/13/1997, RECORDED IN VOLUME 281, PAGE 436, OFFICIAL PUBLIC RECORDS OF KNOX COUNTY, TEXAS AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

POINT OF BEGINNING, being a 3/8" iron rod set at the occupied southeast corner of said northwest quarter of said Section 49, as pointed out by said Tankersley, where a pipe once marked said corner but has since been destroyed, said iron rod marking the southeast corner of this tract;

THENCE S88°43'57"W, along the said occupied south line of said northwest quarter, along a turn row, pass 7 foot north of an irrigation riser, at 65 feet, continue total distance of 840.7 feet, to a 3/8" iron rod set on the east right of way line of State Highway 6, marking the southwest corner of this tract;

THENCE N34°23'46"E, along said right of way line, a distance of 1455.8 feet, to a 3/8" iron rod set at a point where the east line of the northwest quarter of said Section 49, intersects said right of way line, marking the north corner of this tract;

THENCE S00°52'32"E, along the east line of said northwest quarter, a distance of 1182.9 feet, to the POINT OF BEGINNING, containing 11.4 acres of land more or less.

DATE OF SURVEY: 10/11/2013, REV 10/17/2013 RUSSELL L. RIVERS, RPLS

