

LEGEND

FCM	FOUND CONCRETE MONUMENT
FSR	FOUND 5/8 " STEEL REBAR
SSR	SET 5/8 " STEEL REBAR
FCP	FENCE CORNER POST
FP	FENCE POST
PP	POWER POLE

PORTION OF
862 ACRES
TO
CURTIS FOESTER, JR.
VOLUME 212, PAGE 522
OFFICIAL RECORDS

Central Power and Light Co.
Electric Transmission Line
or Right-of-Way (width not
shown)
Volume 17, Page 3
Deed Records

50' Wide Drainage Ditch
Volume 233, Page 605
Deed Records

Diversion Ditch No. XIV
described in affidavit
(width not defined)
Volume 257, Page 410
Deed Records

128.48 ACRES
J. P. NUNLEY, ET UX
TO
R. H. PARKER, JR. &
ALLIAN ANN UNDERWOOD
VOLUME 317, PAGE 879
DEED RECORDS

453 ACRES
H. V. HEYLAND, ET UX
TO
R. H. PARKER, JR. &
WILLIAM ANN UNDERWOOD
VOLUME 242, PAGE 36
DEED RECORDS

582.15 ACRES

TRACT 2
144.32 ACRES
ELIZABETH MARIE HARDY
TO
G. P. HARDY, III
VOLUME 258, PAGE 834
OFFICIAL RECORDS

TRACT 1
258 ACRES
ELIZABETH MARIE HARDY
TO
G. P. HARDY, III
VOLUME 258, PAGE 834
OFFICIAL RECORDS

TRACT 3
19.8 ACRES
ELIZABETH MARIE HARDY
TO
G. P. HARDY, III
VOLUME 258, PAGE 83
OFFICIAL RECORDS

DETAILED ENLARGEMENT

SCALE 1" = 200'

ACCESS EASEMENT
1.71 ACRE
- H. V. HEYLAND, ET UX
TO
D. H. BRAMAN, ET AL
VOLUME 98, PAGE 18
DEED RECORDS

ACCESS EASEMENT
0.48 ACRE
H. V. HEYLAND, ET UX
TO
D. H. BRAMAN, ET AL
VOLUME 96, PAGE 163
DEED RECORDS

being 582.15 acre tract of land of which 576.88 acres is situated in the Miguel Castillo Survey, Abstract 7, and 5.27 acres is situated in the Pedro Miranda Leage, Abstract 27, Calhoun County, Texas, and being comprised of that certain 453 acre tract of land as conveyed from H. V. Heyland, et ux to R. H. Parker, Jr. and Lillian Ann Underwood according to instrument recorded in Volume 242, Page 364 of the Deed Records of Calhoun County, Texas, and 128.48 acre tract of land as conveyed from J. B. Kunley, et ux to R. H. Parker, Jr. and Lillian Ann Underwood according to instrument recorded in Volume 317, Page 879 of the Deed Records of said county, said 582.15 acre tract of land being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter steel rebar found (with G&W cap) near the base of a fence corner post in the southwest right-of-way line of State Highway No. 185 (120' R.O.W.), said rebar marking the north corner of that certain 144.32 acre tract of land described as Tract 2 as conveyed to G. P. Hardy, ■■■ according to instrument recorded in Volume 258, Page 834 of the Official Records of said County, same being the east corner of the said 28.48 acre tract and the herein described tract;

HENCE, South 55 deg. 00' 00" West, (Basis of Bearing) with the common ne of said Hardy tract and general direction of a barbed wire fence, passing at 5770.26 feet, a 5/8 inch diameter steel rebar found (with G&W ca or a reference point, said rebar being 4.6 feet southeast of the said existing barbed wire fence, and continuing for an overall distance of 6910.54 feet to a point for the south corner of the herein described tract, said point being 16.2 feet southeast of said barbed wire fence and being on the east right-of-way line of the West Side Calhoun County Navigation District 400' R.O.W.);

HENCE, with said right-of-way line as follows:

North 04	deg. 48' 57"	West, 169.46	feet;
North 08	deg. 08' 57"	West, 200.20	feet;
North 12	deg. 08' 57"	West, 200.00	feet;
North 15	deg. 40' 57"	West, 200.00	feet;
North 18	deg. 15' 57"	West, 100.00	feet;
North 21	deg. 15' 57"	West, 200.00	feet;
North 23	deg. 49' 57"	West, 95.00	feet;
North 26	deg. 19' 57"	West, 105.00	feet;
North 28	deg. 57' 57"	West, 100.20	feet;
North 22	deg. 19' 57"	West, 450.00	feet;
North 45	deg. 52' 57"	West, 908.80	feet;

North 43 deg. 40' 57" West, 1173.70 feet to a point the east right-of-way line of the said West Side Calhoun County Navigation District, said point being the west corner of the herein described tract and south corner of the remainder of that certain 11.08 acre tract of land as conveyed to Belle D. Smith according to instrument recorded in Volume 25, Page 158 of the Official Records of said County;

HENCE, North 72 deg. 45' 03" East, with the common line of said 11.08 acre remainder, a distance of 651.30 feet to a concrete monument found marking the east corner of said 11.08 acre remainder and an interior corner of the herein described tract;

HENCE, North 17 deg. 14' 57" West, a distance of 600.00 feet to a concrete monument found marking the north corner of the said 11.08 acre remainder and a northwesterly corner of the herein described tract;

HENCE, North 72 deg. 50' 33" East, along a barbed wire fence, a distance of 770.10 feet to a called for fence post for an angle point:

HENCE, North 70 deg. 39' 13" East, a distance of 178.59 feet to a c

or fence post for an angle point;

HENCE, North 66 deg. 41' 49" East
or fence post for an angle point;

HENCE, North 56 deg. 31' 46" East, a distance of 254.74 feet to a called
for fence post for an angle point, said fence post being on the recognized
common line of said Miguel Castillo Survey and the Pedro Mirando League;

direction of said barbed wire fence, distance of 4670.83 feet to a fence corner post found marking the north corner of the herein described tract, said fence post being in the southwest right-of-way line of said State Highway No. 185;

HENCE, South 31 deg. 31' 06" East, along said right-of-way line and barbed wire fence, a distance of 2975.22 feet to a 5/8 inch diameter steel rebar set to mark the north corner of a 0.52 acre tract of land as conveyed by Virgil Claude Cassel according to instrument recorded in Volume 85, Page 111 of the Deed Records of said County;

HENCE, South 58 deg. 28' 54" West, a distance of 150.00 feet to a 5/8 inch diameter steel rebar set to mark the west corner of said 0.52 acre tract.

HENCE, South 31 deg. 31' 06" East, a distance of 150.00 feet to a 5/8 inch diameter steel rebar set to mark the south corner of said 0.52 acre tract.

HENCE, North 58 deg. 28' 54" East, a distance of 150.00 feet to a 5/8 inch diameter steel rebar found marking the east corner of said 0.52 acre tract and being in the southwest right-of-way line of said State Highway No. 85;

HENCE, South 31 deg. 31' 06" East, along said right-of-way line, a distance of 404.19 feet to 5/8 inch diameter steel rebar found marking the north corner of a 1.00 acre tract of land as conveyed to Donald Leonard Lynch, et ux according to instrument recorded in Volume 206, Page 384 of the Deed Records of said County;

HENCE, South 55 deg. 00' 54" West, a distance of 209.10 feet to a 5/8 inch diameter steel rebar found marking the west corner of said 1.00 acre tract;

HENCE, South 31 deg. 31' 06" East, a distance of 208.71 feet to a 5/8 inch diameter steel rebar found marking the south corner of said 1.00 acre tract;

HENCE, North 55 deg. 00' 54" East, a distance of 209.10 feet to a 5/8 inch diameter steel rebar found marking the east corner of the herein described tract, and being in the southwest right-of-way line of said State Highway No. 185;

HENCE, South 31 deg. 31' 06" East, along said right-of-way line, a distance of 40.10 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 582.15 acre tract of land, more or less.

Bearings are based on bearings of record recorded in Volume 317, Page 879

all set 5/8 inch diameter steel rebar marked with yellow plastic cap stamped URBAN SURVEYING, INC."

THE ABOVE PLAT AND ACCOMPANYING LEGAL DESCRIPTION WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN MARCH 2005, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ERRY T. RUDDICK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 4943

NOTE: ALL SET 5/8 INCH DIAMETER STEEL REBAR MARKED
WITH YELLOW PLASTIC CAP STAMPED "URBAN SURVEYING, INC."

Note:

The referenced property is subject to:

1. Record Title Search Performed and Provided by Commonwealth Land Title Insurance Co. GF No. 145138.
2. JO's 25147: Right-of-way easement, Volume 55, Page 422, Deed Records. (shown hereon)
3. Road Easement to Cemetery Tract, Volume 29, Page 310 and Volume 45, Page 147, Deed Records. (shown hereon)
4. 50' wide Drainage Ditch to Calhoun County Water Control and Improvement District No. 1, Volume 233, Page 605, Deed Records. (shown hereon)
5. Central Power and Light Company Electric Transmission Line Easement (width not defined), Volume 17, Page 334, Deed Records. (shown hereon)
6. Blanket Easement to Central Power and Light with ingress and egress, Volume 339, Page 296, Deed Records. (shown hereon)
7. Drainage Ditch described in affidavit recorded in Volume 257, Page 410 Deed Records. (shown hereon)
8. Access Easements to D. H. Broman, et al recorded in Volume 96, Page 163, Deed Records. (shown hereon)

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