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Boundary Description

Field Notes for 1.10 acres at 15120 FM 968 w., near Longview, Texas,
in Harrison County, Texas

All that certain 1.10 acre lot, tract or parcel of land located in the James Hill Survey, A-300, in Harrison County, Texas. Said tract being the residue of a called 2.0 acre tract conveyed from Cole B. Rogers and wife Ollie Belle Rogers to Mary Rogers Stevens and husband Willie Rembert Stevens, recorded in Vol. 351, Page 242, Deed Records of Harrison County, Texas (DROHCT), and being more particularly described as follows:

BEGINNING at a ½" iron rod with Stanger plastic cap, found for corner on the north R.O.W. of FM 968 W. (80' R.O.W.). Said corner being the SWC of this tract, the SWC of the residue of said 2.0 acre tract, and an interior SEC of the residue of a called Carl Rogers tract described in Vol. 1056, Page 157 (DROHCT) and further described in Vol. 293, Page 488 (DROHCT);

THENCE N01°53'33"W, with the interior east line of said Carl Rogers tract, 209.52 feet, to a 5/8" iron rod, found for corner on the south R.O.W. of Interstate 20, from which a found ½" iron rod (bent) bears S78°10'12"W, 192.64 feet. Said corner being the NWC of this tract, an interior NEC of the residue of said Carl Rogers tract and the SWC of a called 0.704 acre State of Texas tract described in Vol. 602, Page 574 (DROHCT);

THENCE N78°10'12"E, with the common south line of said 0.704 acre tract and the south R.O.W. of Interstate 20, 212.18 feet, to a ½" iron rod with J. Roberts plastic cap, set for corner. Said corner being the NEC of this tract, the SEC of said 0.704 acre tract and an interior NWC of the residue of said Carl Rogers tract;

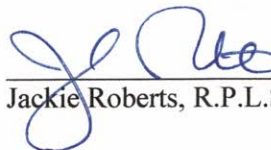
THENCE S01°53'33"E, with the interior west line of the residue of said Carl Rogers tract, 250.85 feet, to a ½" iron rod with J. Roberts plastic cap, set for corner on the north R.O.W. of FM 968 W., from which a found wood highway monument bears N89°24'01"E, 104.52 feet. Said corner being the SEC of this tract and an interior SWC of said Carl Rogers tract;

THENCE S89°24'01"W, with the north R.O.W. of FM 968 W., 209.05 feet, to the Place of Beginning containing 1.10 acres more or less.

Note: All bearings in this survey based on the City of Longview monument system (CSM 1216 & CSM 1316). Horizontal Datum is Texas Coordinate System of 1983 (North Central Zone).

Plat Accompanies This Description.

I, Jackie Roberts, Registered Professional Land Surveyor No. 5015, do hereby certify that these field notes were prepared from an actual survey made on the ground, under my supervision, during the month of February, 2020.


Jackie Roberts, R.P.L.S. #5015

2/20/20
Date