



“A LAND SURVEYING COMPANY”

1.02 ACRES
Block 2 City of Madisonville
JC Collard Survey Abstract 10
Madison County Texas

BEING a 1.02 acre tract of land in the JC Collard Survey, Abstract 10, Madison County Texas, being Block 2 of the City of Madisonville town tract as recorded in Volume V Page 15 of the County Deed Records, and being the same tract of land recorded in Volume 920 Page 17 of the County Deed Records. Said 1.02 acre tract being more particularly described as follows; with all bearings and grid coordinates referenced to NAD 83 Texas Central Zone

BEGINNING at a 5/8" iron rod found set {N:10336463.99, E:3682766.98} for the northerly corner of Block 2 at the southerly intersection of E. Willard Street and S Hunt Street, from which a 5/8" iron rod found for the westerly corner of the Vick & Baker Subdivision bears N 62°16'38" E a distance of 40'.

THENCE S 27deg 43'22" E a distance of 220.0 feet along the westerly Right of Way of S Hunt Street to a 5/8" iron rod set at the westerly intersection of S Hunt Street and E Morris Street, for the easterly corner of Block 2, from which a 5/8" iron rod bears N 62°16'38" E a distance of 40'.

THENCE S 62deg 16'38" W a distance of 202.0 feet along the northerly line of E Morris Street to the easterly Right of Way of State Highway 75 to a 60D Nail set for corner.

THENCE N 27deg 43' 22" W a distance of 220.0 feet along the easterly line of State Highway 75 to the southerly Right of Way of E. Willard Street to a 60D Nail set for corner.

THENCE N 62deg 16'38" E a distance of 202.0 feet along the southerly line of E. Willard Street to the **POINT OF BEGINNING** and containing 1.02 ACRES of land, more or less.


MICHAEL WARREN R.P.L.S. # 4935

