(GF 07251

Being a lot, tract, or parcel of land situated in the William Rihect Sarrey, Astricad No. 299, Moric Countly, Toss, and being part of the No. 299, Moric Countly, Toss, and being part of the No. 299, Moric Countly, Toss, and to start of the No. 299, Moric Countly, and the No. 299, Moric Countly, Astronomy, Astronomy, Astronomy, Astronomy, Astronomy, Parcel Moric Countly, Toss, and being more particularly described by meles and bounds as follows:

BECINNING at a 1/2 inch iron rod set with a yellow plastic cap stamped (DC&A INC) at the Northeast corner of said 20.12 acre tract, and the Southeast corner of a called 64.9 acre tract conveyed to James Vissering et al. by Warranty Deed, as recorded in Valume 259. Page 626. Real Property Records. Morris County, Texas, said point being on the West side of County Road No. 4315;

HERVE: South 07 Degrees 24 Minutes 39 Seconds East, with an East line of said 20.12 acre tract, and said County Road No. 4315, a distance of 425.71 feet to a point for corner;

HERVE, South 05 Degrees 20 Minutes 39 Seconds East, with an East line of said 20.12 are treet, and said County Road to, 4315, and possing a Southerst corner of said 20.12 are from the Northeest corner of said 261 area foot, and confirming on for a toold distance of 203.20 feet to a concrete mountent found at a Southeast corner of 203.20 feet to a concrete mountent found at a Southeast corner of 203.20 feet to a concrete mountent found at a Southeast corner of 203.20 feet to a concrete mountent found at a feet and point before in the North line of Slate Highway No. 77, (Variable Width R.O.W.);

THENCE, South 51 Degrees 09 Minutes 56 Seconds West, with a Southeast line of said 2.51 acre tract, and the North line of said State Highway No. 77, a distance of 112.54 feet to a concrete monument found;

THENCE, North 88 Degrees O3 Minutes 39 Seconts West, with a South line of soid 2.61 core tract, and the North line of soid State Highway No. 77, a distance of 194.18 feet to a 1/2 inch iron rad set with a yellow plastic cap stamped (DC&A INC);

HERVE, south 87 Dagress 16 Minutes 41 Seconds West, with a South line of said 251 orar forct, and the North Time of said State Highway IX. 77, and passing the Southwest corner of said 251 are struct, and continuing on for a bubble distance of 327,42 feet to a concreta from the force of the beginning of southwest or or said to expense of the beginning of southwest or said to expense of Minutes of Southwest or 1,225,500 feet, a central angle of 23 Dagrees 99 Minutes 45 Seconds, the long chord of which boars North 71 Dagrees 77 Minutes 31 Seconds West, for a chard distance of 722,76 feet;

HENCE, along the arc of said curve, the South line of said 20.12 acre tract, and the Motth line of said State Highway No. 77, for an arc length of 737.78 feet to a concrete monument found at the end of said curve;

THENCE, North 56 Degrees 21 Minutes 17 Seconds West, with the South line of sold 20.12 ocre tract, and the North line of sold State Highway No. 77, a distance of 185.54 feet to a (1.2 inch iron rad found with a yellow plastic cap stamped (DCA NC);

HERICE, North 24 Degrees 11 Minutes 41 Seconds East, across soid 20.12 acre tract, a distance of 428.15 feet to a 1/2 inch iron rad found with a yeliaw plastic cap stamped (DCA NC) in the Morth line of soid 20.12 acre tract, and the South line of soid 64.9 acre tract;

HERICE, South 88 Degrees 56 Minutes 30 Seconds East, with the horth line of said 20.12 care tract, and the south line of said 46.4 acre tract, a distance of 1,208.87 feet to the POMT OF BEENINING and CONTAINING 872,608 square test or 20.03 acres of land.

HOUSE DETAIL ONE STORY BRICK HERSHEL WELCH ET AL
20.12 ACRES
VOLUME 244, PAGE 760
R.P.R.M.C.T. CM-1/2"IRF (DCA INC) (1/2) (1/ ONE STORY BRICK N24-11'41"E 428.15' (DCA INC) HERSHEL WELCH ET AL 20.12 ACRES VOLUME 244, PAGE 760 R.P.R.M.C.T. D=23'09'45" R=1,825.00' L=737.78' CB=N71'27'31"W CD=732.76' 872,608 SQ. F 20.03 ACRES JAMES VISSERING ET AL 64.9 ACRES VOLUME 259, PAGE 626 R.P.R.M.C.T. S88*56'30"E 1,208,87 POND Ξ. S87'16'41"W 327.42 SEE HOUSE WELL VOLUME 244, PAGE 762 R.P.R.M.C.T. HERSHEL WELSH ET AL 2.61 ACRES I, Justin Kleam RFLS No. 5871, do hereby certify to: Hershel Welch, as client: That the Plat of Survey shown hereon is a correct and accurate representation of the property lines and dimensions are as indicated; the location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encreachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. W,62,20,88N 194.18 \$7.00 STATE HIGHWAY NO. 77 207.24.39"E 425.71" 202.20. 202.20.20 BEST REVOCABLE LIVING TRUST 51.50 ACRES VOLUME 336, PAGE 389 O.P.R.M.C.T. POINT OF ROAD 4315

SURVEYOR'S NOTES. 1) BEARINGS ARE BASED ON A CONCRETE MONUMENT FOUND AT AN ANGLE POINT FOR CORNER IN THE SOUTH LINE OF A TRACT OF LAND, AS DESCRIBED IN VOLUME 244, PAGE 760, R-P.R.M.C.T., THENCE M978'000"M A DISTANCE OF 485.25, TO A CONCRETE MONUMENT FOUND AT THE WESTERN MOST CORNER OF 485.25, TO A CONCRETE MONUMENT FOUND AT THE WESTERN MOST CORNER OF 540D TRACT. 2) NO FASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.

O L'ORRIOLING MONUMEN

O 1/2" ROM ROD FOUND

O 1" IROM ROD SET

O 1" IROM PRE FOUND

FENCE POST CORNER

MONEROROUND ELECTRO

A UNDERGROUND ELECTRO

MONEROROUND ELECTRO

MONERORO

) 1/2" IRON ROD FOUND) 1/2" IRON ROD SET) 1" IRON PIPE FOUND

LEGEND

A/C AIR COMMINIONING 20.03

ACRES

WILLIAM WHEAT SURVEY, ABSTRACT NO. MORRIS COUNTY, TEXAS 299

STATE HIGHWAY NO. 77 -COUNTY ROAD ĕ. 4315

WOOD DECK OR PORCH

DOUG CONNALLY & AS
458 HILLCREST DRIVE
SULPHUR SPRINGS, TE)
PHONE: (903) 438-1266
FAX: (903) 438-1266 ASSOC., INC.