

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land situated in Wood County, Texas, and being all of Lots 53 and 54 of HICKORY SHORES SUBDIVISION, according to the plat thereof recorded in Volume 9 at Page 13 of the Plat Records of Wood County, Texas, and being known as No. 492 County Road 1947.

SURVEYORS CERTIFICATE

I, Frank R. Owens, Registered Professional Land Surveyor, State of Texas, hereby certify that the plat hereon is a true and correct representation of the property as determined by survey upon the ground, the lines and dimensions of said property being indicated by the plat, the visible improvements are within the boundaries of the property set back from the property lines the distances indicated and there are NO VISIBLE ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the plat.

Frank R. Owens
R.P.L.S. No. 5387

Date: September 11, 2003
Scale: 1" = 30'



NOTE: BEARINGS ARE BASED ON THE SOUTHWEST LINE OF LOT 53.

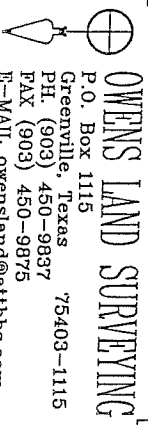
NOTE: THE FOLLOWING EASEMENTS DO AFFECT THE ABOVE TRACT OF LAND.

1. EASEMENT GRANTED BY INSTRUMENT DATED SEPTEMBER 8, 1985 RECORDED IN VOLUME 1024 AT PAGE 698 OF THE REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS, FROM J.C. MCCAULEY AND K. L. MCCAULEY TO WOOD COUNTY ELECTRIC COOPERATIVE, INC.
2. A 15' FRONT EASEMENT AND BUILDING LINE AND A 12' SIDE EASEMENT AND BUILDING LINE CONTAINED IN RESTRICTIONS RECORDED IN VOLUME 942 AT PAGE 468 AND VOLUME 1022 AT PAGE 437 OF THE REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS.

NOTE: THE FOLLOWING EASEMENTS DO NOT AFFECT THE ABOVE TRACT OF LAND.

1. CHANNEL EASEMENT GRANTED BY INSTRUMENT DATED FEBRUARY 17, 1954, RECORDED IN VOLUME 396 AT PAGE 68 OF THE DEED RECORDS OF WOOD COUNTY, TEXAS FROM W.P. BEVILL TO THE STATE OF TEXAS.
2. CHANNEL EASEMENT GRANTED BY INSTRUMENT DATED FEBRUARY 17, 1954, RECORDED IN VOLUME 396 AT PAGE 69 OF THE DEED RECORDS OF WOOD COUNTY, TEXAS FROM W.P. BEVILL TO THE STATE OF TEXAS.
3. CHANNEL EASEMENT GRANTED BY INSTRUMENT DATED FEBRUARY 17, 1954, RECORDED IN VOLUME 396 AT PAGE 70 OF THE DEED RECORDS OF WOOD COUNTY, TEXAS FROM W.P. BEVILL TO THE STATE OF TEXAS.
4. EASEMENT FOR ACCESS GRANTED BY INSTRUMENT DATED AUGUST 30, 1976, RECORDED IN VOLUME 727 AT PAGE 35 OF THE DEED RECORDS OF WOOD COUNTY, TEXAS, FROM THE SABINE RIVER AUTHORITY TO MAYDELL BEVILL GLOAR AS CORRECTED BY EASEMENT FOR ACCESS GRANTED BY INSTRUMENT DATED MAY 13, 1981 RECORDED IN VOLUME 824 AT PAGE 424 OF THE DEED RECORDS OF WOOD COUNTY, TEXAS FROM SABINE RIVER AUTHORITY TO J.C. MCCAULEY AND KELLEY LEON MCCAULEY db/a J.C. MCCAULEY & SON.
5. EASEMENT GRANTED BY INSTRUMENT DATED MARCH 5, 1981 RECORDED IN VOLUME 824 AT PAGE 422 OF THE DEED RECORDS OF WOOD COUNTY, TEXAS, FROM COY LYNN OWENS TO J.C. MCCAULEY AND KELLEY LEON MCCAULEY db/a J.C. MCCAULEY & SON.
6. RIGHT OF WAY EASEMENT GRANTED BY INSTRUMENT DATED FEBRUARY 23, 1990, RECORDED IN VOLUME 1191 AT PAGE 1 OF THE REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS FROM THE MAINTENANCE CONTROL COMMITTEE OF HICKORY SHORES TO TEXAS UTILITIES FUEL COMPANY.

LOT 58



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DATE: SEPTEMBER 10, 2003 SCALE: 1"=30'
DRAWN BY: J.L. McDONALD JOB NO. 2003526