

METES AND BOUNDS DESCRIPTION
30.89 ACRE TRACT
ALEXANDER ALLBRIGHT SURVEY, A-4
MARION COUNTY, TEXAS

Being a 30.89 acre tract of land in the Alexander Allbright Survey, Abstract No. 4, Marion County, Texas, said tract being that part of the John Peteet property located North of FM 726 and being the same property (called the Northern 33 acres) referenced in a deed from Jewel M. Peteet and son, Paul Douglas Peteet to Lester E. White and wife, Kathy L. White recorded in Volume 561, Page 815, Deed Records of Marion County, Texas, said John Peteet called 100 acre tract being referenced in Volume 191, Page 488 and Volume 193, Page 505, bearings for the herein described tract are referenced to the True North Meridian as determined by Solar Observation, and being more particularly described as follows:

BEGINNING at a 1/2-inch rod (with surveyors cap) set for the Southeast corner of the herein described tract, said point being located on the North right-of-way line for FM 726 (100' R.O.W.) deed reference Volume 194, Page 457, approximately 1,550 feet West and 850 feet North of the Southwest corner of the Aaron Jackson, A-227, Northwest corner of William Bryant, A-442, and inner corner of the Alexander Allbright Survey, said beginning point also being located on the West boundary line for the B.F. Ross 41.35 acre tract recorded in Volume 206, Page 174, and being approximately 451.8 feet North of U.S. Government (Corps-of-Engineers) monument No. E-112;

THENCE North $60^{\circ}27'45''$ West, along the North right-of-way line for FM 726, 676.27 feet, to a 60d nail set in the base of a tree, said point being the beginning of a curve (Highway Sta 280 + 97.65);

THENCE Northwesterly, along the Arc of a Curve to the left, 609.16 feet, Central Angle = $29^{\circ}11'04''$, Radius = 1195.92' and Chord Bearing N $75^{\circ}03'17''$ W - 602.60', to a 1/2-inch rod (with surveyors cap) set for the Southwest corner of the herein described tract, said point being located in an old lane and being on the East boundary line of the C.W. Watts property (175 acres) recorded in Volume 174, Page 75;

THENCE North $00^{\circ}16'09''$ West, along an old lane, 963.24 feet, to a 1/2-inch rod (with surveyors cap) set for the Northwest corner of the herein described tract, said point being located in an old East-West lane and being approximately North 17.2' and East 17.1' from a fence corner post (fence to the East, West and South);

THENCE North $89^{\circ}45'07''$ East, along the North boundary line of the herein described tract and South boundary line of the J.T. Jackson 82 acre tract referenced in Volume I-1, Page 563, 1165.55 feet, to a 1/2-inch rod (with surveyors cap) set at a fence corner post for the Northeast corner of the herein described tract, said point also being an inner corner of the B.F. Ross 56.85 acre tract referenced in Volume 206, Page 174;

THENCE South $00^{\circ}20'14''$ East, along the East boundary line of the herein described tract and the B.F. Ross property, 1457.11 feet, to the PLACE OF BEGINNING, containing a computed area of 30.89 acres of land.

Compiled by:
INGRAM ENGINEERING AND SURVEYING
Jefferson, Texas
IES No. 9419
June 1994

