

LEGAL DESCRIPTION

Being a lot, tract, or parcel of land situated in the Jas. R. Wilson Survey, Abstract No. 301, Morris County, Texas, and being part of the remainder of that certain 57.68 acre tract of land conveyed from Billy Gibson, Trustee to John Bryan et ux, by Special Warranty Deed, as recorded in Volume 270, Page 111, Real Property Records, Morris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch Iron rod found with a yellow plastic cap marked (Hampton 3889) at the Southeast corner of the remainder of said 57.68 acre tract, and a Northeast corner of an 84.527 acre tract of land, called Tract One, conveyed to Leo Forsyth, Jr., by deed recorded in Volume 336, Page 43, Official Public Records, Camp County, Texas, said point lying in the West line of State Highway No. 338, (Variable Width R.O.W.);

THENCE, South 88 Degrees 48 Minutes 00 Seconds West, along the South line of the remainder of said 57.68 acre tract, and a North line of said 84.527 acre tract, a distance of 241.23 feet to a 1/2 inch Iron rod set with a plastic cap marked (CBG INC) for corner in the South line of the remainder of said 57.68 acre tract, and in a North line of said 84.527 acre tract, from said point, a cross-tie fence post at a Southwest corner of the remainder of said 84.527 acre tract, bears South 88 Degrees 48 Minutes 00 Seconds West, a distance of 1,242.27 feet;

THENCE, North 00 Degrees 47 Minutes 56 Seconds West, a distance of 237.75 feet to a 1/2 inch Iron rod set with a plastic cap marked (CBG INC) for corner;

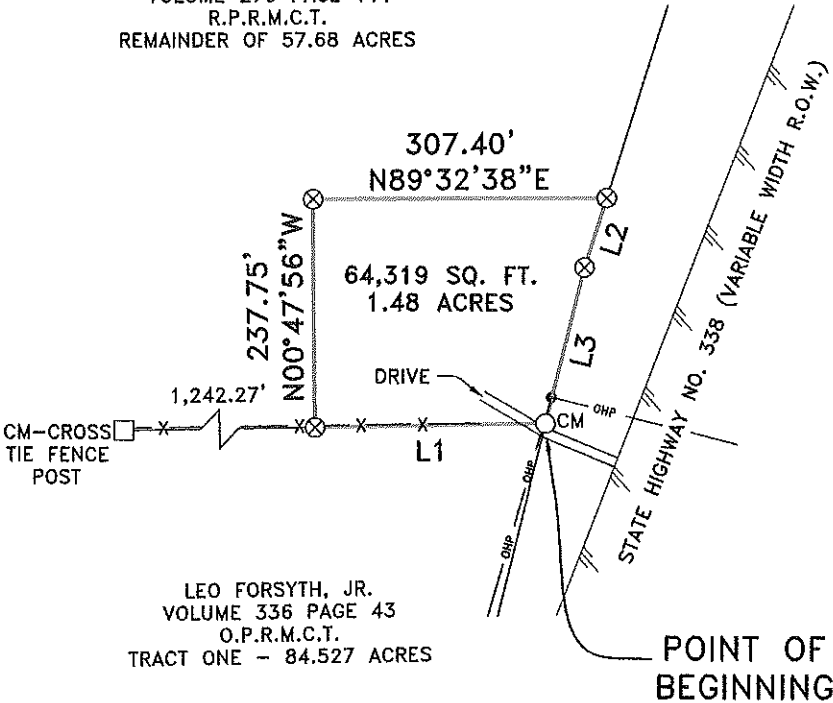
THENCE, North 89 Degrees 32 Minutes 38 Seconds East, a distance of 307.40 feet to a 1/2 inch Iron rod set with a plastic cap marked (CBG INC) for corner in an East line of the remainder of said 57.68 acre tract, and in the West line of said State Highway No. 338;

THENCE, South 17 Degrees 33 Minutes 46 Seconds West, along an East line of the remainder of said 57.68 acre tract, and the West line of said State Highway No. 338, a distance of 75.93 feet to a 1/2 inch Iron rod set with a plastic cap marked (CBG INC) at an angle point in an East line of the remainder of said 57.68 acre tract, and an angle point in the West line of said State Highway No. 338;

THENCE, South 13 Degrees 48 Minutes 17 Seconds West, continuing along an East line of the remainder of said 57.68 acre tract, and the West line of said State Highway No. 338, a distance of 167.58 feet to the POINT OF BEGINNING and CONTAINING 64,319 square feet or 1.48 acres of land.

I, Justin Kream RPLS No. 5871, do hereby certify to: Jim Davis, as client: That the Plat of Survey shown hereon is a correct and accurate representation of the property lines and dimensions 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 encroachments 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.

JOHN BRYAN ET UX
VOLUME 270 PAGE 111
R.P.R.M.C.T.
REMAINDER OF 57.68 ACRES



LEO FORSYTH, JR.
VOLUME 336 PAGE 43
O.P.R.M.C.T.
TRACT ONE - 84.527 ACRES

POINT OF
BEGINNING

	LINE TABLE		
	LINE	BEARING	LENGTH
MEAS	L1	S88°48'00"W	241.23
DEED		S88°50'00"W	
	L2	S17°33'46"W	75.93
MEAS	L3	S13°48'17"W	167.58
DEED		S13°46'49"W	168.02



Know what's below.
Call before you dig.

SURVEYOR'S NOTES:

- 1) BEARINGS ARE BASED ON A 1/2 INCH IRON ROD FOUND WITH AN ORANGE PLASTIC CAP AT THE NORTHWEST CORNER OF A TRACT OF LAND, AS DESCRIBED IN VOLUME 335, PAGE 860, O.P.R.M.C.T., THENCE S00°39'24"E A DISTANCE OF 388.14', TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID TRACT.
- 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
- 3) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
- 4) ALL IMPROVEMENTS ARE NOT SHOWN AT REQUEST OF CLIENT.

1.48 ACRES
JAS. R. WILSON SURVEY, ABSTRACT NO. 301
MORRIS COUNTY, TEXAS
STATE HIGHWAY NO. 338

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN	REV	BY	REV	BY
1" = 200'	02/27/12	12038-2-1		LER				

LEGEND		LEGEND	
○ 1/2" IRON ROD FOUND	W/YELLOW PLASTIC CAP	□ FENCE POST CORNER	CM CONTROLLING MONUMENT
MARKED (HAMPTON 3889)	● POWER POLE	⊙ SEPTIC TANK	⊠ ELECTRIC PEDESTAL
⊗ 1/2" IRON ROD SET	A/C AIR CONDITIONING	⊙ CLEANOUT	⊠ TELEPHONE PEDESTAL
▲ UNDERGROUND ELECTRIC	⊙ WATER METER	— GUY WIRE	⊙ GAS METER
△ OVERHEAD ELECTRIC	— OES — OES	— OVERHEAD ELECTRIC SERVICE	
/// ASPHALT PAVING	— OHP — OHP	— OVERHEAD POWER LINE	
/// GRAVEL ROAD	— □ — □	— CHAIN LINK FENCE	
/// CONCRETE PAVING	— □ — □	— WOOD FENCE	
/// COVERED PORCH, DECK OR CARPORT	— X — X — X	— BARBED WIRE FENCE	
		/// WOOD DECK OR PORCH	

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