

NOTE:
NO CURRENT TITLE REQUEST HAS BEEN MADE TO
OUR OFFICE AS OF THIS DATE. TO REVIEW BUILDING
RESTRICTIONS, EASEMENTS, AND/OR ANY OTHER
DOCUMENTS POSSIBLY RELATING TO THIS TRACT
OF LAND.

NOTE:
BEARINGS ROTATED TO TEXAS
HIGHWAY DEPARTMENT DATUM

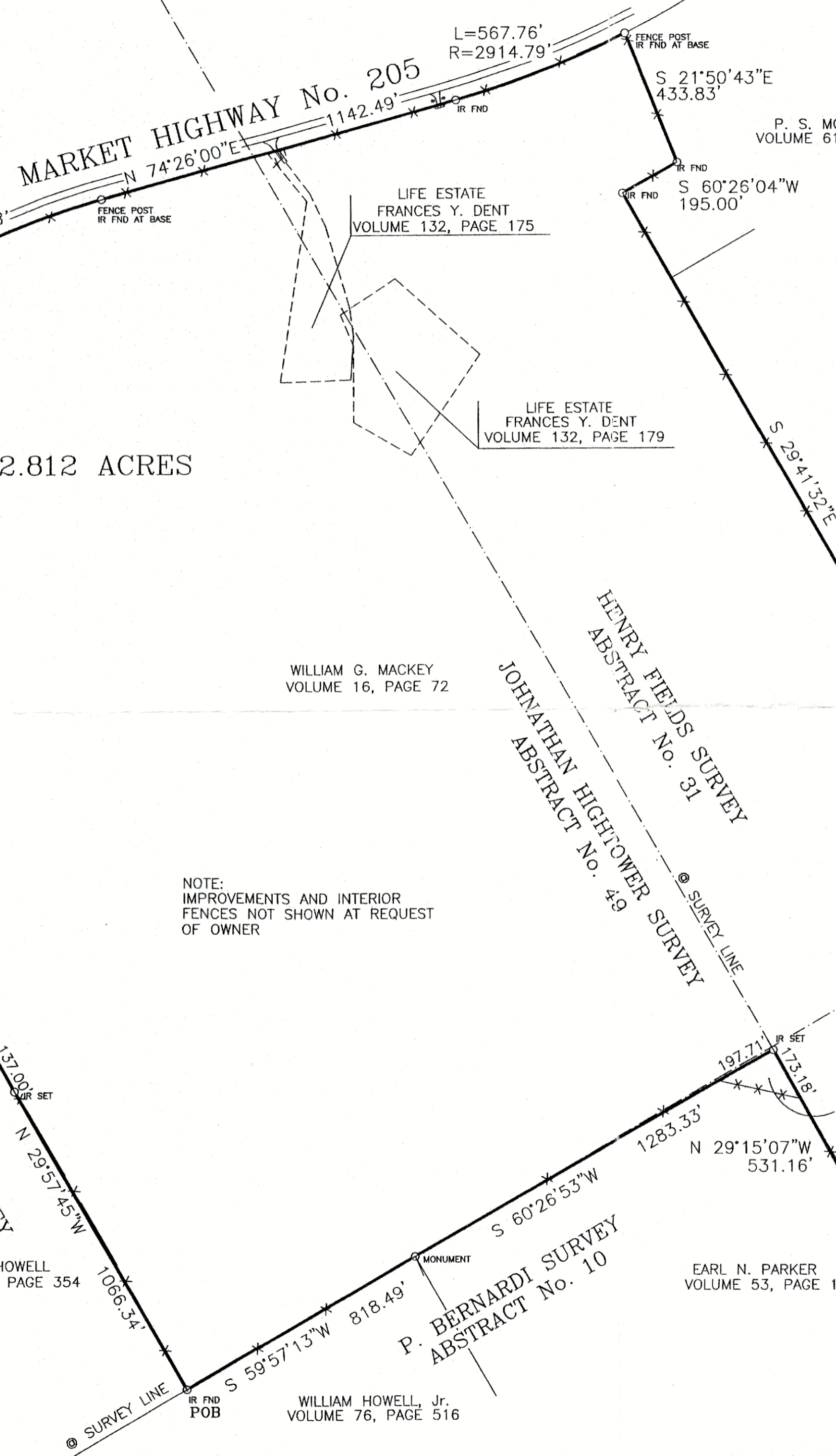
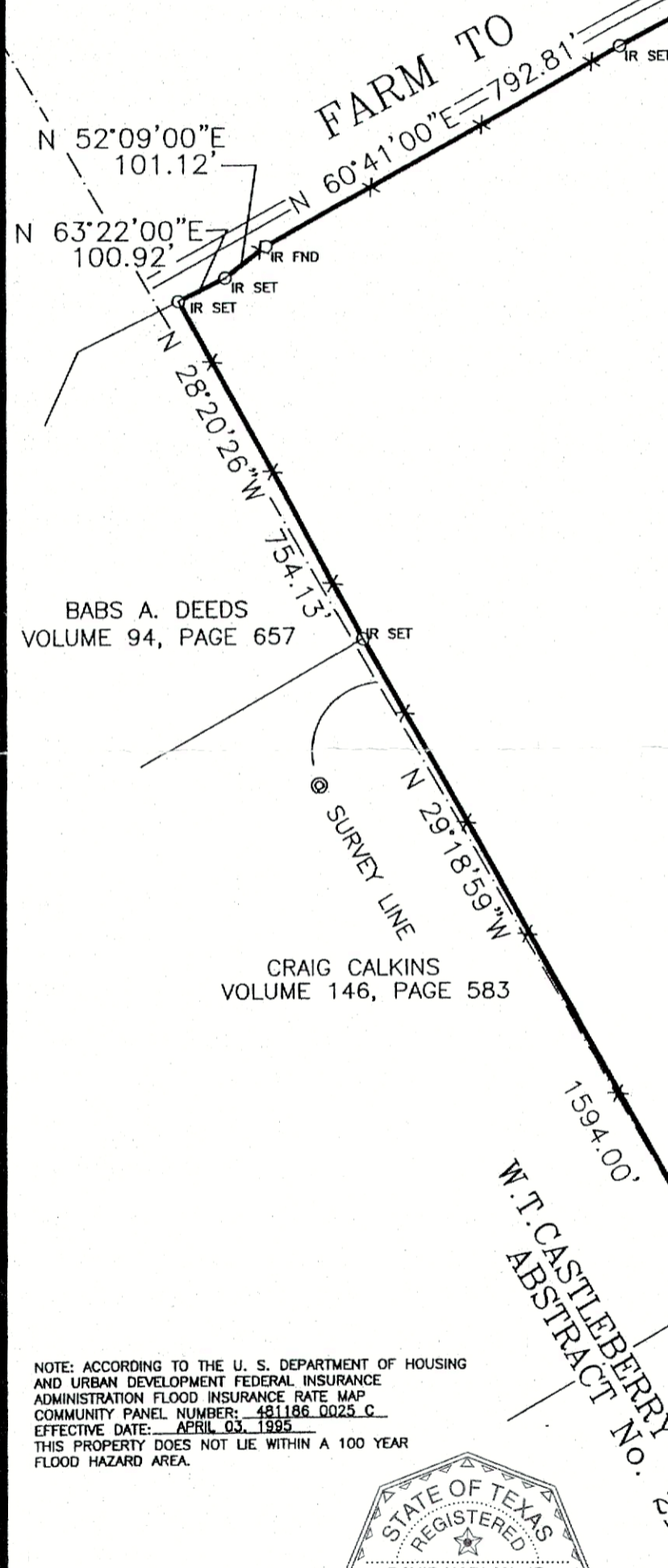
242.812 ACRES SITUATED IN AND BEING A PORTION OF
THE JOHNATHAN HIGHTOWER SURVEY, ABSTRACT No. 49;
THE HENRY FIELDS SURVEY, ABSTRACT No. 31 AND THE
P. BERNARDI SURVEY, ABSTRACT No. 11, SOMERVELL
COUNTY, TEXAS

LEGAL DESCRIPTION

242.812 Acres situated in and being a portion of the JOHNATHAN HIGHTOWER SURVEY, ABSTRACT No. 49; the HENRY FIELDS SURVEY, ABSTRACT No. 31 and the P. BERNARDI SURVEY, ABSTRACT No. 11, Somervell County, Texas and being all that certain Lot, Tract or Parcel of land described by deed to William G. Mackey, recorded in Volume 16, Page 72, Real Records, Somervell County, Texas, including 2 Life Estates recorded in Volume 132, Page 175 and Volume 132, Page 179, Real Records, Somervell County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found at the most westerly southwest corner of said 242.812 Acre Tract, said iron being called to be the southwest corner of said Johnathan Hightower Survey and the southeast corner of the W. T. Castleberry Survey, Abstract No. 21, Somervell County, Texas;
THENCE N 29°57'45" W, 1066.34 feet to an iron rod set;
THENCE N 29°18'59" W, at 137.0 feet passing an iron rod found and in all 1594.00 feet to an iron rod set;
THENCE N 28°20'26" W, 754.13 feet to an iron rod set in the south right of way line of Farm to Market Highway No. 205;
THENCE with the south right of way line of said Farm to Market Highway No. 205 the following courses and distances:
N 63°22'00" E, 100.92 feet to an iron rod set;
N 52°09'00" E, 101.12 feet to an iron rod found;
N 60°41'00" E, 792.81 feet to an iron rod set at the beginning of a curve to the right with a radius of 2496.48 feet and whose chord bears N 67°33'30" E, 597.68 feet;
With said curve to the right through a central angle of 13°45'00" and a distance of 599.11 feet to a fence post with an iron rod at its base;
N 74°26'00" E, 1142.49 feet to an iron rod found at the beginning of a curve to the left with a radius of 2914.79 feet and whose chord bears N 68°51'11" E, 566.86 feet;
With said curve to the left through a central angle of 11°09'38" and a distance of 567.76 feet to a fence post with an iron rod at its base;
THENCE S 21°50'43" E, 433.83 feet to an iron rod found;
THENCE S 60°26'04" W, 195.00 feet to an iron rod found;
THENCE S 29°41'32" E, 3161.63 feet to an iron rod set from which a monument found bears N 65°22'51" W, 152.8 feet;
THENCE S 65°22'51" W, 929.98 feet to an iron rod set;
THENCE N 29°15'07" W, at 357.98 feet passing a fence post and in all 531.16 feet to an iron rod set;
THENCE S 60°26'53" W, at 197.71 feet passing a fence post and in all 1283.33 feet to a monument;
THENCE S 59°57'13" W, 818.49 feet to the **POINT OF BEGINNING** and containing 242.812 acres of land.

242.812 ACRES



BABS A. DEEDS
VOLUME 94, PAGE 657

CRAIG CALKINS
VOLUME 146, PAGE 583

W.T. CASTLEBERRY SURVEY
ABSTRACT No. 21

WILLIAM HOWELL
VOLUME 21, PAGE 354

WILLIAM G. MACKEY
VOLUME 16, PAGE 72

NOTE:
IMPROVEMENTS AND INTERIOR
FENCES NOT SHOWN AT REQUEST
OF OWNER

LIFE ESTATE
FRANCES Y. DENT
VOLUME 132, PAGE 175

LIFE ESTATE
FRANCES Y. DENT
VOLUME 132, PAGE 179

P. S. MORROW
VOLUME 61, PAGE 81

JOE P. MORROW
VOLUME 70, PAGE 1076

HENRY FIELDS SURVEY
ABSTRACT No. 31
JOHNATHAN HIGHTOWER SURVEY
ABSTRACT No. 49

P. BERNARDI SURVEY
ABSTRACT No. 11

EARL N. PARKER
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EARL N. PARKER
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WILLIAM HOWELL, Jr.
VOLUME 76, PAGE 516

P. BERNARDI SURVEY
ABSTRACT No. 10

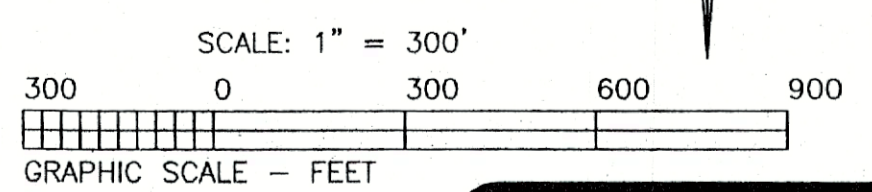
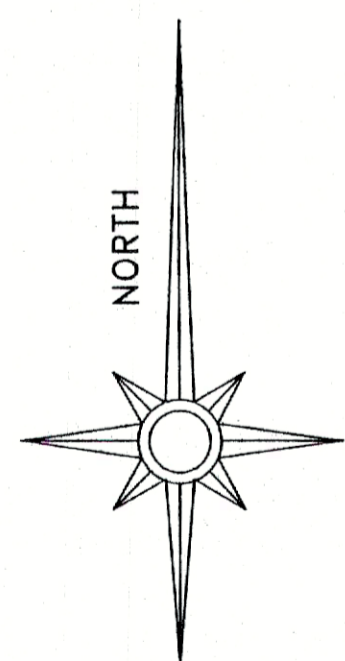
NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT FEDERAL INSURANCE
ADMINISTRATION FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER: 481186 0025 C
EFFECTIVE DATE: APRIL 03, 1995
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR
FLOOD HAZARD AREA.



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL
ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED
PROPERTY SHOWN HEREON.

DAVID HARLAN, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2074
APRIL 19, 2010

NOTE:
MONUMENTS ARE ROUND CONCRETE
WITH 5/8" REBAR STAMPED "P"
ON TOP



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