



East Texas Surveying

BOX 87
LINDEN, TEXAS 75583

ALL THAT CERTAIN 16.96 ACRE TRACT OF LAND IN THE JOHN FITZGERALD SURVEY, A-143, AND THE GEORGE SMITH SURVEY, A-355, MARION COUNTY, TEXAS. BEING THE REMAININ PORTION OF A CALLED 25.0 ACRE TRACT DESCRIBED IN VOLUME 139, PAGE 229, MARION COUNTY DEED RECORDS. SAID 16.96 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT: a $\frac{5}{8}$ " re-bar with cap, found at a point where the North line of original called 25.0 acres intersects the new Right-of-way of U. S. Highway no. 59 for the Northeast corner of this tract and the new Southeast corner of a tract described in Volume 289, Page 460;

THENCE: along the new Right-of-way line of U. S. Highway no. 59 as follows,
(Bearings Based on Highway information)
S $13^{\circ} 14' 03''$ E 563.02 feet to a Type II Monument found,
S $62^{\circ} 49' 04''$ W 67.25 feet to a Type II Monument found,
S $87^{\circ} 01' 44''$ W 136.08 feet to a Type II Monument found,
and S $10^{\circ} 11' 27''$ E 6.11 feet to a $\frac{5}{8}$ " re-bar with cap, found on the North Margin of Prospect Road and the South line of original 25.0 acres for the Southeast corner of this tract;

THENCE: along North Margin of Prospect Road S $89^{\circ} 41' 49''$ W 10.39 feet to a $\frac{1}{2}$ " re-bar with cap, set at the Southeast corner of a 2.024 acre tract described in Volume 291, Page 187 and Volume 139, Page 229 for an ell corner of this tract;

THENCE: N $01^{\circ} 22' 10''$ W 210.06 feet to a $\frac{1}{2}$ " re-bar with cap, set for the Northeast corner of said 2.024 acre tract for an ell corner of this tract;

THENCE: along the North line of said 2.024 acre tract and various others, S 89° 41' 38" W 1,260.00 feet to 1/2" re-bar with cap, set at the Northwest corner of original 2.00 acre tract described in Volume 129, Page 594 for an ell corner of this tract;

THENCE: S 01° 22' 10" E 210.00 feet to a 1/2" re-bar with cap, set in the North Margin of Prospect Road for the Southwest corner of said 2.00 acres and an ell corner of this tract;

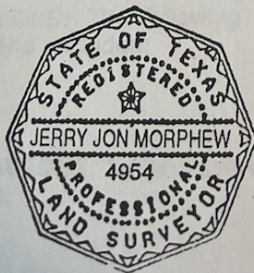
THENCE: along Prospect Road S 89° 41' 49" W 227.99 feet to a 1/2" re-bar with cap, set for the Southwest corner of this and the Southeast corner of a tract belonging to J.D. Bonner;

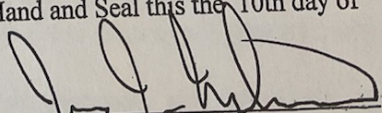
THENCE: along fence N 00° 53' 27" W 638.80 feet to a 5/8" re-bar, found for the Northwest corner of this tract and the Southwest corner of the Stanthorpe 44.686 acre tract;

THENCE: S 88° 36' 41" E 1049.80 feet to a 5/8" re-bar, found for the Southeast corner of the Stanthorpe tract and the Southwest corner of said tract described in Volume 289, Page 460;

THENCE: S 88° 31' 33" E 524.72 feet to the Place of Beginning, containing 16.96 acres of land, more or less.

Surveyed and Computed by East Texas Surveying Co., and certified to be correct as to location, description, and area within the customary limits of accuracy by Jerry Jon Morphew, Registered Professional Land Surveyor. Given under my Hand and Seal this the 10th day of September, 2004.




Jerry Jon Morphew
R. P. L. S. #4954