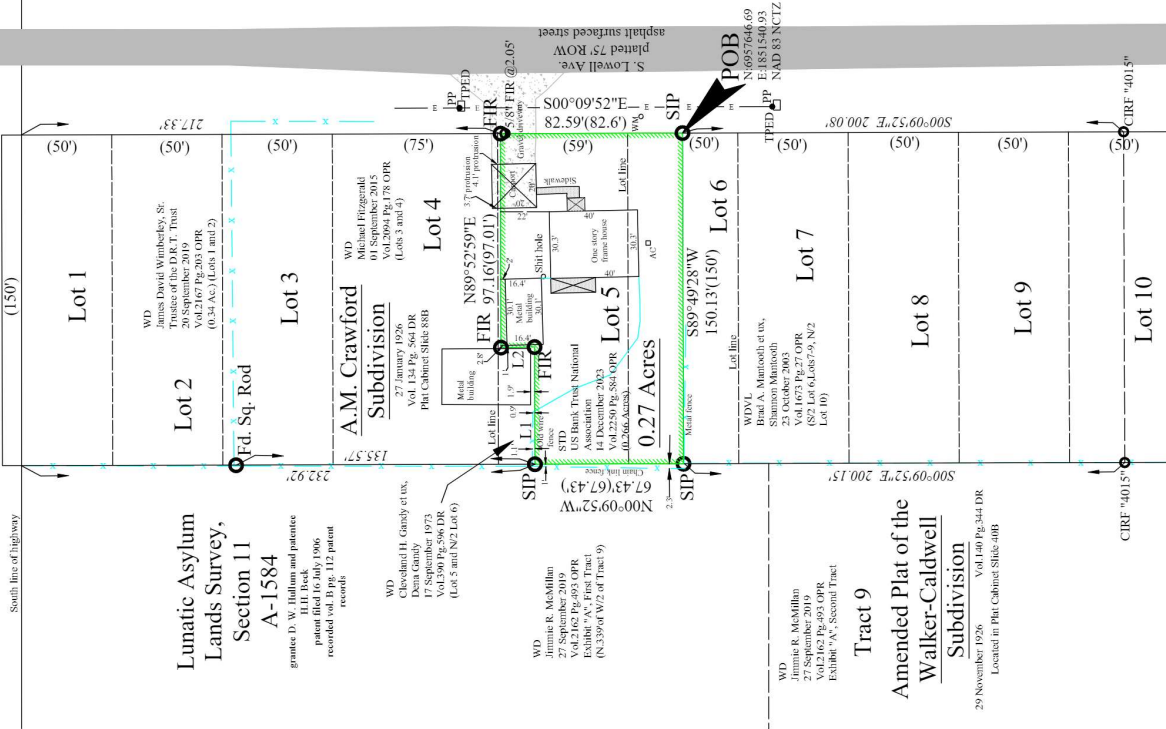


US Highway Number 180
 Platted 75' ROW
 asphalt surfaced highway



METES AND BOUNDS DESCRIPTION
 0.27 Acre Tract

All that certain 0.27 acre tract, or part thereof, situated in the northwest quarter of Section 11, of the Lumatic Asylum Lands, original grantee D. Hollum and patentee H. H. Beck, Abstract Number 1584, patent filed 16 July 1906, and recorded in volume B page 112 of the Public Records of the County of Stephens, State of Texas, said tract being part of Tract 9, sometimes referred to as Parcel 9 of the Amended Plat of the Walker-Caldwell Subdivision, filed 29 November 1926, recorded in volume 140 page 344 of Deed Records of Stephens County, and said tract being part of Lots 5 and 6 of A. M. Crawford subdivision of the E 1/2 of said Parcel 9 of said Walker-Caldwell Subdivision, according to plat of the same filed 27 January 1926, and recorded in volume 140 page 344 of Deed Records of Stephens County, and said tract also being part of the same as described in Exhibit 'A' of the Plat of the Public Records of said Stephens County, and said tract being all of what is called 0.266 acre tract as described in deed in US Bank Trust National Association, filed 14 December 2023, and recorded in volume 22-50 page 584 of the Official Public Records of said Stephens County, and being more particularly described as follows:

BEGINNING for the southeast corner of the tract being described herein at a set 1.2 inch hub on the east line of said Lot 6, same being the east line of said Lot 6, same being the southeast corner of said US Bank tract, same being the northeast corner of a tract described in deed to Brand A. Maninob et ux, Shannon Maninob, filed 23 October 2003, and recorded in volume 1673 page 27 of said official public records, from said rebar a found rebar 4 foot from iron rod marked "4015" being the southeast corner of said Maninob tract bears South 00 degrees 09 minutes 52 seconds East, a distance of 200.08 feet, said rebar also having NAD83 NCTZ Grid Coordinates of N:6957646.69, E:1851540.93;

THENCE South 89 degrees 49 minutes 28 seconds West, with the south line of said US Bank tract, and the north line of said Maninob tract, a distance of 150.13 feet to a set 1/2 inch rebar on the west line of said Lot 6 of the southwest corner of said US Bank tract, same being the northeast corner of said Maninob tract, from said rebar a found rebar marked "4015" being the southwest corner of said Maninob tract bears South 00 degrees 09 minutes 52 seconds East, a distance of 200.15 feet, said rebar also being on the east line of Exhibit "A"; First Tract as described in deed to Jimmie R. McMillin, filed 27 September 2019, and recorded in volume 2162 page 493 of said official public records;

THENCE North 00 degrees 09 minutes 52 seconds West, with the west line of said Crawford subdivision, a distance of 67.43 feet to a set 1/2 inch rebar for the most westerly northwest corner of said US Bank tract, said rebar being the remainder southwest corner of a tract as described in deed to Cleveland H. Gandy et ux, Dona Gandy, filed 17 September 1973, and recorded in volume 399 page 596 of the Deed Records of said Stephens County;

THENCE North 89 degrees 49 minutes 28 seconds East, with the north line of said US Bank tract, a distance of 53.18 feet to a found iron rod for an inner all corner of said US Bank tract, same being a remainder corner of said Gandy tract;

THENCE North 09 degrees 57 minutes 53 seconds West, with the west line of said US Bank tract, a distance of 15.26 feet to a found iron rod for the most northerly northwest corner of said US Bank tract;

THENCE North 89 degrees 52 minutes 59 seconds East, with the north line of said US Bank tract, a distance of 97.16 feet to a found iron rod on the east line of said Lot 5, same being the west line of said Lowell Avenue tract;

THENCE South 09 degrees 09 minutes 59 seconds East, with the east line of said Crawford subdivision and the west line of said Lowell Avenue, and passing a 2.05 inch nominal 5/8 inch iron rod and continuing on said course, a total distance of 82.59 feet to the **POINT OF BEGINNING** and containing 0.27 of an acre of land.

NAD83 Grid Bearings and Distances Reflected Surface Measurements

The undersigned does hereby state to US Bank Trust National Association that the map or plat is based upon an on the ground survey performed on 02 February 2024, and reflects the boundaries of the parcel as cited in request for survey, this property has access to a public roadway as shown.

This Plat and description was prepared for the exclusive use of the person or persons named in the above statement. Said statement does not extend to any unnamed person without an express restating by the surveyor naming said person. This survey was prepared for the transaction as dated hereon, and IS NOT to be used in any other transactions, and the copyrights are reserved.



Boundary Survey on 0.27 acres
 being part of Lots 5 and 6 of the A.M.
 Crawford Subdivision, a Subdivision to the
 County of Stephens, and being part of the
 Lumatic Asylum Lands Survey, Section 11,
 Abstract Number 1584,
 County of Stephens, State of Texas

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LINE	BEARING	DISTANCE
L1	N 89°49'28" E	153.18(52.097)
L2	N 00°57'53" W	15.26(15.17)

Scale: 1" = 40'
 Date: 02 February 2024
 Firm Number: S-2380B

Proprietary Assets Notice:
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THE SURVEYOR HAS MADE NO SEARCH FOR UNRECORDED ENCUMBRANCES, UNRECORDED EASES, UNRECORDED LIENS, UNRECORDED INTERESTS, UNRECORDED RIGHTS, OR ANY OTHER FACTS THAT MIGHT AFFECT THE SURVEY OR THE DISPOSITION THEREOF.

Legend
 Basis of Bearings is NAD83 Grid Bearings
 Distances reflected are Surface Measurements

Legend
 FIR = 1/2 inch iron pipe
 FR = 1/2 inch rebar
 SIP = Set 1/2 inch rebar
 MFP = 1/2 inch fence center post
 X = 1/2 inch fence corner post
 PP = Power Pole
 WM = Water Meter
 TPED = Telephone Pole

OWEN SURVEYING CO.

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Firm No.10069000
www.owensurveying.com

METES AND BOUNDS DESCRIPTION

0.27 Acre Tract

Page 1 of 2

All that certain 0.27 acre tract or parcel of land situated in the northwest quarter of Section 11 of the Lunatic Asylum Lands, original grantee D. Hullum and patentee H. H. Beck, Abstract Number 1584, patent filed 16 July 1906, and recorded in volume B page 112 of the Patent Records of the County of Stephens State of Texas, said tract being part of Tract 9, sometimes referred to as Parcel 9 of the Amended Plat of the Walker-Caldwell Subdivision, filed 29 November 1926, recorded in volume 140 page 344 of Deed Records of Stephens County, and said tract being part of Lots 5 and 6, of A. M. Crawford subdivision of the E 1/2 of said Parcel 9 of said Walker-Caldwell Subdivision, according to plat of the same filed 27 January 1926, originally filed in volume 27 January 1926, and recorded in volume 134 page 564 of said deed records, and said plat now located in the Plat Cabinet in Slide 88B of the Plat Records of said Stephens County, and said tract being all of a called 0.266 acre tract as described in deed to US Bank Trust National Association, filed 14 December 2023, and recorded in volume 2250 page 584 of the Official Public Records of said Stephens County, and being more particularly described as follows;

BEGINNING for the southeast corner of the tract being described herein at a set 1 1/2 inch rebar on the east line of said Lot 6, same being the east line of said Tract 9, and said rebar being on the west line of Tract 9A of said Walker-Caldwell Subdivision, same being the west side of S. Lowell Avenue, said rebar being the southeast corner of said US Bank tract, same being the northeast corner of a tract described in deed to Brad A. Mantooth et ux, Shannon Mantooth, filed 23 October 2003, and recorded in volume 1673 page 27 of said official public records, from said rebar a found capped iron rod marked "4015" being the southeast corner of said Mantooth tract bears South 00 degrees 09 minutes 52 seconds East, a distance of 200.08 feet, said rebar also having NAD83 NCTZ Grid Coordinates of N:6957646.69, E:1851540.93;

THENCE: South 89 degrees 49 minutes 28 seconds West, with the south line of said US Bank tract, and the north line of said Mantooth tract, a distance of 150.13 feet to a set 1 1/2 inch rebar on the west line of said Lot 6 for the southwest corner of said US Bank tract, same being the northwest corner of said Mantooth tract, from said rebar a found capped iron rod marked "4015" being the southwest corner of said Mantooth tract bears South 00 degrees 09 minutes 52 seconds East, a distance of 200.15 feet, said rebar also being on the east line of Exhibit "A", First Tract as described in deed to Jimmie R. McMillian, filed 27 September 2019, and recorded in volume 2162 page 493 of said official public records;

0.27 Acre Tract
Page 1 of 2

THENCE: North 00 degrees 09 minutes 52 seconds West, with the west line of said Crawford subdivision, a distance of 67.43 feet to a set 1/2 inch rebar for the most westerly northwest corner of said US Bank tract, said rebar being the remainder southwest corner of a tract as described in deed to Cleveland H. Gandy et ux, Dena Gandy, filed 17 September 1973, and recorded in volume 390 page 596 of the Deed Records of said Stephens County;

THENCE: North 89 degrees 49 minutes 28 seconds East, with the north line of said US Bank tract, a distance of 53.18 feet to a found iron rod for an inner ell corner of said US Bank tract, same being a remainder corner of said Gandy tract;

THENCE: North 00 degrees 57 minutes 53 seconds West, with the west line of said US Bank tract, a distance of 15.26 feet to a found iron rod for the most northerly northwest corner of said US Bank tract;

THENCE: North 89 degrees 52 minutes 59 seconds East, with the north line of said US Bank tract, a distance of 97.16 feet to a found iron rod on the east line of said Lot 5, same being the west line of said Lowell Avenue for the northeast corner of said US Bank tract;

THENCE: South 00 degrees 09 minutes 52 seconds East, with the east line of said Crawford subdivision and the west line of said Lowell Avenue, and passing at 2.05 feet a found 5/8 inch iron rod and continuing on said course, a total distance of 82.59 feet to the **POINT OF BEGINNING** and containing 0.27 of an acre of land.

NAD 83 Grid Bearings and Distances Reflect Surface Measurements



Eric Brennan, Texas Registered
Professional Land Surveyor
Number 5560
Dated 06 February 2024