

File No. Sketch File 32

ANDERSON County

3.02 Ac - see R1d. Sk. 15

FIELD NOTES

Date Filed. Mar. 13, 2003

FOR

Jerry Patterson, Commissioner

3.02 ACRES OF LAND

By Douglas Howard

BEING 3.02 ACRES OF LAND OF WHICH APPROXIMATELY 0.23 OF AN ACRE LIE IN THE WILLIAM H. SMITH SURVEY, ABSTRACT NO. 757 AND APPROXIMATELY 2.79 ACRES LIE IN THE D.H. EDENS SURVEY, ABSTRACT NO. 257, ANDERSON COUNTY, TEXAS. THE SAID 3.02 ACRES OF LAND ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED AS THE SIXTEENTH TRACT CONTAINING 85.437 ACRES IN A DEED DATED DECEMBER 5, 1966 FROM THOMAS F. LEATHERBERRY, JR. TO THE STATE OF TEXAS FOR THE USE AND BENEFIT OF THE TEXAS DEPARTMENT OF CORRECTIONS AS RECORDED IN VOLUME 728, PAGE 662, OF THE DEED RECORDS OF ANDERSON COUNTY, TEXAS. THE SAID 3.02 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, for reference only, at a Texas Department of Transportation Type II concrete monument found in the east line of F.M. Highway No. 3452, a 120.00 foot public right-of-way, at called Engineers Centerline PC Station 51+18.28, from which another Type II concrete monument found bears N 60°54'04" W a distance of 120.00 feet and another bears N 29°05'56" E a distance of 1117.18 feet (the basis of bearings line);

THENCE with the east line of said F.M. Highway No. 3452 along a curve to the left having a central angle of 4°35'35", a radius of 5669.58 feet and whose chord bears S 26°48'08" W a distance of 454.37 feet, an arc distance of 454.50 feet to a 5/8" iron rod with an aluminum cap stamped "TEXAS GENERAL LAND OFFICE" set at the intersection of said east line of said F.M. Highway No. 3452 with the east line of said State of Texas 85.437 acre tract, same being the west line of the remainder of that tract described as the Sixteenth Tract containing 100 acres in a deed dated July 19, 1962 from Corban N. Hardin to Thomas F. Leatherberry, Jr. as recorded in Volume 648, Page 257 of the Anderson County Deed Records for the north corner and **POINT OF BEGINNING** hereof;

THENCE with the east line of said State of Texas 85.437 acre tract, same being the west line of said Leatherberry 100 acre tract, the west line of the remainder of that tract described as Second Tract containing 100 acres in a deed dated December 1, 1879 from Anna Redding de Massien, et al to James Gray as recorded in Volume 27, Page 279 and the west line of that tract described as 68.823 acres in a deed dated December 9, 1976 from J.A. Reed and wife, Mary Skeen Reed to James P. Reed as recorded in Volume 857, Page 670, both deed references of the Anderson County Deed Records, along an existing wire fence, the following two (2) courses and distances:

1. S 07°34'13" W a distance of 754.42 feet to a 5/8" iron rod with an aluminum cap stamped "TEXAS GENERAL LAND OFFICE" set, and
2. S 28°24'04" W a distance of 680.47 feet to a 5/8" iron rod with aluminum cap stamped "TEXAS GENERAL LAND OFFICE" set at the intersection of said east line of said State of Texas 85.437 acre tract with the east line of said F.M. Highway No. 3452 in the west line of said Reed 68.823 acre tract, from which a railroad rail found for a reentrant corner in the south line of said State of Texas 85.437 acre tract (the point of beginning in its description) bears S 54°45'13" W a distance of 540.64 feet;

THENCE with the east line of said F.M. Highway No. 3452, the following two (2) courses and distances:

1. N 11°46'38" E a distance of 155.24 feet to a Texas Department of Transportation Type II concrete monument found at the beginning of a curve to the right, and
2. along said curve to the right having a central angle of 12°43'43", a radius of 5669.58 feet and whose chord bears N 18°08'30" E a distance of 1256.93 feet, an arc distance of 1259.53 feet to the **POINT OF BEGINNING** and containing 3.02 acres of land.

Surveyed on the ground March 14, 2002.

Richard W. Moffett 3-20-02
Richard W. Moffett Date
Registered Professional Land Surveyor
No. 4755 - State of Texas



File No. _____ County

Date Filed _____

Jerry Patterson, Commissioner

By _____