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Surveying/Engineering
Firm # 10122900/10122901
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March 24, 2025

4.65 ACRES

BEING 4.65 acres, being 5.98 acres save & except 1.33 acres (previously called 1.36 acres) out of the SW/4 of Section 48, Block 32, T-1-N, T&P RR Co. Survey in Howard County, Texas, described by metes and bounds as follows:

BEING a 5.98 acre tract out of the Southwest One-Quarter (SW/4) of Section 48, Block 32, T-1-N, T.& P. RR. Co. Survey, Howard County, Texas, more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" I.R. found in the East right-of-way line of South Midway Road (County Road 33) in the SW/4 of Section 48, Block 32, T-1-N, T.& P. RR. Co. Survey, Howard County, Texas, the NW corner of a 10.0 acre tract and the Southwest corner of this tract; from whence a RR spike in pavement of East Midway Road, the Southwest corner of said Section 48, bears S. 74° 35' W. 31.5' and S. 15° 09' E. 1880.3';

THENCE N. 74° 35' E. 454.10' to a 1/2" I.R. with cap set, the Northeast corner of said 10.0 acre tract and the Southeast corner of this tract;

THENCE N. 15° 24' W. 550.22' to a 3" I.P. found in the South right-of-way line of U.S. Interstate Highway No. 20 (260' right-of-way) for the Northeast corner of this tract.

THENCE S. 83° 53' W. with the South right-of-way line of said U.S. Interstate Highway No. 20, 439.57' to a 1/2" I.R. with cap found for the Northwest corner of this tract;

THENCE S. 13° 31' E. with the East right-of-way line of said South Midway Road 621.59' to the PLACE OF BEGINNING.

SAVE AND EXCEPT

BEING 1.33 acres (previously called 1.36 acres in Volume 608, Page 425, Deed Records of Howard County, Texas), out of the SW/4 of Section 48, Block 32, T-1-N, T&P RR Co. Survey in Howard County, Texas, the centerline of said 1.33 is described as follows:

BEGINNING at a point in the West line of said 5.98 acre tract, said point being N. 13° 31' 47" W. 229.07' from the Southwest corner of said 5.98 acre tract;

THENCE N. 00°24'33" E. 391.77' to a point in the North line of said 5.98 acre tract and the South right-of-way line of Interstate Highway No. 20, for the end of this tract, said point being S. 83°53'00" W. 344.40' from the Northeast corner of said 5.98 acre tract;

Containing 1.33 Acres of Land

Note: Being a strip of land 150' wide, being 75' on either side of the above-described centerline.

Nathan T. Bradshaw

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Registered Professional Land Surveyor
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