

State Highway No. 155

Point of Beginning

1/2"SRF

(Bearing Basis)
N 34°00'00" E

Gravel Drive

1/2"SRF

N 50°38'59" W

CALLLED 1.329 ACRES
CLARENCE E. MONTGOMERY and wife,
CHRISTINE D. MONTGOMERY
1889-226

CALLLED 0.3603 ACRES
JAMES W. HAWK and wife,
BRENDA J. HAWK
2372-395

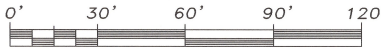
0.397 ACRES
DON THOMAS QUEVADO
SEVEN LEAGUE GRANT, A-18
CALLLED 0.4056 ACRES
MARY ANN VAN DEN BROEKE
6191-319

JOEY MORRIS
7069-256

CALLLED 0.378 ACRES
E. C. McCRAY and
CAROLYN M. McCRAY
6859-240

The plat as shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of August, 2004; there are no visible easements, encroachments or protrusions except as shown hereon; no part of the subject tract lies within the 100 year flood plain as scaled from F.I.R.M. Panel 481185 0265 B, dated July 2, 1981.

September 1, 2004



1"=30'

DESCRIPTION

STATE OF TEXAS
COUNTY OF SMITH

BEING all of that tract of land in Smith County, Texas, out of the Don Thomas Quevado Seven League Grant, Abstract No. 18, and being all of that called 0.4056 acres of land described in a deed to Mary Ann Van Den Broeke as recorded in Volume 6191, Page 319 of the Official Public Records of Smith County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod found in the Southeast line of State Highway 155 at the North corner of said 0.4056 acres and the West corner of that called 0.3603 acres of land described in a deed to James W. Hawk and wife, Brenda J. Hawk as recorded in Volume 2372, Page 395 of the Deed Records of Smith County, Texas;

THENCE South 60 degrees 29 minutes 32 seconds East, 214.47 feet to a 1/2 inch steel rod found at the Northeast corner of said 0.4056 acres and the South corner of said 0.3603 acres;

THENCE South 01 degrees 18 minutes 00 seconds West, 48.87 feet to a 1/2 inch steel rod found;

THENCE South 34 degrees 19 minutes 24 seconds West, 32.96 feet to a 1/2 inch steel rod found at the South corner of said 0.4056 acres and the East corner of that called 1.329 acres of land described in a deed to Clarence E. Montgomery and wife, Christine D. Montgomery as recorded in Volume 1889, Page 226 of the Deed Records of Smith County, Texas;

THENCE North 59 degrees 38 minutes 59 seconds West, 240.51 feet to a 1/2 inch steel rod found in said line of State Highway 155 at the West corner of said 0.4056 acres and the North corner of said 1.329 acres;

THENCE North 34 degrees 00 minutes 00 seconds East (Bearing Basis), 72.60 feet along said line of State Highway 155 to the Point of Beginning, containing 0.397 acres of land.

Notes corresponding to schedule B;
10f-Easement, 575-509, does not appear to affect subject tract.
10g-Easement, 677-261, may affect subject tract but cannot be plotted due to vague description.
10h-Easement, 1177-261, 20' easement along East boundary line of State Highway 155, may affect subject tract but cannot be plotted hereon due to vague description.

BOUNDARY SURVEY

0.397 ACRES
DON THOMAS QUEVADO
SEVEN LEAGUE GRANT, A-18
SMITH COUNTY, TEXAS

PREPARED FOR:

Boren Scott Title Company
6001 South Broadway
Tyler, Texas 75703

G. F. No.: 041185
Address: 15083 State Highway 155

Drawn By: SG
Vannoy Job No.: 0408-146

Matthew Busby
Matthew Busby
R.P.L.S. No. 5751

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