

NOTE: According to the Federal Emergency Management Agency, Community-Panel No.480357 0005 B, this property falls in Zone X, which is NOT in a flood plain.

Lot 1
Block 2
Lakecrest Manor
Slide A-128
Vol. 2, Pg. 27



Mayhew
Vol. 151

G & G
5500
GRANB
(917)

SURVEY OF: 1611 South MORGAN STREET
 GRANBURY, TEXAS
 TOMMY'S FOOD STORE
 G.F. No. 09990616

PROPERTY DESCRIPTION

TRACT ONE

BEING a tract of land situated in the MILAM COUNTY SCHOOL LAND SURVEY, Abstract No. 903, Hood County, Texas, being the same tract of land referenced by deed of Volume 1094, Page 191, Real Records of Hood County, Texas and being fully described by metes and bounds as follows:

BEGINNING at a found 1/2" iron in the Eastern Line of South Morgan Street (State Highway No. 144), being the Southwest corner of Lot 1, Block 2 of Lakecrest Manor, a subdivision in Hood County, Texas according to the plat thereof recorded in Volume 2, Page 27 (Slide A-128), Plat Records of Hood County, Texas;

THENCE along said Highway Right-of-Way line of a circular curve to the Left, having a radius of 2815.0 feet, an arc distance of 140.01 feet, a chord bearing of S 14°49'24" E, a chord distance of 140.00 feet and a central angle of 2°50'59" to a found 60d Nail (also 1/2" iron laying on side);

THENCE N 75°10'38" E, 140.75 feet to a found 1/2" iron for corner;
 THENCE N 14°49'38" W with a common line of a 0.331 Acre tract, referenced by Volume 1406, Page 834, Real Records, Hood County, Texas, 212.53 feet to a found 1/2" iron on side bank of a ditch, being in the South Line of said Lot 1, Block 2, Lakecrest Manor;

THENCE S 13°17'13" W, 57.06 feet to a set 1/2" iron for corner;
 THENCE S 46°31'00" W, 50.00 feet to a found 1/2" iron next to a power pole;

THENCE S 76°38'00" W, 70.00 feet to the POINT OF BEGINNING, containing 21,445 Square Feet or 0.492 Acres of Land.

TRACT TWO

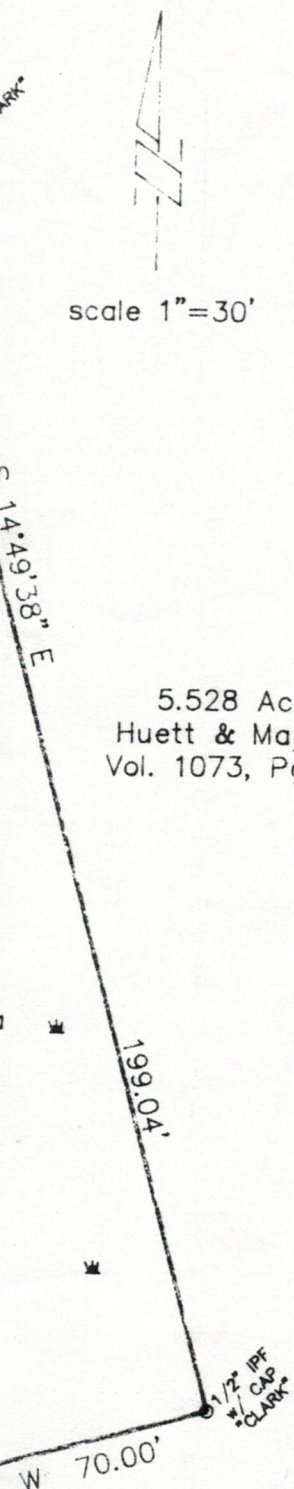
BEING a tract of land situated in the MILAM COUNTY SCHOOL LAND SURVEY, Abstract No. 903, Hood County, Texas, being the same tract of land referenced by deed of Volume 1406, Page 834, Real Records of Hood County, Texas and fully described by metes and bounds as follows:

BEGINNING at a found 1/2" iron, being the Southwest corner of this tract and being S 14°49'24" E, 140.00 feet and N 75°10'38" E, 140.75 feet from the Southwest corner of Lot 1, Block 2, Lakecrest Manor, a subdivision in Hood County, Texas according to the plat thereof, recorded in Volume 2, Page 27 (Slide A-128), Plat Records of Hood County, Texas;

THENCE N 14°49'38" W with the common line of a 0.492 Acre tract of land, 212.53 feet to a found 1/2" iron at the toe of ditch bank;
 THENCE N 86°05'00" E, 71.29 feet to a found 1/2" iron on the side bank of ditch;

THENCE S 14°49'38" E, 199.04 feet to a found 1/2" iron for the Southeast corner of this tract;

THENCE S 75°10'32" W, 70.00 feet to the POINT OF BEGINNING, containing 14,405 Square Feet or 0.331 Acres of Land.



5.528 Acre
 Huett & Mayhew
 Vol. 1073, Pg.432



The foregoing plat was compiled from a survey made on the ground under my personal supervision.

W. F. Gunn
 W. F. GUNN R.P.L.S. #314

Date: 10-5-99