

Vannoy & Assoc., Inc.

DESCRIPTION

STATE OF TEXAS
COUNTY OF MCLENNAN

Being all of that tract of land in the City of Hewitt, McLennan County, Texas out of the Carlos O Campo Grant and James Sprowls Survey, and being part of that called 6 acres of land described in a deed to Kyle L. Lands as recorded in Volume 1605, Page 522 of the Deed Records of McLennan County, Texas, and being further described as follows:

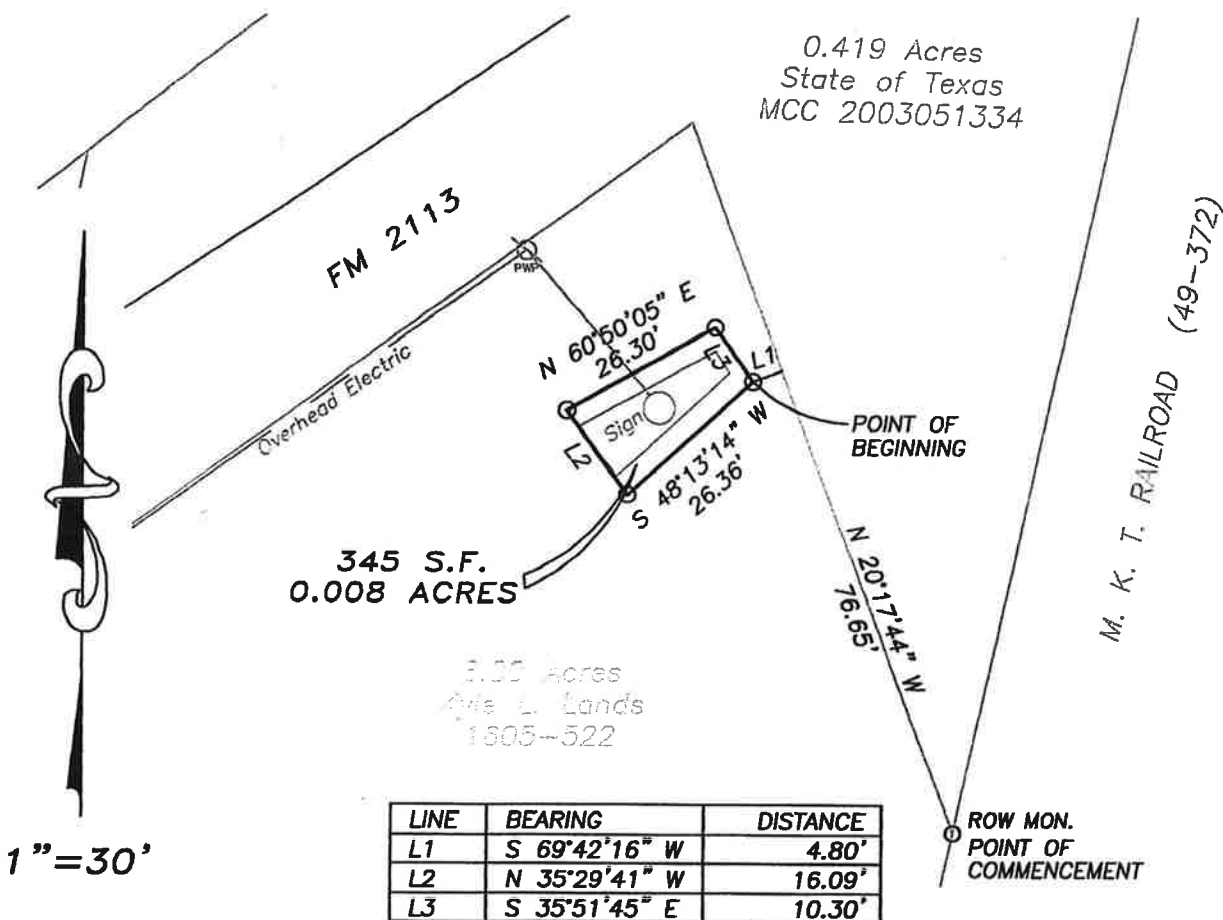
COMMENCING at a brass TxDOT monument found at the Easterly South corner of 0.419 acres described in a deed to the State of Texas recorded under Clerk's File No. 2003051334 of the Official Public Records of McLennan County, Texas, being in the East line of said 6 acres and the West line of the M. K. T. Railroad, bearing North 12°39'49" East, 1520.05 feet from the Southeast corner of said 6 acres; THENCE North 20°17'44" West (Bearing Basis), 76.65 feet along a West line of said 0.419 acres to a point; THENCE South 69°42'16" West, 4.80 feet to a 1/2 Inch steel rod set for the POINT OF BEGINNING of this easement;

THENCE South 48°13'14" West, 26.36 feet to a 1/2 Inch steel rod set;

THENCE North 35°29'41" West, 16.09 feet to a 1/2 inch steel rod set;

THENCE North 60°50'05" East, 26.30 feet to a 1/2 Inch steel rod set;

THENCE South 35°51'45" East, 10.30 feet to the Point of Beginning, containing 345 square feet, or 0.008 acres of land.



○ Denotes 1/2" steel rod set unless otherwise noted.

NOTES

Subdividing property by metes and bounds may be in violation of city and/or county platting ordinances.

Sign catwalk not shown at request of client.