

FIELD NOTES

6.684 Acres

March 7, 2017
17-S-0208rev

Being an area of 6.684 acres of land out of W. C. R. R. Co. Section No. 19, Abstract No. 4018 and J. W. Johnson Survey No. 4 ½, Abstract No. 8647, Tom Green County, Texas and said 6.684 acre tract also being out of that certain 1.06 acre tract described and recorded in Volume 327, Page 65, Official Public Records of Real Property of Tom Green County, Texas and certain 4.89 acre tract described and recorded in Volume 327, Page 65, Official Public Records of Tom Green County, Texas and said 6.684 acre tract being more particularly described by metes and bounds as follows:

Beginning at a ½" iron pipe found at fence corner for the north corner of this tract in the southeast line of Harriet Road (Old U. S. Hwy. 87) and said beginning corner also being the north corner of certain Lot 1, Jo-Lan Acres, Section One, Tom Green County, Texas as per plat recorded in Volume 4, Page 350, Plat Records of Tom Green County, Texas;

Thence with the east line of this tract and said Survey No. 4 ½ and the west line of said Lot 1, S. 00° 47' 14" W. 380.57 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the southeast corner of this tract and southwest corner of said Lot 1 and being in the north or northwest right-of-way line of North U. S. Highway 67;

Thence with the south or southeast line of this tract and said 1.06 acre tract and said 4.89 acre tract and north or northwest line of said North U. S. Highway 67 with a curve to the left, having a radius of 5,896.50 feet, central angle for this part traversed of 02° 47' 20", arc length of 287.01 feet and whose long chord bears S. 55° 07' 18" W. 286.98 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the end of this curve;

Thence continuing with the south or southeast line of this tract and the north or northwest line of said North U. S. Highway 67, S. 53° 43' 39" W. at 569.19 feet pass a ½" iron rod with cap marked "SKG ENGINEERS" from which a right-of-way monument bears N. 36° 16' 21" E. 0.8 feet, at 669.19 feet pass a ½" iron rod with cap marked "SKG ENGINEERS" set, in all a total distance of 1665.70 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the west corner of this tract and said 4.89 acre tract and being the intersection of the north line of said North U. S. Highway 67 and southeast line of said Old U. S. Hwy. 67;

Thence with the northwest line of this tract and said 4.89 acre tract and the southeast line of said Old U. S. Hwy. 67 N. 45° 59' 00" E. at 1005.67 feet pass a ½" iron rod with cap marked "SKG ENGINEERS" set, at 1146.43 pass a ½" iron rod with cap marked "SKG ENGINEERS" set, in all a total distance of 2202.03 feet to the place of beginning and containing an area of 6.684 acres of land.

SAVE AND EXCEPT (0.342 Acre)

Being an area of 0.342 acres of land out of W. C. R. R. Co. Section No. 19, Abstract No. 4018

and said 0.342 acre tract also being out of that certain 4.89 acre tract described and recorded in Volume 327, Page 65, Official Public Records of Tom Green County, Texas and said 0.342 acre tract being more particularly described by metes and bounds as follows:

Beginning at a ½" iron rod with cap marked "SKG ENGINEERS" set for the north corner of this tract in the northwest line of said 4.89 acre tract and above described 6.684 acre tract and in the southeast line of said Old U. S. Hwy. 67 and said beginning corner being 1055.59 feet S. 45° 59' 00" W. from a ½" iron pipe found for the north corner of above described 6.684 acre tract;

Thence with the east line of this tract and across above described 6.684 acre tract, S. 08° 43' 39" W. 55.83 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for angle corner, S. 36° 16' 21" E. 115.00 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the east corner of this tract in the southeast line of above described 6.684 acre tract and said 4.89 acre tract and being in the northwest right-of-way line of North U. S. Highway 67 from which a right-of-way marker bears N. 36° 16' 21" E. 0.8 feet;

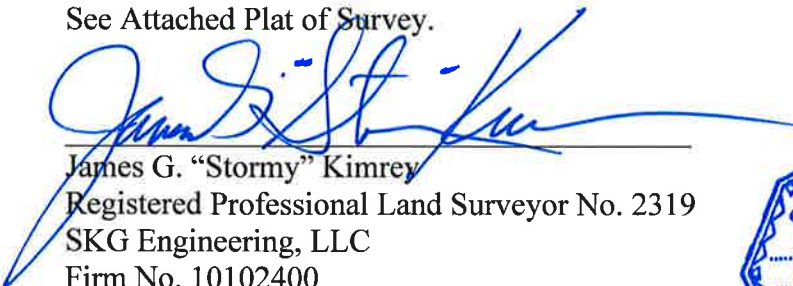
Thence with the southeast line of this tract and said above described 6.684 acre tract and said 4.89 acre and the northwest line of said North U. S. Highway 67, S. 53° 43' 39" W. 100.00 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the south corner of this tract;

Thence with the west line of this tract and across above described 6.684 acre tract and said 4.89 acre tract, N. 36° 16' 21" W. 135.51 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the west corner of this tract in the northwest line of above described 6.684 acre tract and said 4.89 acre tract and being in the southeast line of said Old U. S. Hwy. 67;

Thence with the northwest line of this tract and said above described 6.684 acre tract and said 4.89 acre tract and the southeast line of said Old U. S. Hwy. 67, N. 45° 59' 00" W. 140.76 feet to the place of beginning and containing an area of 0.342 acre of land.

Bearings recited hereon are based on Texas Coordinate System NAD83 – Texas Central Zone by GPS observations.

See Attached Plat of Survey.


James G. "Stormy" Kimrey
Registered Professional Land Surveyor No. 2319
SKG Engineering, LLC
Firm No. 10102400

