

LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF KAUFMAN

BEING all that certain tract or parcel of land in the John Ables Survey, A-4, Kaufman County, Texas, and being all that called 17.656 acre tract as conveyed from Bobby Crow to Kellis Neal Crow and Patricia A. Crow, as recorded in Volume 1220, Page 99, of the Deed Records of Kaufman County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2" iron rod set for corner at the south corner of said tract, said point being in the northeast R.O.W. of F.M. 429;

THENCE N50°53'02"W, along the northeast R.O.W. to F.M. 429, a distance of 813.32 feet to a chain link fence post for corner;

THENCE N39°03'22"E, along the southeast line of a 1.000 acre tract conveyed to the First Baptist Church of Kaufman as recorded in Volume 803, Page 378, a distance of 273.86 feet to a 1/2" iron rod found for corner;

THENCE N48°13'02"W, along the northeast line of said Church tract, a distance of 167.55 feet to a 1/2" iron rod found for corner;

THENCE N42°18'48"E, a distance of 55.85 feet to a 1/2" iron rod set for corner, said point being the beginning of a non-tangent curve to the left, having a central angle of 27°12'16", a radius of 291.10 feet and a chord bearing and distance of N28°27'30"E, 136.92 feet;

THENCE with said curve an arc length of 138.22 feet to a 1/2" iron rod found for corner;

THENCE N44°39'35"E, along the northwest line of said 17.656 acre tract, a distance of 362.41 feet to a 5/8" iron rod found for corner;

THENCE S46°57'02"E, along the northeast line of said 17.656 acre tract, a distance of 1044.82 feet to a 5/8" iron rod found for corner;

THENCE S44°41'02"W, along the southeast line of said tract and along the southeast line of a 60' wide access easement as recorded in Volume 1120, Page 99, a distance of 764.63 feet to the POINT OF BEGINNING and containing 17.646 acres of land.

Disk 40
a:j97170

SURVEYOR'S CERTIFICATE

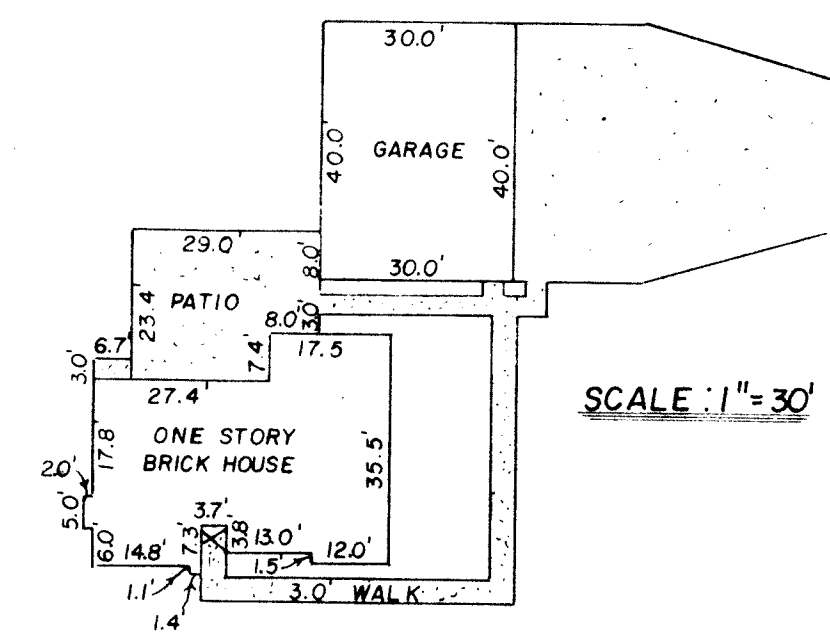
I, Calvin S. Walker, Registered Professional Land Surveyor, do hereby certify, that the plat shown hereon accurately represents the property as determined by an on the ground survey made under my direction and supervision and that all corners are as shown hereon.

There are no visible encroachments, conflicts or protrusions apparent on the ground, except as shown.

Calvin S. Walker
Calvin S. Walker, R.P.L.S. No. 4962
Date: 1/13/98 Project No. 97170



HOUSE DETAIL



BOUNDARY SURVEY						
17.646 ACRES IN THE JOHN ABLES SURVEY, A - 4						
V	VANNOY SURVEYORS, INC.					S
	P.O. BOX 249 ~ 101 SAGE ST. SUITE D TERRELL, TEXAS 75160 ~ 563-7101					
KAUFMAN COUNTY, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
K.W.	T. S.B.	1/13/98	1"=100'		97170	1 / 1