

# LEGAL DESCRIPTION

Being a lot, tract, or parcel of land situated in the Sapulpa Brooks Survey, Abstract No. 026, Wood County, Texas, and being part of that certain called 18.629 acre tract of land conveyed from Jim Jenkins et ux to Frank Hagan et ux, by Warranty Deed with Vendor's Lien, as recorded in Volume 2159, Page 716, Real Property Records, Wood County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the Western most corner of said 18.629 acre tract, and an angle point in the South line of a called 61.072 acre tract conveyed to Stanley Holmes et ux, by Warranty Deed, as recorded in Volume 1989, Page 646, Real Property Records, Wood County, Texas, said point being in the North line of State Highway No. 11, (Variable Width R.O.W.);

THENCE, South 88 Degrees 11 Minutes 54 Seconds East, with a North line of said 18.629 acre tract, and a South line of said 61.072 acre tract, and passing the Southeast corner of said 61.072 acre tract, and continuing on for a total distance of 755.60 feet to a point for corner in the channel of the South Fork of Brushy Creek at an ell corner of said 18.629 acre tract, from said point, a 1/2 inch iron rod found with a yellow plastic cap stamped (STANLEY), bears North 68 Degrees 11 Minutes 54 Seconds West, a distance of 18.03 feet;

THENCE, North 07 Degrees 42 Minutes 55 Seconds East, with the center of said creek, a distance of 82.99 feet to a point for corner;

THENCE, North 84 Degrees 14 Minutes 51 Seconds West, with the center of said creek, a distance of 79.08 feet to a point for corner at a Northwest corner of said 18.629 acre tract, and a Southwest corner of a called 9.69 acre tract, called Tract Five, conveyed to Thomas Clemens, by Warranty Deed, as recorded in Volume 1766, Page 311, Real Property Records, Wood County, Texas, from said point, a 2 inch steel fence corner post found, bears South 84 Degrees 05 Minutes 31 Seconds East, a distance of 10.87 feet;

THENCE, North 88 Degrees 48 Minutes 48 Seconds East, with a North line of said 18.629 acre tract, and a South line of said 9.69 acre tract, a distance of 128.16 feet to a point for corner, from said point, a 60d nail found, bears South 05 Degrees 14 Minutes 57 Seconds West, a distance of 2.88 feet;

THENCE, South 44 Degrees 53 Minutes 17 Seconds East, with a North line of said 18.629 acre tract, and a South line of said 9.69 acre tract, a distance of 288.08 feet to a point for corner, from said point, a 6 inch wood fence post found, bears South 15 Degrees 21 Minutes 22 Seconds West, a distance of 2.88 feet;

## SURVEYOR'S NOTES:

- 1) BEARINGS ARE BASED ON A CONCRETE MONUMENT FOUND AT AN ANGLE POINT IN THE SOUTH LINE OF A TRACT OF LAND, AS DESCRIBED IN VOLUME 2159, PAGE 716, R.P.R.W.C.T., THENCE N69°43'50"W A DISTANCE OF 1,161.91', TO A CONCRETE MONUMENT FOUND AT THE BEGINNING OF A CURVE IN THE SOUTH LINE OF SAID TRACT.
- 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
- 3) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.

POINT OF BEGINNING

STANLEY HOLMES ET UX  
61.072 ACRES  
VOLUME 1989, PAGE 646  
R.P.R.W.C.T.

2 INCH STEEL POST  
FOUND BEARS  
S84°05'31"E 10.87'

60D NAIL  
FOUND BEARS  
S06°14'57"W 2.89'

THOMAS CLEMENS  
TRACT FIVE - 9.69 ACRES  
VOLUME 1766, PAGE 311  
R.P.R.W.C.T.

WELDON STEINMAN  
18.748 ACRES  
VOLUME 2053, PAGE 178  
R.P.R.W.C.T.

1/2 INCH IRON ROD  
FOUND WITH A RED  
PLASTIC CAP STAMPED  
(SURVEY & ASSOC) BEARS  
S76°51'30"E 329.16'

FRANK HAGAN ET UX  
9.69 ACRES  
VOLUME 2159, PAGE 716  
R.P.R.W.C.T.

411,797 SQ. FT.  
9.45 ACRES

STATE HIGHWAY NO. 11  
(VARIABLE WIDTH R.O.W.)

THENCE, South 67 Degrees 26 Minutes 52 Seconds East, with a North line of said 18.629 acre tract, and a South line of said 9.69 acre tract, a distance of 111.67 feet to a point for corner, from said point, an 8 inch wood fence post found, bears South 47 Degrees 12 Minutes 29 Seconds West, a distance of 1.79 feet;

THENCE, North 88 Degrees 38 Minutes 11 Seconds East, with a North line of said 18.629 acre tract, and a South line of said 9.69 acre tract, a distance of 176.87 feet to a point for corner;

THENCE, North 88 Degrees 54 Minutes 47 Seconds East, with a North line of said 18.629 acre tract, and a South line of said 9.69 acre tract, a distance of 185.00 feet to a point for corner at the Southeast corner of said 9.69 acre tract, and the Southwest corner of a called 16.748 acre tract conveyed to Weldon Steinman, by Warranty Deed, as recorded in Volume 2053, Page 178, Real Property Records, Wood County, Texas, from said point, a 4 inch wood fence post found, bears North 05 Degrees 32 Minutes 47 Seconds West, a distance of 3.93 feet;

THENCE, North 89 Degrees 35 Minutes 59 Seconds East, with a North line of said 18.629 acre tract, and a South line of said 16.748 acre tract, a distance of 81.45 feet to a point for corner, from said point, a 6 inch wood fence post found, bears South 88 Degrees 11 Minutes 31 Seconds East, a distance of 89.79 feet;

THENCE, South 78 Degrees 56 Minutes 08 Seconds East, with a North line of said 18.629 acre tract, and a South line of said 16.748 acre tract, a distance of 247.40 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (DCA INC), from said point, a 1/2 inch iron rod found with a red plastic cap stamped (SURVEY & ASSOC), bears South 75 Degrees 51 Minutes 36 Seconds East, a distance of 329.16 feet;

THENCE, South 33 Degrees 40 Minutes 50 Seconds West, with a division line, a distance of 426.48 feet to a concrete monument found at an angle point in the South line of said 18.629 acre tract, and an angle point in the North line of said State Highway No. 11;

THENCE, North 78 Degrees 69 Minutes 02 Seconds West, with a South line of said 18.629 acre tract, and the North line of said State Highway No. 11, a distance of 122.48 feet to a concrete monument found;

THENCE, North 89 Degrees 43 Minutes 58 Seconds West, with a South line of said 18.629 acre tract, and the North line of said State Highway No. 11, a distance of 1,161.91 feet to a concrete monument found at the beginning of a curve to the left, with a radius of 3,822.05 feet, a delta angle of 08 Degrees 11 Minutes 00 Seconds, the chord of which bears North 72 Degrees 50 Minutes 50 Seconds West, for a chord distance of 379.82 feet;

THENCE, along the arc of said curve, a South line of said 18.629 acre tract, and the North line of said State Highway No. 11, for an arc length of 880.10 feet to the POINT OF BEGINNING AND CONTAINING 411,797 square feet or 9.45 acres of land.

I, Justin Kleam RPLS No. 5871, do hereby certify to: Frank Hagan, as client: That the Plat of Survey shown hereon is a correct and accurate representation of the property lines and dimensions as indicated; the location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.



TEXAS EXCAVATION  
SAFETY SERVICES  
1-800-344-8377



SURVEYOR'S NOTES:		LEGEND	
○ 1/2" IRON ROD FOUND	● POWER POLE	○ SEPTIC TANK	— CHAIN LINK FENCE
○ 1/2" IRON ROD SET	● A/C AIR CONDITIONING	○ BATTERY SOWER	— WOOD FENCE
○ 1" IRON PIPE FOUND	● WATER METER	— GUY WIRE	— BARBED WIRE
□ FENCE POST CORNER	● GAS METER	— TELEPHONE PEDestal	— IRON FENCE
⊗ "X" FOUND IN CONCRETE	● WATER VALVE	— ELECTRIC PEDestal	— PIPE FENCE
△ UNDERGROUND ELECTRIC	● CONCRETE MONUMENT FOUND	— OVERHEAD ELECTRIC SERVICE	
△ OVERHEAD ELECTRIC	● 60D NAIL FOUND	— OVERHEAD POWER LINE	
△ ASPHALT PAVING	● GRAVEL/ROCK ROAD OR DRIVE	— COVERED PORCH, DECK OR CARPORT	
		— CONCRETE PAVING	
		— WOOD DECK OR PORCH	

9.45 ACRES									
S. BROOKS SURVEY, ABSTRACT NO. 026									
WOOD COUNTY, TEXAS									
STATE HIGHWAY NO. 11									
SCALE	DATE	JOB NO.	O.F. NO.	DRAWN	REV	BY	REV	BY	
1:200	03/18/08	05110-1	N/A	J.B.K.					

DOUG CONNALLY & ASSOCIATES, INC.	
458 HILLCREST DRIVE	
SULPHUR SPRINGS, TEXAS 75483-7500	
PHONE: (903) 438-1200	FAX: (903) 438-1266
www.dcoasurveying.com	