



THIS SURVEY WAS MADE ON THE GROUND. ALL EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION ARE SHOWN HEREON. THERE IS NO VISIBLE EVIDENCE OF EASEMENTS OR CONFLICTS, EXCEPT AS SHOWN HEREON.

THIS PROPERTY DOES NOT APPEAR TO BE IN A 100 YEAR FLOOD HAZARD AREA ACCORDING TO FEMA MAP 44062 44062 44062 DATED 2-15-84. THIS IS NOT A GUARANTEE THAT THIS PROPERTY WILL NOT FLOOD.



RONALD E. OWINGS, RPLS 4029

DATE 11/4/97

TITLE CO. old Republic
GF NO. 44062 44062 44062
SCALE 1"=200'
UNIT 1 OF 1
JOB NO. 44756

R.E. OWINGS SURVEYING COMPANY
2314 N.MAIN ST. P.O.BOX 2172 BELTON, TX 78513 (254)939-3700 FAX (254)933-0803

SITUATED IN THE COUNTY OF BELL, STATE OF TEXAS, TO-WIT:

Being all that certain tract of land containing 11.01 Acres of Land, situated in the FELIPE MADRIGAL Survey, Abstract No. 554, Bell County, Texas, and being out of and a part of that certain tract of land described in a deed to Glenn Hodge, recorded in Volume 1803, Page 627, Deed Records of Bell County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found at the northwest corner of said Hodge tract, said iron rod being on the east right-of-way (ROW) line of Blackberry Road;

THENCE S 17 deg. 43' 07" W - 100.00 feet along the west line of said Hodge tract, and the east ROW line of said Blackberry Road, to a 1/2" iron rod set, for the northwest corner and the POINT OF BEGINNING of the herein described tract;

THENCE S 71 deg. 19' 11" E - 1512.72 feet to a 1/2" iron rod set at the beginning of a curve to the right;

THENCE along said curve to the right; having a radius of 100.00 feet, a delta angle of 90 deg. 57' 42", and a long chord which bears S 26 deg. 48' 02" E 142.60 feet; an arc length of 158.76 feet, to a 1/2" iron rod set;

THENCE S 17 deg. 43' 07" W - 195.72 feet to a 1/2" iron rod set;

THENCE S 71 deg. 19' 11" E - 795.04 feet to a 1/2" iron rod set on the west line of a tract of land described in a deed to Paul J. Meyer, recorded in Volume 2616, Page 161, Deed Records of Bell County, Texas, for the easternmost northeast corner of the herein described tract;

THENCE S 18 deg. 39' 21" W - 337.03 feet along the west line of said Meyer tract and the west line of a tract of land described in a deed to Kenneth R. Fraser, recorded in Volume 2462, Page 720, Deed Records of Bell County, Texas, to a 1/2" iron rod found at the northeast corner of a tract of land described in a deed to Michael Gunter, recorded in Volume 3637, Page 158, Deed Records of Bell County, Texas;

THENCE N 71 deg. 19' 11" W - 889.53 feet along the north line of said Gunter tract, to a 1/2" iron rod set;

THENCE N 17 deg. 43' 07" E - 532.80 feet to a 1/2" iron rod set;

THENCE N 71 deg. 19' 11" W - 1512.72 feet to a 1/2" iron rod set on the east ROW line of said Blackberry Road;

THENCE N 17 deg. 43' 07" E - 100.00 feet along the east line of said ROW, to the POINT OF BEGINNING and containing 11.01 Acres of Land, more or less.

ORIGINAL
POOR QUALITY

BY  MARY ANN HILL
CLERK, BELL COUNTY, TX.
DEPUTY

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FILED FOR RECORD

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