



LEGEND

EM ELECTRIC METER
WV WATER VALVE
WM WATER METER
GV GAS VALVE
GM GAS METER
SSMH SANITARY SEWER MANHOLE
PP MANHOLE
LS POWER POLE
TR LIGHT STANDARD
OH OVERHEAD
UG UNDERGROUND
W WATER LINE
F FIRE HYDRANT
C GAS LINE
E ELECTRIC
CBL CABLE TELEVISION
T TELEPHONE
SS TYPICAL
SS SANITARY SEWER

SSCO SANITARY SEWER CLEANOUT
MH MANHOLE
TC TOP OF CURB
NG NATURAL GROUND
FL FLOW LINE
STSMH STORM SEWER MANHOLE
RCP REINFORCED CONCRETE PIPE
CMP CORRUGATED METAL PIPE
BLDG BUILDING
ASPH ASPHALT
BM BENCHMARK
RR RAILROAD
RW RETAINING WALL
AC AIR CONDITION PAD
FNC FENCE
CONC CONCRETE
COR CORNER
UTL UTILITY
ESMT EASEMENT
COL COLUMN

FLOOD ZONE LEGEND

ZONE A SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD BASE FLOOD ELEVATIONS NOT DETERMINED

ZONE AE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD BASE FLOOD ELEVATIONS DETERMINED

ZONE X (SHADED) AREAS OF 500-YEAR FLOOD; AREA OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED FROM BY LEVEES FROM 100 YEAR FLOOD.

ZONE X AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOODPLAIN

Parts of the J. D. CROW SURVEY, Abstract No. 110, the ELIZABETH CALVIN SURVEY, Abstract No. 130, the MCKINNEY AND WILLIAMS SURVEY, Abstract No. 410, and the E. BOLTON SURVEY, Abstract No. 70 all situated in Hood County, Texas; embracing the 2 acres tract described in the deed to Donnie L. Johnson recorded in volume 1676 page 731 of the Real Records of Hood County, Texas, and all of the 24-173/1000 acres tract described in the deed to Donnie L. Johnson recorded in volume 1473 page 74 of the said Real Records, and all of Tract I the 0-307/1000 of an acre tract described in the deed to Donnie L. Johnson recorded in volume 1264 page 481 of the said Real Records, and described by metes and bounds as follows:

The bearings and coordinate positions are per the Texas State Plane Coordinate System North Central Zone NAD 83 (1993), the lengths in this description are horizontal ground lengths, to convert ground lengths to grid lengths multiply by .999891517.

Beginning at a 3/4" iron found for the southeast corner of the said 2 acres tract, and for the north line of U. S. Highway No. 377, and the west line of Colony Road, having a coordinate value of X= 2165517.391 feet, and Y= 6835019.963 feet.

Thence south 55 degrees-12 minutes-08 seconds west, along the south line of the said 2 acres tract, to and along the south line of the said 24-173/1000 acres tract, and along the said north line of U.S. Highway No. 377, 1066-99/100 feet to a concrete highway monument found.

Thence south 77 degrees-57 minutes-05 seconds west, continuing along the said south line of the 24-173/1000 acres tract, and along the said north line of U.S. Highway No. 377, 101-60/100 feet to a concrete highway monument found.

Thence south 55 degrees-11 minutes-29 seconds west, continuing along the said south line of the 24-173/1000 acres tract, 21-16/100 feet to a 5/8" capped iron set, stamped (Brookes Baker) for the southwest corner of the said 24-173/1000 acres tract, in Friendship Road.

Thence north 30 degrees-22 minutes-04 seconds west, along the west line of the said 24-173/1000 acres tract, 940-02/100 feet to a 3" pipe post found for the northwest corner of the said 24-173/1000 acres tract, and the most westerly southwest corner of the tract described in the deed to Friendship Cemetery Association recorded in volume 143 page 365 of the Deed Records of Hood County, Texas.

Thence north 49 degrees-57 minutes-45 seconds east, along the north line of the said 24-173/1000 acres tract, and along the most westerly south line of the said Friendship Tract, 385-41/100 feet to a 5/8" iron found for a re-entrant corner of the said Friendship Tract.

Thence south 41 degrees-18 minutes-57 seconds east, continuing along the said north line of the said 24-173/1000 acres tract, and along the most easterly west line of the said Friendship Tract, 175-58/100 feet to a 5/8" capped iron set, stamped (Brookes Baker) for the most easterly southwest corner of the said Friendship Tract.

Thence north 54 degrees-40 minutes-14 seconds east, continuing along the said north line of the said 24-173/1000 acres tract, and along the most easterly south line of the said Friendship Tract, 215-08/100 feet to a 3" pipe post found for the most easterly southeast corner of the said Friendship Tract.

Thence north 35 degrees-19 minutes-46 seconds west, continuing along the said north line of the said 24-173/1000 acres tract, and along the east line of the said Friendship Tract, to and along the west line of said Tract I, 214-77/100 feet to a 5/8" capped iron set, stamped (Brookes Baker), in the south line of Westview Acres, subdivision situated in Hood County, Texas according to the Plat thereof recorded in volume 2 page 13 (Slide A-120) of the Plat Records of Hood County, Texas, and for the northwest corner of said Tract I.

Thence north 53 degrees-31 minutes-36 seconds east, along the north line of said Tract I, and along the south line of said Westview Acres, 95-97/100 feet to a 60d nail found.

Thence north 89 degrees-25 minutes-36 seconds east, continuing along the said north line of Tract I, and along the said south line of said Westview Acres 147-28/100 feet to a 1/2" smooth iron found.

Thence north 59 degrees-51 minutes-53 seconds east, continuing along the said north line of Tract I, and along the said south line of said Westview Acres, 378-35/100 feet to a 1/2" iron found for the northeast corner of said Tract I, and the southeast corner of Lot 29, said Westview Acres, and in said Colony Road.

Thence south 28 degrees-56 minutes-31 seconds east, along the east line of said Tract I, 27-52/100 feet, for the southeast corner of said Tract I, in the north line of the said 24-173/1000 acres tract.

Thence north 60 degrees-31 minutes-21 seconds east, along the north line of the said 24-173/1000 acres tract, 6-85/100 feet to a 1/2" iron found for the northeast corner of the said 24-173/1000 acres tract, in Colony Road.

Thence south 30 degrees-22 minutes-30 seconds east, along the east line of the said 24-173/1000 acres tract, and along Colony Road, 709-08/100 feet to a 5/8" capped iron set, stamped (Brookes Baker) for the most northerly southeast corner of the said 24-173/1000 acres tract.

Thence south 55 degrees-11 minutes-07 seconds west, along the most northerly south line of the said 24-173/1000 acres tract, 16-21/100 feet to 3" pipe post found for the northeast corner of the said 2 acres tract, for the east line of said Colony Road.

Thence south 30 degrees-19 minutes-57 seconds east, along the east line of the said 2 acres tract, for the west line of said Colony Road, 56-21/100 feet to a 3/4" iron found.

Thence south 23 degrees-17 minutes-50 seconds east, continuing along the said east line of the 2 acres tract, for the west line of said Colony Road, 155-23/100 feet to the place of beginning, and containing 26-747/1000 acres total of which 0-25/100 of an acre lies in Colony Road as fenced, and 0-542/1000 of an acre lies in Friendship Road as fenced, leaving 25-955/1000 acres exclusive of said Roads.

26.747 TOTAL ACRES OF WHICH 0.25 OF AN ACRE LIES IN COLONY ROAD AS FENCED, AND 0.542 OF AN ACRE LIES IN FRIENDSHIP ROAD AS FENCED, AND 0.17 OF AN ACRE LIES IN APPARENT OVERLAP OF TITLE WITH THE 10 ACRES TRACT VOLUME 308 PAGE 644.

Parts of the J. D. CROW SURVEY, Abstract No. 110, the ELIZABETH CALVIN SURVEY, Abstract No. 130, the MCKINNEY AND WILLIAMS SURVEY, Abstract No. 410, and the E. BOLTON SURVEY, Abstract No. 70 all situated in Hood County, Texas. We marked the corners as shown hereon. The visible conditions along the tract lines are as shown hereon. The bearings and coordinate positions are per the Texas State Plane Coordinate System North Central Zone, NAD83 (1993). The lengths shown hereon are horizontal ground lengths. To convert horizontal ground lengths to grid lengths multiply by .999891517.

Surveyed on the ground October 7, 2002. BROOKES BAKER SURVEYORS

PLACE OF BEGINNING ACCOMPANYING DESCRIPTION
X= 2165517.391 FEET
Y= 6835019.963 FEET

GRAPHIC SCALE IN FEET
100 50 0 100 200 300

FILE NAME: C:\DDND2\JDCROW.DWG DRAWN BY: DWH

AMENDED OCTOBER 10, 2002.