

LEGEND

EM	ELECTRIC METER
WM	WATER VALVE
WM	WATER METER
GV	GAS VALVE
GM	GAS METER
SSMH	SANITARY SEWER MANHOLE
MH	MANHOLE
POLE	POWER POLE
TR	TELEPHONE RISER
+	FENCE
UG	UNDERGROUND
W	WATER LINE
FH	FIRE HYDRANT
G	GAS LINE
E	ELD
CBL	CABLE TELEVISION
T	TELEPHONE
TYP	TYPIICAL
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
MH	MANHOLE
TC	TOP OF CURB
NG	NATURAL GROUND
FL	FLOW LINE
STSMH	STORM SEWER MANHOLE
RC	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
BLDG	BUILDING
ASPH	ASPHALT
BM	BENZ MARK
RR	RAILROAD
RW	RETAINING WALL
AC	AIR CONDITION PAD
FNC	FENCE
CONC	CONCRETE
COOP	COOPERATIVE
UTIL	UTILITY
ESMT	EASEMENT
COL	COLUMN

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, and all of the 24-173/1000 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 1264 page 481 of the Real Records, and all of Tract 1-0-307/1000 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 NAD83 (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 sold 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 sold 24-173/1000 acres tract, U. S. Highway No. 377, and the sold 24-173/1000 acres tract, and along the sold north line of U. S. Highway No. 377, 106-99/100 feet to a concrete highway monument found.

Thence south 77 degrees-57 minutes-05 seconds west, continuing along the sold south line of the 24-173/1000 acres tract, and along the sold 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 sold south line of the 24-173/1000 acres tract, 21-16/100 feet to a 5/8" copper iron set, stamped (Brookes Baker) for the southeast corner of the sold 24-173/1000 acres tract, in Friendship Road.

Thence north 30 degrees-12 minutes-45 seconds west, along the west line of the sold 24-173/1000 acres tract, 940-02/100 feet to a 3" pipe post found for the northwest corner of the sold 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 sold 24-173/1000 acres tract, and along the most westerly south line of the sold Friendship Tract, 385-41/100 feet to a 5/8" iron found for a re-entering corner of the sold Friendship Tract.

Thence south 41 degrees-18 minutes-57 seconds east, continuing along the sold north line of the sold 24-173/1000 acres tract, and along the most easterly west line of the sold Friendship Tract, 175-68/100 feet to a 5/8" copper iron set, stamped (Brookes Baker) for the most easterly southwest corner of the sold Friendship Tract.

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

Thence north 35 degrees-19 minutes-46 seconds west, continuing along the sold north line of the sold 24-173/1000 acres tract, and along the east line of the sold Friendship Tract, to and along the west line of said Tract 1-0-307/1000 feet to a 3" pipe post found for the northeast corner of the sold 24-173/1000 acres tract, stamped (Brookes Baker), in the south line of Westview Acres, a 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.

Thence north 53 degrees-31 minutes-36 seconds east, along the north line of said Tract 1, and along the south line of said Westview Acres, 95-97/100 feet to a 60d nail.

Thence north 89 degrees-25 minutes-36 seconds east, continuing along the sold north line of Tract 1, and along the sold south line of said Westview Acres 147-28/100 feet to a 3/4" smooth iron found for the northeast corner of said Tract 1, and the southeast corner of Tract 29, sold Westview Acres, and in said Colony Road.

Thence south 28 degrees-56 minutes-31 seconds east, along the east line of said Tract 1, 27-52/100 feet, to the southeast corner of said Tract 1, in the north line of the sold 24-173/1000 acres tract.

Thence north 60 degrees-21 seconds east, along the north line of the sold 24-173/1000 acres tract, 6-65/100 feet to a 1/2" iron found for the northeast corner of the sold 24-173/1000 acres tract, in Colony Road.

Thence south 30 degrees-22 minutes-30 seconds east, along the east line of the sold 24-173/1000 acres tract, and along Colony Road, having a coordinate value of X= 2165517.391 feet to a 5/8" copper iron set, stamped (Brookes Baker) for the most northerly southeast corner of the sold 24-173/1000 acres tract.

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

Thence south 23 degrees-17 minutes-50 seconds east, continuing along the sold east line of the 2 acres tract, for the west line of said Colony Road, 155-23/100 feet to the point of beginning .. and 65-74/100 feet, 0.25 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.

LOT 36

WESTVIEW CIRCLE

VOLUME 2 PAGE 13 (SLIDE A-120) PRHCT

LOT 27
ELIZABETH CALVIN SURVEY
ABSTRACT NO. 130

LOT 28

VOLUME 1264 PAGE 481 RRHCT

LOT 29

VOLUME 1264 PAGE 481 RRHCT

MCKINNEY SURVEY
ABSTRACT NO. 410
AND WILLIAMS SURVEY
NO. 41010 ACRES TRACT
TO
FRANK ANDERSON MARTIN III
VOLUME 308 PAGE 644 DRHCT

3/8" IRON FOUND

DIRT ROAD

3/8" IRON FOUND

3/8" IRON FOUND