

Sept 22, 1998
Vol. 969, Pg 803

POOL

SEE DETAIL "A"

POND

5570 42'15" W 2823.92'
Base Bearing TNCZ 1983 NAD

W. K. PREWITT SURVEY A-620

265.7 Acre
H. S. Foster et ux To
Betty Yvon Lesley
Aug 29, 1956
Vol. 358, Pg 407

FOR: SCOTT STEENSON AND SHERRI STEENSON
3053 COUNTY ROAD 196
STEPHENVILLE, TEXAS 76401

LAND DESCRIPTION

ALL THAT CERTAIN 98.14 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE K.K. KOUNTZ SURVEY, ABSTRACT NO. 461, IN ERATH COUNTY, TEXAS, BEING PART OF THAT CERTAIN 408.60 ACRE TRACT DESCRIBED IN DEED FROM WYNN M. SNOOTS TO TOM J. BROOKS, DATED MARCH 12, 1993 AND RECORDED IN VOLUME 838, PAGE 227 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND AT AN ELL CORNER OF ERATH COUNTY ROAD NO. 196, BEING IN THE SOUTH LINE OF THE TOM J. BROOKS 408.60 ACRE TRACT AND THE SW CORNER OF A 102.93 ACRES TRACT DESCRIBED IN DEED FROM TOM J. BROOKS TO HOWARD P. MONSOUR, JR. ET UX, DATED DECEMBER 30, 1996 AND RECORDED IN VOLUME 924, PAGE 340 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS, FOR THE SE CORNER OF THIS TRACT, FROM WHICH AN IRON ROD AT THE SE CORNER OF THE K. K. KOUNTZ SURVEY BEARS N 57 DEG. 46' 38" E, 1888.28 FEET.

THENCE S 57 DEG. 46' 38" W, AT 23.42 FEET PASS AN IRON ROD SET IN FENCE LINE AT A POINT 5.68 FEET, N 36 DEG. 00' W FROM AN IRON PIPE FENCE CORNER POST, CONTINUING IN ALL 863.62 FEET TO AN IRON PIPE FOUND IN FENCE LINE AT A SOUTH CORNER OF SAID 408.60 ACRE TRACT, FOR A CORNER OF THIS TRACT;

THENCE S 57 DEG. 42' 15" W BASE BEARING AND TNCZ 1983 NAD ALONG A FENCE LINE, 2823.92 FEET TO AN IRON ROD FOUND AT A FENCE CORNER POST AT THE SW CORNER OF SAID 408.60 ACRE TRACT, BEING THE NW CORNER OF A 265.7 ACRE TRACT AND EAST LINE OF A 622.5 ACRE TRACT DESCRIBED IN DEED FROM H. S. FOSTER ET UX TO BETTY YVON FOSTER LESLEY, DATED AUGUST 29, 1956 AND RECORDED IN VOLUME 358, PAGE 407 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS, FOR THE SW CORNER OF THIS TRACT;

THENCE N 30 DEG. 43' 39" W ALONG A FENCE LINE ALONG THE EAST LINE OF SAID 622.5 ACRE TRACT AND WEST LINE OF SAID 408.60 ACRE TRACT, 1256.82 FEET TO AN IRON ROD AT THE SW CORNER OF A 160.00 ACRE TRACT DESCRIBED IN DEED FROM TOM J. BROOKS TO JEFFREY G. MACKAY ET UX DATED JANUARY 14, 1998 AND RECORDED IN VOLUME 946, PAGE 663 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS, FOR THE NW CORNER OF THIS TRACT;

THENCE N 60 DEG. 05' 06" E, AT 3532.09 FEET PASS AN IRON PIPE FENCE CORNER POST IN THE WEST LINE OF ERATH COUNTY ROAD NO. 196, CONTINUING IN ALL 3549.17 FEET TO AN IRON ROD FOUND IN SAID COUNTY ROAD, BEING THE SE CORNER OF THE MACKAY 160.00 ACRE TRACT AND WEST LINE OF THE HOWARD MONSOUR 102.93 ACRE TRACT, FOR THE NE CORNER OF THIS TRACT;

THENCE S 37 DEG. 48' 14" E ALONG SAID COUNTY ROAD AND THE WEST LINE OF SAID 102.93 ACRE TRACT, 1115.18 FEET TO THE PLACE OF BEGINNING AND CONTAINING 98.14 ACRES OF LAND WITH 0.52 ACRES BEING WITHIN ERATH COUNTY ROAD NO. 196, AND BEING THE SAME 98.14 ACRES DESCRIBED IN DEED FROM TOM J. BROOKS TO C. NEEL LEMON, III AND LYNN W. LEMON, DATED SEPTEMBER 22, 1998 AND RECORDED IN VOLUME 964, PAGE 803 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS.

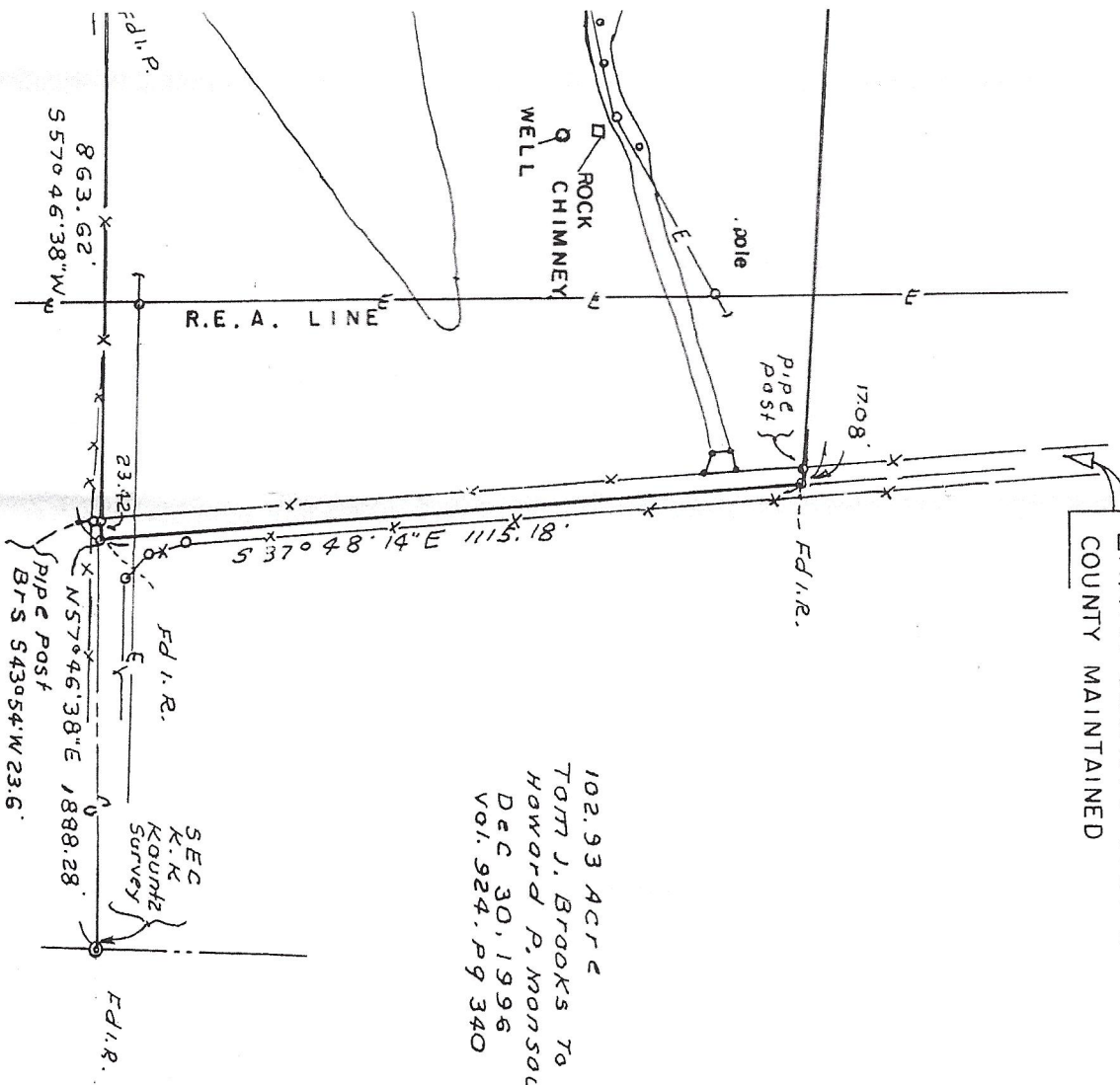
I, WAYNE GRAHAM, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING FIELD NOTES ARE TRUE AND CORRECT AND REPRESENTS A SURVEY MADE ON THE GROUND AND THAT THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN HEREON AND THAT THE IMPROVEMENTS ON SAID PROPERTY DO NOT SHOW TO BE EFFECTED BY THE 100 YEAR FLOOD ZONE AS SHOWN ON THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NO. 480218-0010 A.

Wayne Graham
REGISTRATION NO. 1529
DATED THIS THE 03RD DAY OF MAY, 2007.

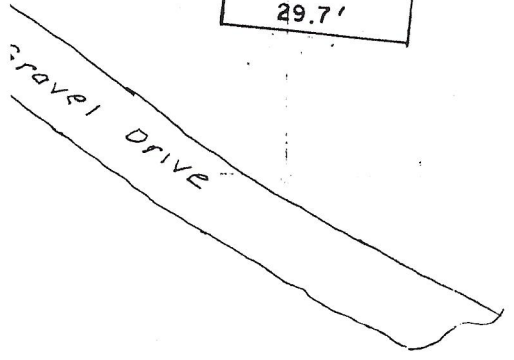
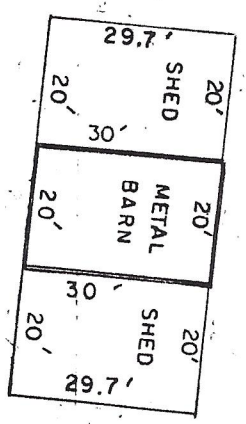
WAYNE GRAHAM
1100 EAST WASHINGTON STREET
STEPHENVILLE, TEXAS 76401

ERATH COUNTY ROAD 196
 COUNTY MAINTAINED

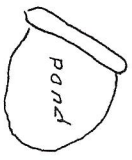
102.93 ACRES
 TOM J. BROOKS TO
 HOWARD P. MONSIEUR, JR.
 DEC 30, 1996
 Vol. 924, Pg 340



DETAIL "A"



160 ACRES
 Tom J. Brooks To
 Jeffrey G. Mackey et ux
 Jan. 04, 1998
 Vol. 946, Pg 663



UNTZ SURVEY A-461

98.14 ACRES

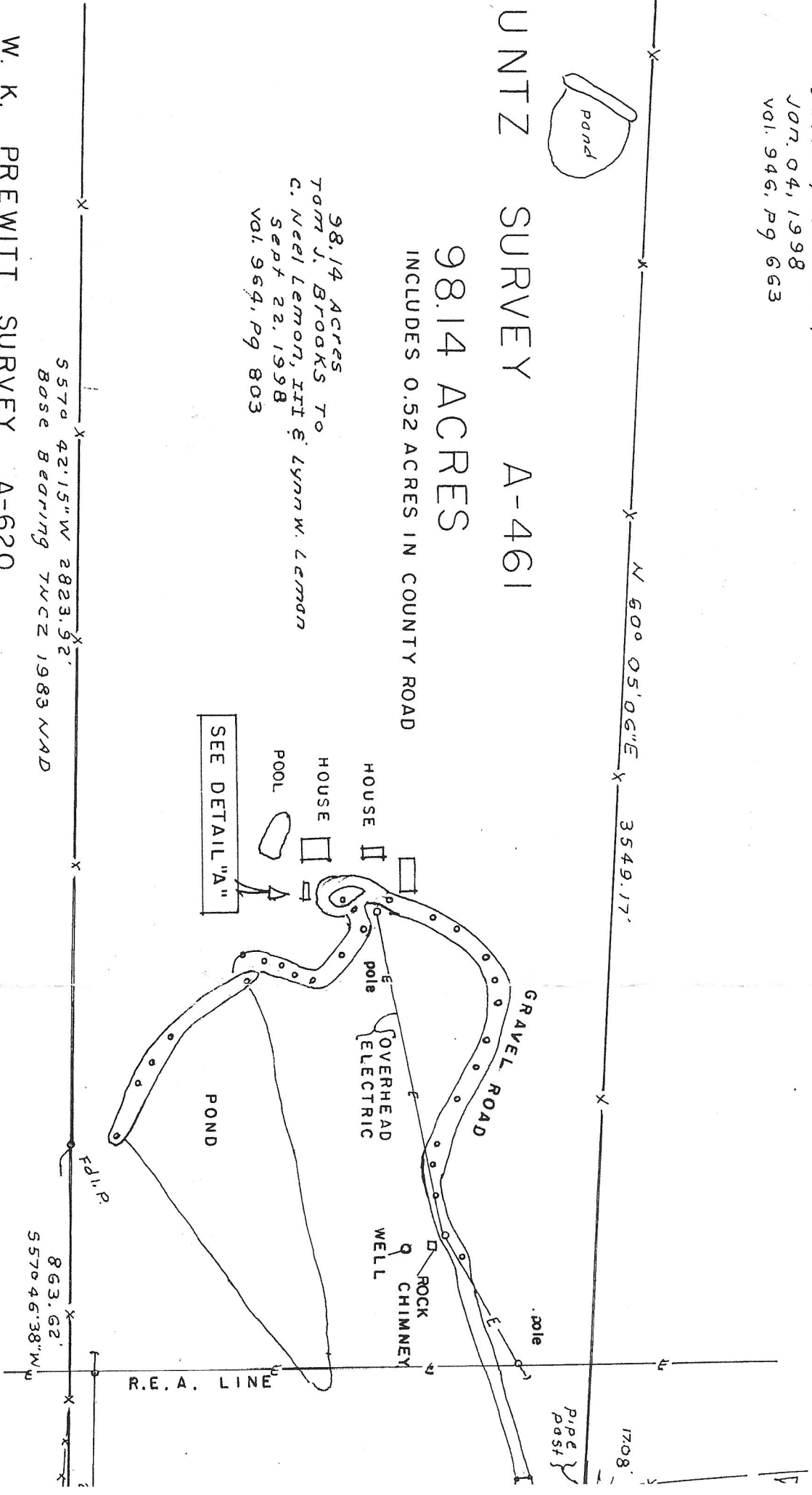
INCLUDES 0.52 ACRES IN COUNTY ROAD

98.14 ACRES
 Tom J. Brooks To
 C. Neil Lemon, III & Lynn W. Lemon
 Sept 22, 1998
 Vol. 964, Pg 803

5570 42'15" W 2823.92'
 Base Bearing TWCZ 1983 NAD

W. K. PREWITT SURVEY A-620

265.7 ACRES
 H.S. Foster et ux To
 Betty Yvon Lesley
 Aug 29, 1956
 Vol. 250 Pn 407



BEN J.
CHISHOLM
SURVEY
A-168

522 1/2 ACRES
BETTY YVON
LESLEY
VOL. 358, PG 407

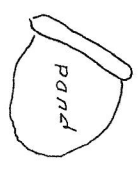
Pipe Post
Bears
5.58° 28' W
2.3'

N 30° 43' 39" W 1256.82'

Fd.I.R.

Fd.I.R.

160 ACRES
TAM J. BROOKS TO
JEFFREY G. MACKAY CTUX
JAN. 04, 1998
VOL. 946, PG 663



KOUNTZ SURVEY A-461

98.14 ACRES

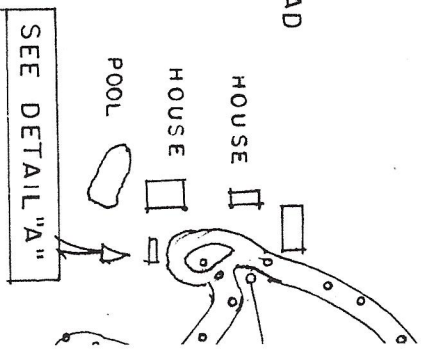
INCLUDES 0.52 ACRES IN COUNTY ROAD

98.14 ACRES
TAM J. BROOKS TO
C. NEEL LEMON, III & LYNN W. LEMON
SEPT 22, 1998
VOL. 969, PG 803

557d 42.15" W 2823.92'
Base Bearing TWCC 1983 NAD

W. K. PREWITT SURVEY A-620

N 60° 05' 06" E 3549.17'



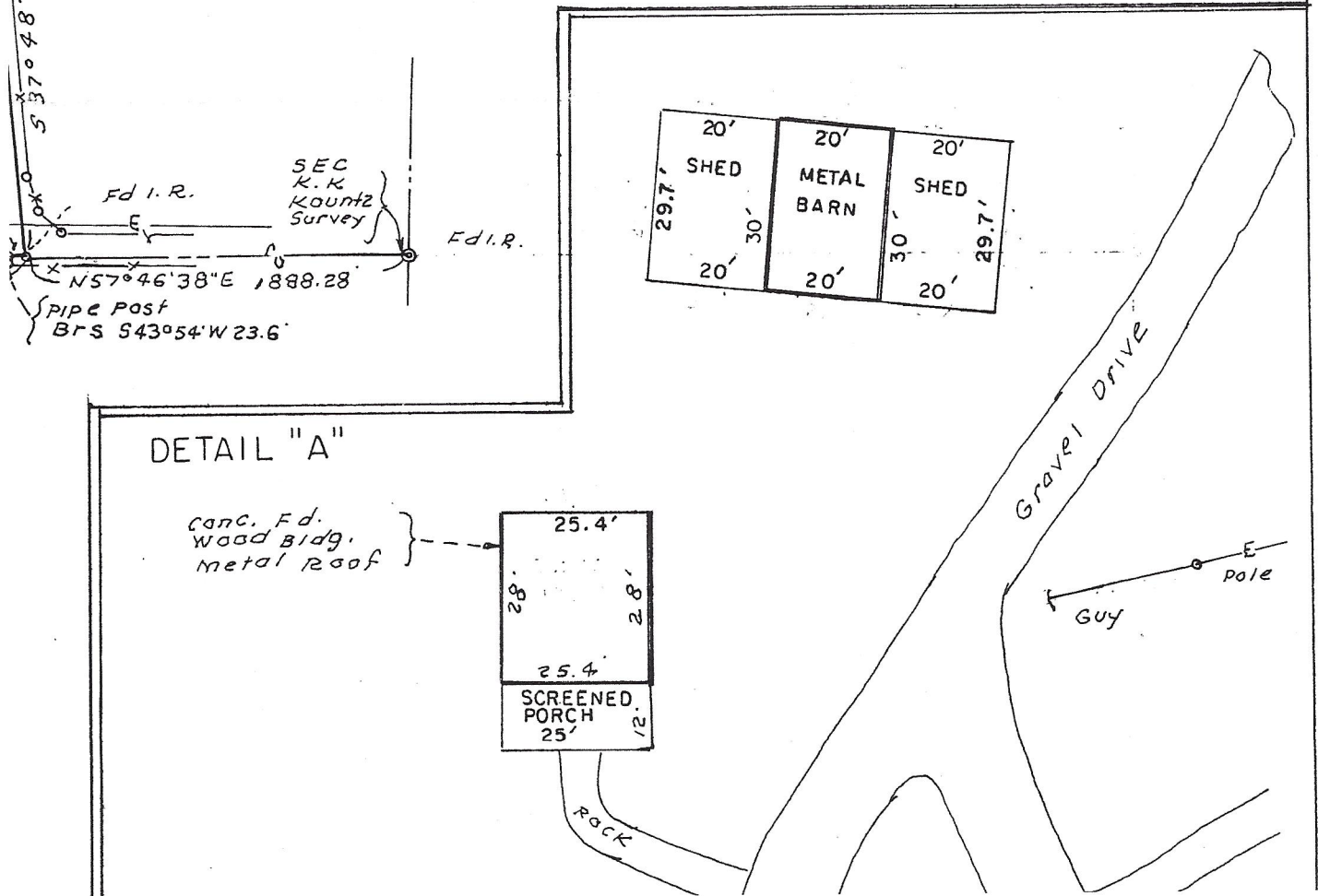
265.7 AC
H.S. FOSH
BETTY Y
AUG 29,
VOL. 358.

ERATH COUNTY ROAD 196
 COUNTY MAINTAINED

Fd I.R.

102.93 Acre
 Tom J. Brooks To
 Howard P. Mansour, Jr.
 Dec 30, 1996
 Vol. 924, Pg 340

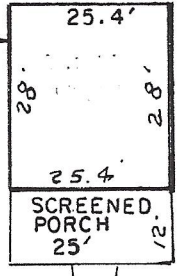
537°48'14"E 115.18'



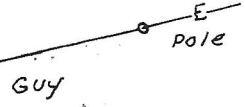
pipe Post
Brs 543°54'W 23.6'

DETAIL "A"

conc. Fd.
wood bldg.
metal roof

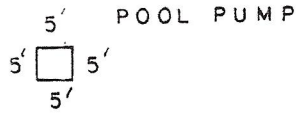
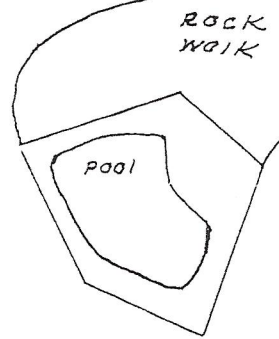
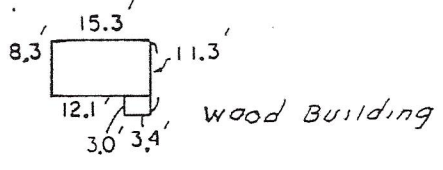
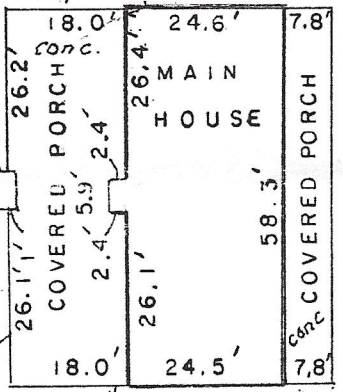


Gravel Drive



conc Found.
wood frame
rock siding
metal roof

FIREPLACE



Scale 1" = 30'