



LEGAL DESCRIPTION

TRACT 1
81,348 SQ. FT. / 1,8675 ACRES

BEING a 1,8675 acre tract of land situated in the B. MEDRO SURVEY, ABSTRACT NO. 483 and being part of that tract of land conveyed by deed to Z. L. Bozeman recorded in Volume 1992, Page 375 (called 1,866 acres), Real Property Records, Henderson County, Texas (R.P.R.H.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for corner in the southerly right-of-way line of Highway 334 (W. Main Street) (a variable width R.O.W.) and being in the west line of the said called 1,866 acre tract of land and the east line of a tract of land conveyed by deed to Don C. Alexander, recorded in Volume 1926, Page 101, R.P.R.H.C.T.; and being the southwest corner of that tract of land described as Part II, conveyed by deed to the State of Texas, recorded in Volume 1491, Page 285, R.P.R.H.C.T.;

THENCE N 89 deg. 52 min. 24 sec. E, along the southerly right-of-way line of said Highway 334, a distance of 122.99 feet to a 1/2" iron rod set for corner being in the west line of a tract of land conveyed by deed to Ron Bozeman, recorded in Volume 1704, Page 62 R.P.R.H.C.T.;

THENCE S 00 deg. 22 min. 45 sec. E, along the west line of said Ron Bozeman tract of land, a distance of 649.61 feet to a 1/2" iron rod set for corner, being in the north line of a 50 foot Access Easement, recorded in Volume 1704, Page 70, R.P.R.H.C.T.;

THENCE N 89 deg. 45 min. 06 sec. W, along the north line of said 50 foot Access Easement, a distance of 127.33 feet to a 5/8" iron rod found for corner being in the east line of the remainder of a called 17,477 acre tract of land conveyed by deed to Z. L. Bozeman, recorded in Volume 972, Page 301, R.P.R.H.C.T.;

THENCE N 00 deg. 02 min. 31 sec. E, along the east line of said Z. L. Bozeman tract of land, a distance of 208.75 feet to a 5/8" iron rod found for corner and being the southeast corner of said Don C. Alexander tract of land;

THENCE N 00 deg. 02 min. 31 sec. E, along the east line of said Don C. Alexander tract of land, a distance of 440.04 feet to the POINT OF BEGINNING and containing 81,348 sq. ft. or 1,8675 acres of land.

TRACT 2
259,674 SQ. FT. / 5,9613 ACRES

BEING a 5,9613 acre tract of land situated in the B. MEDRO SURVEY, ABSTRACT NO. 483 and being part of that tract of land conveyed by deed to Ron Bozeman recorded in Volume 1704, Page 62 (called 5,960 acres), Real Property Records, Henderson County, Texas (R.P.R.H.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for corner in the southerly right-of-way line of Highway 334 (W. Main Street) (a variable width R.O.W.) and being in the east line of a called 1,866 acre tract of land conveyed by deed to Z. L. Bozeman, recorded in Volume 1992, Page 375 R.P.R.H.C.T.;

THENCE N 89 deg. 52 min. 24 sec. E, along the southerly right-of-way line of said Highway 334, a distance of 271.40 feet to a 1/2" iron rod set for corner;

THENCE N 89 deg. 00 min. 00 sec. E, continuing along the southerly right-of-way line of said Highway 334, a distance of 128.61 feet to a 3/8" iron rod found for corner in the east line of said called 5.96 acre tract of land and also being in the west line of a tract of land conveyed by deed to Southside Bank, recorded in Volume 2567, Page 34 R.P.R.H.C.T.;

THENCE S 89 deg. 28 min. 07 sec. W, along the north line of said Access Easement, a distance of 400.00 feet to a 1/2" iron rod set for corner being the southeast corner of said called 1,866 acre tract of land;

THENCE S 00 deg. 22 min. 45 sec. W, along the east line of said called 1,866 acre tract of land, a distance of 649.61 feet to the POINT OF BEGINNING and containing 259,674 sq. ft. or 5,9613 acres of land.

BOUNDARY SURVEY

TRACT 1
1,8675 ACRES

TRACT 2
5,9613 ACRES

OUT OF THE
B. MEDRO SURVEY, ABSTRACT NO. 483
CITY OF GUN BARREL, HENDERSON COUNTY, TEXAS

SCALE: 1"=40'
DATE: SEPTEMBER 6, 2007
REVISED: OCTOBER 10, 2007
REVISED: JULY 27, 2009

PROJECT NO. 27050-A

LEGEND

TSN	TRAFFIC SIGN
WV	WATER VALVE
FH	FIRE HYDRANT
HVD	WATER HYDRANT
PP	POWER POLE
LP	LIGHT POLE
1/2" I.R.S.	IRON ROD SET WITH YELLOW CAP STAMPED VOTEX R.P.L.S. #4813
1/2" I.R.F.	IRON ROD FOUND
"X" FND.	"X" CUT FOUND IN CONCRETE

BEARING SOURCE:
THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 334 (N 89°52'24" E) ACCORDING TO THE DEED CONVEYED TO THE STATE OF TEXAS, RECORDED IN VOLUME 1491, PAGE 285, R.P.R.H.C.T.

NOTE:
THE EASEMENT TO TEXAS POWER AND LIGHT COMPANY RECORDED IN VOLUME 972, PAGE 691, D.R.H.C.T., DOES NOT AFFECT THIS SUBJECT TRACT OF LAND.