

Phone 979-278-3429
Fax 979-278-3282

STATE OF TEXAS)

COUNTY OF FAYETTE)

LAND BOUNDARY DESCRIPTION

Being 3.597 acres, lying and being situated in Fayette County, Texas, out of the James Beardslee League, Abstract 13, located in the town of Carmine, and being a resurvey of 3.596 acres of land described in a Deed from Ilo Dean Ullrich, Independent Executor of the Estate of Ilo A. Ullrich, Deceased to to Richard D. Craft a/k/a Rick D. Craft and wife, Amelia B. Craft a/k/a Amy B. Craft, of record in Volume 1004, page 558 of the Official Records of Fayette County, and being more fully described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod, (control monument), found at the most Southern Southwest corner of the said Craft 3.596 acre tract, common with the Southeast corner of the Paul Miller Second Tract, described as 1 acre, less 1,035 square feet, (Volume 747, page 502 Official Records), located in the North line of Thigpen Street, for the most Southern Southwest corner hereof, having ground surface coordinates of X = 2,731,866.38 feet and Y = 849,603.24 feet;

THENCE North 12 deg. 15' 25" West, along the lower West line of said 3.596 acre tract, common with the East line of the said Miller Second Tract, at 55 feet passing the Northeast corner of said Miller Second Tract, common with the South corner of the Paul Miller 2,729 square feet First Tract, (Volume 747, page 502 Official Records), and continuing on said course, a total distance of 151.60 feet, (record Craft call, being North 12 deg. 15' 25" West 151.67 feet), to a 1/2 inch steel rod found at the Northeast corner of the said Miller 2,729 square feet First Tract, and a re-entrant corner of the said Craft 3.596 acre tract;

THENCE South 78 deg. 47' 58" West, along the North line of said Miller First Tract and an upper South line of said 3.596 acre tract, 59.48 feet, (record call of said Craft tract, being South 78 deg. 42' 00" West 59.44 feet), to a 1/2 inch steel rod found at the West corner of said Miller First Tract and an angle Southwest corner of said 3.596 acre tract, located in the Northeast line of the aforesaid Miller Second tract;

THENCE North 48 deg. 36' 43" West, along the Northeast line of said Miller Second Tract and the Southwest line of said Craft 3.596 acre tract, 324.63 feet, (record call of Craft tract, being North 48 deg. 36' 43" West 324.63 feet), to a 1/2 inch steel rod found at the North corner of said Miller tract and the West corner of said Craft 3.596 acre tract, located in the fenced Southeast line of the Douglas Ullrich called 4.980 acre tract, (Volume 502, page 777 Deed Records);

THENCE North 43 deg. 36' 31" East, along said Ullrich line and along the Northwest line of the Craft 3.596 acre tract, 306.72 feet, (record call of said Craft tract, being North 43 deg. 36' 34" East 306.55 feet), to a 3/8 inch iron rod found at the East corner of the said Ullrich tract and the North corner of the said Craft 3.596 acre tract, located in the Southwest line of the Perlean and Maggie McNeil called 1-1/2 acre tract, (Volume 164, page 135 - 136 Deed Records), and being

described in a Deed from Ilo Dean Ullrich, Independent Executor of the Estate of Ilo A. Ullrich, Deceased to to Richard D. Craft a/k/a Rick D. Craft and wife, Amelia B. Craft a/k/a Amy B. Craft, of record in Volume 1004, page 558 of the Official Records of Fayette County, and being more fully described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod, (control monument), found at the most Southern Southwest corner of the said Craft 3.596 acre tract, common with the Southeast corner of the Paul Miller Second Tract, described as 1 acre, less 1,035 square feet, (Volume 747, page 502 Official Records), located in the North line of Thigpen Street, for the most Southern Southwest corner hereof, having ground surface coordinates of X = 2,731,866.38 feet and Y = 849,603.24 feet;

THENCE North 12 deg. 15' 25" West, along the lower West line of said 3.596 acre tract, common with the East line of the said Miller Second Tract, at 55 feet passing the Northeast corner of said Miller Second Tract, common with the South corner of the Paul Miller 2,729 square feet First Tract, (Volume 747, page 502 Official Records), and continuing on said course, a total distance of 151.60 feet, (record Craft call, being North 12 deg. 15' 25" West 151.67 feet), to a 1/2 inch steel rod found at the Northeast corner of the said Miller 2,729 square feet First Tract, and a re-entrant corner of the said Craft 3.596 acre tract;

THENCE South 78 deg. 47' 58" West, along the North line of said Miller First Tract and an upper South line of said 3.596 acre tract, 59.48 feet, (record call of said Craft tract, being South 78 deg. 42' 00" West 59.44 feet), to a 1/2 inch steel rod found at the West corner of said Miller First Tract and an angle Southwest corner of said 3.596 acre tract, located in the Northeast line of the aforesaid Miller Second tract;

THENCE North 48 deg. 36' 43" West, along the Northeast line of said Miller Second Tract and the Southwest line of said Craft 3.596 acre tract, 324.63 feet, (record call of Craft tract, being North 48 deg. 36' 43" West 324.63 feet), to a 1/2 inch steel rod found at the North corner of said Miller tract and the West corner of said Craft 3.596 acre tract, located in the fenced Southeast line of the Douglas Ullrich called 4.980 acre tract, (Volume 502, page 777 Deed Records);

THENCE North 43 deg. 36' 31" East, along said Ullrich line and along the Northwest line of the Craft 3.596 acre tract, 306.72 feet, (record call of said Craft tract, being North 43 deg. 36' 34" East 306.55 feet), to a 3/8 inch iron rod found at the East corner of the said Ullrich tract and the North corner of the said Craft 3.596 acre tract, located in the Southwest line of the Perlean and Maggie McNeil called 1-1/2 acre tract, (Volume 164, page 135 - 136 Deed Records), and being in Southwest line of an existing roadway, known as St. Matthews Street;

THENCE South 46 deg. 53' 15" East, along said line of existing roadway, along the Northeast line of said Craft 3.596 acre tract, and along the Southwest line of said McNeil 1-1/2 acre tract, the Southwest line of a 1/2 acre tract formerly conveyed to Robert Townsend, (Volume 188, page 344 Deed Records), the Southwest line of 3,204 square varas formerly conveyed to Frank Hollins, (Volume 93, page 34 Deed Records) and along the Southwest line of 3,204 square varas tract formerly conveyed to Robert Townsend, (Volume 93, page 36 Deed Records), a distance of 468.86 feet, (record call of said Craft tract, being South 46 deg. 54' 32" East 468.68 feet), to a

1/2 inch steel rod found at the East corner of said Craft 3.596 acre tract, common with the Northeast corner of the Nancy Bowling 0.776 of one acre tract, (Volume 779, page 14 Official Records);

THENCE South 65 deg. 44' 40" West, along the North line of the said Bowling tract, 65.17 feet, (record call of said Craft tract, being South 65 deg. 48' 25" West 65.23 feet), to a 1/2 inch steel rod found at the Bowling Northwest corner and a re-entrant corner of said Craft 3.596 acre tract;

THENCE South 10 deg. 58' 38" East, along the West line of the said Nancy Bowling 0.776 of one acre tract and the East line of said Craft 3.596 acre tract, 199.29 feet, (record call for said Craft tract, being South 10 deg. 59' 49" East 199.46 feet), to a 1/2 inch steel rod, (control monument), found at the Southwest corner of the said Bowling tract and the Southeast corner of said Craft 3.596 acre tract, located in the North line of aforesaid Thigpen Street;

THENCE South 81 deg. 16' 00" West, along said line of Thigpen Street and along the South line of the said Craft 3.596 acre tract, 200.60 feet, (record call of said Craft tract, being South 81 deg. 16' 00" West 200.53 feet, which is the basis of the bearings recited herein), to the PLACE OF BEGINNING and containing 3.597 acres of land.

Note: All bearings recited herein, refer to the record bearing along the South line of the Richard Craft 3.596 acre tract, which said line bears South 81 deg. 16' 00" West, and which said record bearing refers to the Texas Plane Coordinate System - South Central Zone, NAD 27, as determined from the Carmine Triangulation Station. All bearings and distances shown in parenthesis are of record.

~~Note: In addition to the heretofore land boundary description, a map, marked Map Exhibit B, has been prepared and made a part hereof.~~

This is to certify that the heretofore land boundary description, has been prepared from an on the ground survey, made by the undersigned, and that said survey substantially conforms to the standards of a Category 1B, Condition II Survey.

Date of signature, November 18, 2003.


Marvin Makowsky

Registered Professional Land Surveyor No. 1815

Job No. 2894A - 1

