

JUNE 6, 2018

0.578 ACRE

These notes describe that certain tract of land located in the **JOHN WINSETT SURVEY, ABSTRACT No. 661**, situated in Williamson County, Texas within the corporate city limits of Taylor, Texas, further described as a part of Block 1, Dickson's Addition to the Town of Taylor, plat of which is recorded in volume 27, page 217, Deed Records of Williamson County (DRWC), being all of the following three tracts: 1) "Tract Two – 0.216 Acre" conveyed in a Warranty Deed from CEFCO to Fikes Wholesale, Inc. dated 6-22-2005 as recorded in Document No. 2005051774, Official Public Records of Williamson County (OPRWC) 2) "Tract Three" conveyed in a Warranty Deed from CEFCO to Fikes Wholesale, Inc. dated 6-22-2005 as recorded in Document No. 2005051774, OPRWC and 3) a "45' * 90' tract" conveyed in a Warranty Deed from Keith Hagler and Marcia Hagler to Fikes Real Estate Holdings, Inc. dated 8-15-2004 as recorded in Document No. 2004081914, OPRWC, being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on June 6, 2018 and being more fully described as follows:

COMMENCING at a found 3/8" iron rod for the Northeast corner of said Block 1, Dickson's Addition to the Town of Taylor at the intersection of the South line of W. 8th Street with the West line of Main Street, same being the Northeast corner of a tract conveyed to John R. Arend, Trustee of the John R. Arend Trust dated 07-22-2014 and recorded in Document No. 2014064704, OPRWC, having coordinates of North = 10,184,691.799 feet and East = 3,216,356.980 feet; for reference, a found 1/2" iron rod at the Northwest corner of said Block 1, Dickson's Addition, bears South 82° 59' 12" West, 299.83 feet; **THENCE South 07° 00' 41" East** with the West line of Main Street and East line of said Block 1, Dickson's Addition, passing a point at a common corner of said "John R. Arend Trust" tract and a tract conveyed to John N. Jones dated 12-23-2014 and recorded in Document No. 2014102435, OPRWC at 50 feet, and continuing with the East lines of "John N. Jones" tract and Block 1, Dickson's Addition and the West line of Main Street, a total distance of **104.98 feet** to a set 1/2" iron rod (capped "Bryan Tech Services") at the Northeast corner of said) "Tract Two – 0.216 Acre", same being the Southeast corner of said "John N. Jones" tract and the PLACE OF BEGINNING of this description:

THENCE South 07° 00' 41" East with the West line of Main Street and East line of said Block 1, Dickson's Addition, passing the upper Southeast corner of said "Tract Two – 0.216 Acre" tract, same being the Northeast corner of aforementioned "Tract Three" at 58.10 feet (from which a found 1/2" iron rod at a common corner of both bears South 82° 43' 12" West, 109.42 feet), and continuing with the common line of said "Tract Three" and Main Street a total distance of **164.76 feet** to a "MAG" nail set in concrete at the Southeast corner of said "Tract Three" at the intersection of said West line of Main Street with the North line of W. 7th Street;

THENCE South 82° 45' 50" West with the common line of said "Tract Three" and W. 7th Street, passing a point for the Southwest corner of "Tract Three", same being the Southeast corner of aforementioned "45' * 90' tract" at 110 feet, and continuing with the common line of said "45' * 90' tract" and North line of W. 7th Street a total distance of **155.00 feet** to a set ½" iron rod (capped "Bryan Technical Services") at the Southwest corner of said "45' * 90' tract"; found a 3/8" iron rod at the Southeast corner of "Two Tracts" conveyed to John Nolan Jones dated 11-12-2014 of record in Document No. 2014091915, OPRWC, bears South 82° 45' 50" West, 10.93 feet; found a 3/8" iron rod at the Southwest corner of "Two Tracts" bearing South 82° 45' 50" West, 55.36 feet; found a ½" iron pipe (did not honor) bearing North 84° 08' 48" East, 5.11 feet;

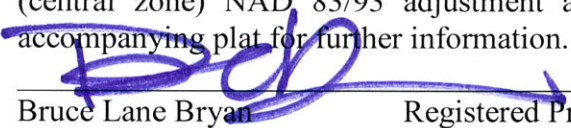
THENCE North 07° 14' 10" West with the West line of said "45' * 90' tract", a distance of **89.66 feet** to a set ½" iron rod (capped "Bryan Technical Services") at the Northwest corner of same;

THENCE North 82° 47' 59" East with the North line of said "45' * 90' tract", a distance of **6.03 feet** to a set ½" iron rod (capped "Bryan Technical Services") at the Southwest corner of aforementioned "Tract Two – 0.216 Acre";

THENCE North 07° 53' 04" West with the West line of said "Tract Two – 0.216 Acre", a distance of **75.10 feet** to a set ½" iron rod (capped "Bryan Technical Services") at the Northwest corner of same, also being the Southwest corner of aforementioned "John N. Jones" tract; for reference, a found 3/8" iron rod at the Northwest corner of said "John N. Jones" tract bears North 07° 53' 04" West, 54.73 feet;

THENCE North 82° 45' 32" East with the common line of said "Tract Two – 0.216 Acre" and "John N. Jones" tract, a distance of **150.47 feet** to the **PLACE OF BEGINNING** containing according to the dimensions herein stated an area of **0.578 Acre** of Land.

NOTE: Bearings and coordinates recited herein based on Texas Plane Coordinate System (central zone) NAD 83/93 adjustment and are grid values. Attention is invited to accompanying plat for further information.


Bruce Lane Bryan

Registered Professional Land Surveyor No. 4249

Bryan Technical Services, Inc.
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