Lots 1 and 2
CMM PROPERTIES SUBDIVISION


NOTE: Bearings are correlated with the South line of the tract known as FIRST TRACT in Vol. 672, Page 389, R.R.P.C.T.

FIELD NOTES

FIELD NOTES of a 8.557 acre tract of land being a part of the J. Crab Survey, Abstract 300, the T. & P. R. R. Company Survey, Section 139, Abstract 1450, and the T. & P. R. R. Company Section 141, Abstract 1447, Parker County, Texas, and being part of an unrecorded addition known as Lucas Addition, Parker County, Texas, as recorded in Book 799, Page 204, R.R.P.C.T., and being more fully described by metes and bounds as follows:

BEGINNING at a found iron rod in the WBL of Marilyn Street, said point being N 89 deg. 56 min. 52 sec. E, 8.60 ft. from the SE corner of the J.W. Long Survey, Abstract 2740:

THENCE S 65 deg. 28 min. 40 sec. W, with the WBL of Marilyn Street, 533.55 ft. to a found 1 1/2" iron rod for a corner;

THENCE E 69 deg. 20 min. 56 sec. W, with the NBL of Kay Street, 132.45 ft. to a found iron rod for a corner;

THENCE S 20 deg. 43 min. 11 sec. W, passing the NW corner of the Third Tract divided from Edwards to Edwards, Book 1527, Page 132, R.R.P.C.T. at 10.00 ft. and continuing a total distance of 784.40 ft. to a found iron rod in the most westerly corner of the above mentioned Third Tract, for a corner;

THENCE E 68 deg. 36 min. 15 sec. W, 446.60 ft. to a found iron rod in the EBL of Effie Street, for a corner;

THENCE N 20 deg. 43 min. 20 sec. E, with the EBL of Effie Street, 193.36 ft. to a found iron rod in the NBL of Kay Street, for a corner;

THENCE N 69 deg. 20 min. 30 sec. W, with the NBL of Kay Street, 206.49 ft. to a set 3/8" spikes for a corner;

THENCE N 20 deg. 43 min. 30 sec. E, 275.34 ft. to a set 3/8" steel pin for a corner;

THENCE N 89 deg. 56 min. 52 sec. E, 975.07 ft. to the point of beginning and containing 8.557 acres of land, more or less.