



PC B 396
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RECEIVED AND FILED
FOR RECORD
10:35 O'clock A.M.
AUG - 3 1999
Jeane Brunson, Co. Clerk
PARKER COUNTY, TEXAS
By Janet La Fore Deput.

STATE OF TEXAS COUNTY OF PARKER
I hereby certify that this instrument was filed on
the date and time stamped hereon by me and
was duly recorded in the volume and page of
the named records of Parker County as
stamped hereon by me.
RECORDED AUG 3 1999
 Jeane Brunson
County Clerk, Parker County, Tex.

FIELD NOTES

FIELD NOTES of a 8.557 acre tract of land being a part of the J. Crabb 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 1799, Page 304, 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, 5.9 ft. from the SE corner of the J.W. Long Survey, Abstract 2748;
- THENCE S 05 deg. 28 min. 00 sec. W, with the WBL of Marilyn Street, 533.55 ft. to a found 1/2" iron rod for a corner;
- THENCE N 69 deg. 20 min. 00 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 deeded from Edwards to Edwards, Book 1327, Page 132, R.R.P.C.T. at 50.0 ft. and continuing a total distance of 198.40 ft. to a found iron rod in the most westerly corner of the above mentioned Third Tract, for a corner;
- THENCE N 68 deg. 56 min. 15 sec. W, 440.0 ft. to a found iron rod in the EBL of Effie Street, for a corner;
- THENCE N 20 deg. 43 min. 00 sec. E, with the EBL of Effie Street, 195.36 ft. to a found iron rod in the NBL of Kay Street, for a corner;
- THENCE N 69 deg. 20 min. 00 sec. W, with the NBL of Kay Street, 200.40 ft. to a set 3/8" spike for a corner;
- THENCE N 20 deg. 43 min. 00 sec. E, 275.56 ft. to a set 3/8" steel pin for a corner;
- THENCE N 89 deg. 56 min. 52 sec. E, 676.47 ft. to the point of beginning and containing 8.557 acres of land, more or less.

**Lots 1 and 2
CMM PROPERTIES SUBDIVISION**

BEING A SUBDIVISION OF AN 8.557 ACRE TRACT OF LAND BEING A PART OF THE J. CRABB SURVEY, ABST.300, THE T & P RR CO. SURVEY, SEC. 139, ABST. 1450 AND THE T & P RR CO. SURVEY, SEC. 141, ABST. 1447, PARKER COUNTY, TEXAS. BEING A PART OF AN UNRECORDED ADDITION KNOWN AS LUCAS ADDITION, PARKER COUNTY, TEX.

NOTE: Bearings are correlated with the South line of the tract known as FIRST TRACT IN Vol. 573, Page 289, R.R.P.C.T.

***** THIS TRACT DOES NOT APPEAR TO BE IN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE DEPT. OF HOUSING AND URBAN DEVELOPMENT. FIA FLOOD HAZARD BOUNDARY MAP.

NO. 480520 0125 B

DATE: Sept. 27, 1991

This plat or field note description is not intended to express or imply a warranty or guarantee of ownership or that there are no encumbrances on the tract described. The certification hereon is only to the person who commissioned the survey and is not intended to imply that adjoining tracts referenced on this document have been actually surveyed on the ground. The surveyor will only be responsible for errors in an amount no greater than the fee he charged



TOMMIE HUGHES AND ASSOCIATES
Registered Professional Land Surveyors

1414 S. MAIN STREET WEATHERFORD, TEXAS
Office 507-5374 or 507-0012 Home 613-1164

I certify that this map was prepared from field notes of an actual survey made by me or under my supervision and to the best of my knowledge and belief represents said survey, and that there are no visible encroachments or protrusions other than those shown on the plat.

Date 4-8-99 No. 17,819

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