

A-256

MAP SHOWING
LOTS 45 THRU 58, BLK 87,

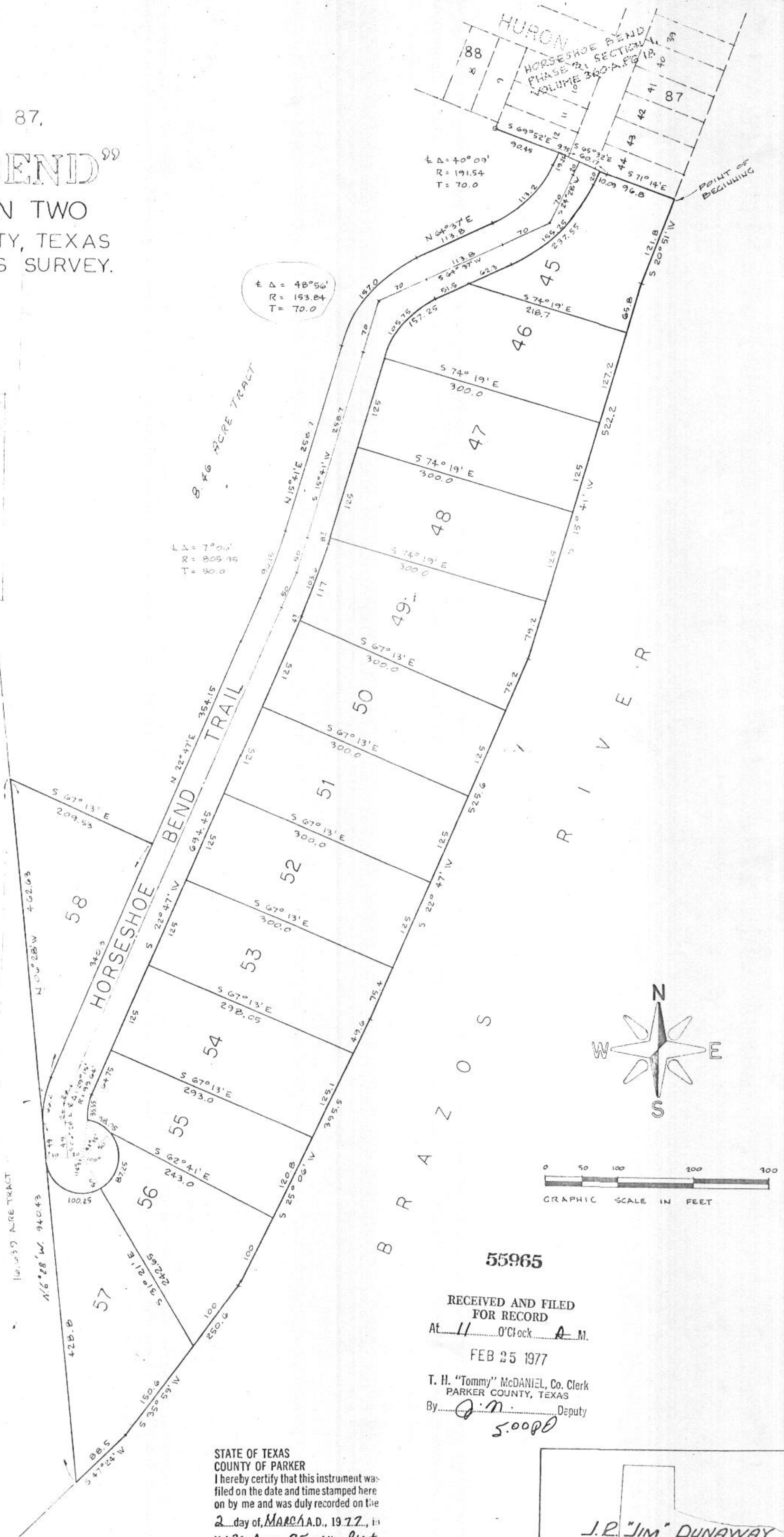
HORSESHOE BEND

PHASE THREE, SECTION TWO
AN ADDITION IN PARKER COUNTY, TEXAS
OUT OF THE HEZEKIAH JONES SURVEY.

APPROVED COMMISSIONERS COURT
PARKER COUNTY, TEXAS

J. Sidwell
Wayne [unclear]
Charles Sanders
C. H. [unclear]
[unclear]

DATE 2/25/77



Property Description

Being a tract or parcel of land out of the Hezekiah Jones Survey. Abstract # 760, situated in Parker County, Texas and described by metes and bounds as follows:
 BEGINNING at the Southeast corner of Lot 44, Block 87, Horseshoe Bend Addition, Phase 3, Section 1, as recorded in Volume 360-A, page 18, Deed Records, Parker County, Texas, said corner being an iron pin on the Westerly bank of the Brazos River;
 THENCE in a Southwesterly direction along said Westerly bank of the Brazos River, South 20 degrees 51 minutes West 121.8 feet, South 15 degrees 41 minutes West 522.2 feet, South 22 degrees 47 minutes West 525.6 feet, South 25 degrees 06 minutes West 395.5 feet, South 35 degrees 59 minutes West 250.6 feet, and South 47 degrees 24 minutes West 88.5 feet to an iron pin for corner;
 THENCE North 06 degrees 28 minutes West along the East line of a certain 16.639 acre tract in said Jones Survey, a distance of 940.43 feet to an iron pin at the Southwest corner of a certain 8.46 acre tract in said Jones Survey;
 THENCE South 67 degrees 13 minutes East along the South line of said 8.46 acre tract a distance of 209.53 feet to an iron pin at its Southeast corner;
 THENCE in a northerly direction along the Easterly line of said 8.46 acre tract as follows, North 22 degrees 47 minutes East 354.15 feet to the beginning of a curve to the left having a radius of 775.95 feet, then along said curve a distance of 96.15 feet to the end of curve, then North 15 degrees 41 minutes East 258.7 feet to the beginning of a curve to the right having a radius of 183.84 feet, then along said curve 157.0 feet to the end of curve, then North 64 degrees 37 minutes East 113.8 feet to the beginning of a curve to the left having a radius of 161.54 feet, then along said curve 113.2 feet to the end of curve, then North 24 degrees 28 minutes East 19.25 feet to an iron pin for corner in the Southerly line of Lot 12, Block 88, in said Horseshoe Bend Addition, Phase 3, Section 1;
 THENCE South 69 degrees 52 minutes East along said Southerly line of Lot 12, a distance of 9.95 feet to its southeast corner;
 THENCE South 65 degrees 32 minutes East at 40.17 feet the Southwest corner of said Lot 44 in Block 87, in all a distance of 60.17 feet to iron pin in Southerly line of said Lot 44;
 THENCE South 71 degrees 14 minutes East 96.8 feet to the point of beginning and containing 13.93 acres of land.

55965

RECEIVED AND FILED
FOR RECORD
At 11 O'clock A.M.
FEB 25 1977
T. H. "Tommy" McDaniel, Co. Clerk
PARKER COUNTY, TEXAS
By *[Signature]* Deputy

STATE OF TEXAS
COUNTY OF PARKER
I hereby certify that this instrument was
filed on the date and time stamped here
on by me and was duly recorded on the
2 day of, MARCH A.D., 1977, in
Vol. 360-A page 75 of the Plat
records of Parker, Texas



J. H. "Tommy" McDaniel
County Clerk, Parker
County, Texas

J. P. "Jim" Dunaway
REGISTERED PUBLIC SURVEYOR
5300 EDGECLIFF ROAD
FORT WORTH, TEXAS

J. P. Dunaway CERTIFY
THIS PLAT IS TRUE AND CORRECT AS
SURVEYED ON THE GROUND AND THERE
ARE NO ENCROACHMENTS OR PROTRUSIONS
EXCEPT AS SHOWN
DATE 2-18-77

A-256