



LEGAL DESCRIPTION
FELLOWSHIP PRIMITIVE BAPTIST CHURCH TRACT 1 1.768 Acres
THOMAS BOATWRIGHT LEAGUE, Abstract No. 8
Madison County, Texas

BEING 1.768 acres of land, more or less, situated entirely in the THOMAS BOATWRIGHT LEAGUE, ABSTRACT No. 8, Madison County, Texas, and being out of and a part of a called 2 acre tract of land, conveyed from Joseph C. Webb and Eva E. Webb to Fellowship Primitive Baptist Church (FPBC) by deed recorded on February 6, 1892 in Volume N, Page 451, Deed Records of Madison County, said 1.768 acres more particularly described by metes and bounds as follows:

COMMENCING for reference only at an obelisk type concrete highway monument found on the south right-of-way of a local roadway known as Farm to Market Road 1452 (FM 1452), said point being on the north boundary of said called 2 acre FPBC tract, and also being located at Station 7,470 feet along FM 1452 from the point of its origination;

THENCE along the south right-of-way of said FM 1452 S 82°05'53" E 414.80 feet to a ½ inch Iron rod found for the PLACE OF BEGINNING and the northeast corner the herein described tract, and also being the northwest corner of a called 11 acre tract conveyed from the Estate of John D. Lusher to Frances J. Lusher by deed recorded in Volume 1490, Page 63, Official Public Records on December 3, 2015;

THENCE N 82°05'53" W 312.58 feet (call S 80° W; TX DoT call N 82°08' W), along said south right-of-way line, to a ½ inch iron rod set for the most northerly northwest corner of the herein described tract, said point being the northeast corner of a 0.404 acre tract, called "Tract 2", surveyed this date out of said called 2 acre FPBC tract;

THENCE S 7°48'52" W 103.85 feet across said called 2 acre FPBC tract to a ½ inch Iron rod set for an interior northwest corner of the herein described tract, said point being the southeast corner of said called 0.404 acre "Tract 2";

THENCE N 82°11'19" W 169.15 feet across said called 2 acre FPBC tract to a ½ inch iron rod set for the most westerly northwest corner of the herein described tract, said point being on the western boundary line of said called 2 acre FPBC tract and being the southwest corner of said called "Tract 2", and being on the most northerly northeast line of a called 154.70 acre tract conveyed from Ernest H. Cannon to Amy Samuel Cannon by deed recorded in Volume 1119, Page 81, Official Public Records on November 07, 2011, and from which point a 5/8 inch Iron rod found for the northwest corner of said called 2 acre FPBC tract bears N 7°20'39" E 103.5 feet;

THENCE S 7°20'39" W 116.36 feet (call S 10° E; Cannon call S 7°35'32" W), and generally along a fence line, to a 5/8 inch iron rod found at a fence corner for the southwest corner of the herein described tract, said point also being the southwest corner of said called 2 acre FPBC tract and a northeasterly interior corner of said Cannon tract;

THENCE S 87°27'52" E 361.35 feet (call N 80° E; Cannon call S 87°09'34" E 360.97 feet), along the common line of the herein described tract and said Cannon tract, to a ½ inch iron rod found for the most easterly northeast corner of said called 154.70 acre Cannon tract and the most westerly northwest corner of said 11 acre Lusher tract;

THENCE S 88°25'47" E 115.00 feet E (call N 80° E; Lusher call S 88°20' E 115.00 feet) to a ½ inch iron rod set for the southeast corner of the herein described tract, said point being the southeast corner of said called 2 acre FPBC tract and also being a northwesterly interior corner of the said called 11 acre Lusher tract;

THENCE N 10°00'00" E 174.11 feet (base bearing - Lusher call 174.07 feet; deed call N 10° W 75 varas) to the PLACE OF BEGINNING and containing 1.768 acres of land.

Note: All monuments set are ½ inch iron rods with orange caps stamped "STARR SURV RPLS 3914".

Gerald B. Harris
Gerald B. Harris, Surveyor
Starr Surveying
1021 12th Street, Ste 48, Huntsville, Texas 77340
936-435-1881

Stamp: STARR SURV RPLS 3914, 09/17, 3014, PROFESSIONAL SURVEYOR, STATE OF TEXAS