

Scale: 1" = 60'  
Bearings = NAD83 Grid

CANDLESTICK ADDITION  
SECTION TWO

VOL. 1 PAGE 336  
YOUNG COUNTY PLAT RECORDS

BLOCK 6

BLOCK 5

SECOND TRACT  
4.13 ACRES (REC.)

THIRD TRACT  
5.20 ACRES (REC.)

OLD JACKSBORO ROAD

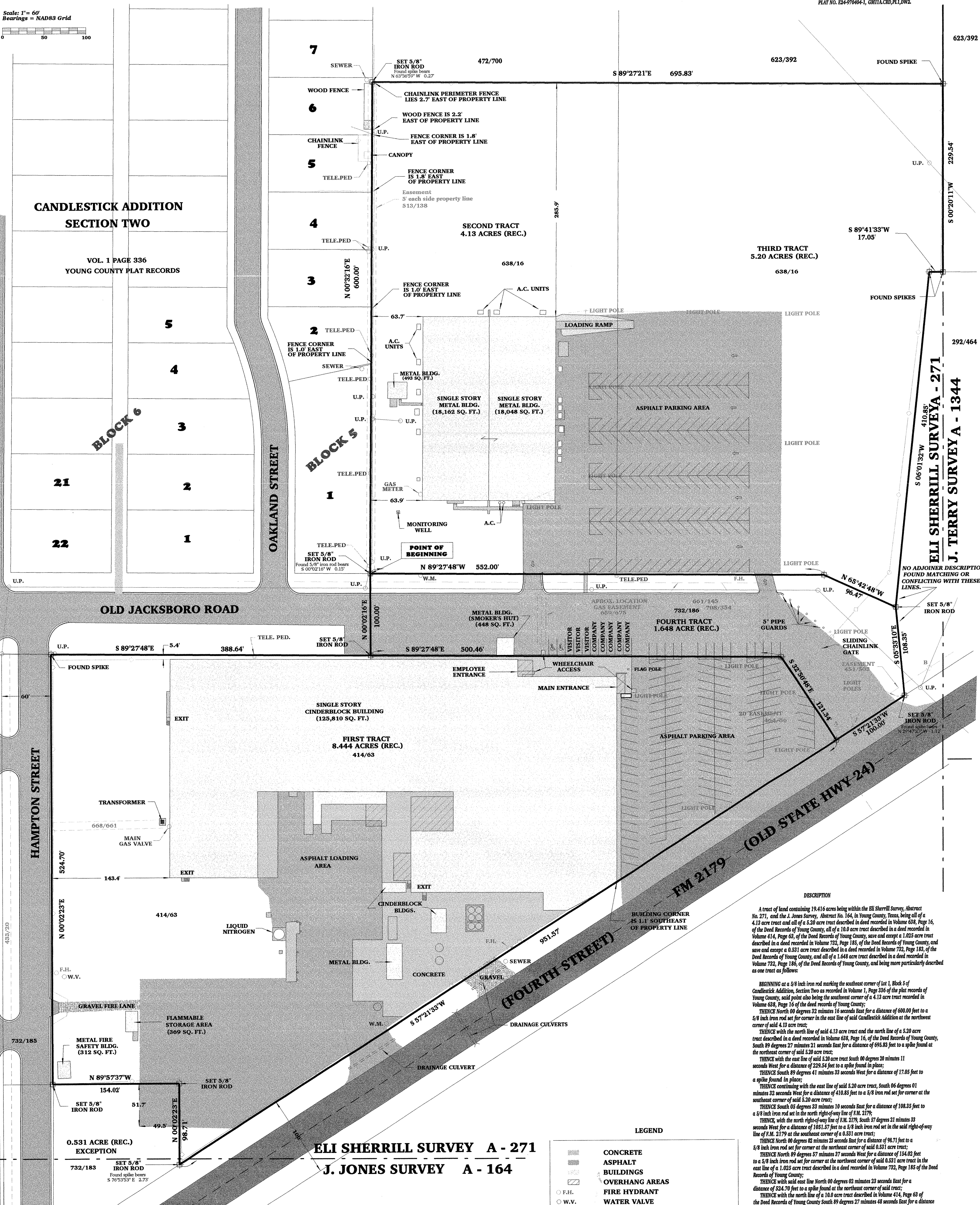
HAMPTON STREET

OAKLAND STREET

(FOURTH STREET)

FM 2179 (OLD STATE HWY 24)

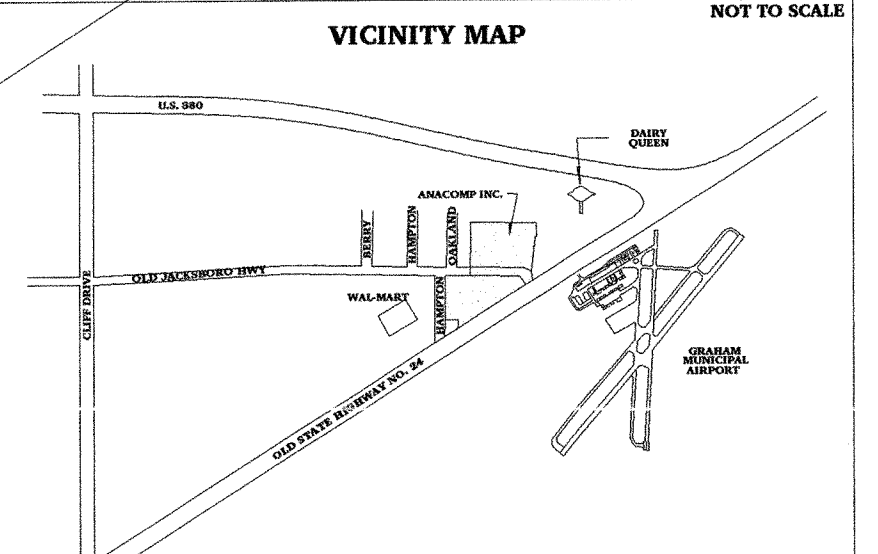
ELLI SHERRILL SURVEY A - 271  
J. TERRY SURVEY A - 1344



ELLI SHERRILL SURVEY A - 271  
J. JONES SURVEY A - 164

**LEGEND**

	CONCRETE
	ASPHALT
	BUILDINGS
	OVERHANG AREAS
	FIRE HYDRANT
	WATER VALVE
	TELEPHONE PEDESTAL
	CHAINLINK FENCE
	AIR CONDITIONING UNIT
	UTILITY POLE
	WATER METER
	EASEMENT
	OVERHEAD ELECTRIC LINES



Young County, Texas  
A Survey of a  
19.416 Acre Tract  
1715 Fourth Street  
The City of Graham

Chicago Title Insurance Company

**DESCRIPTION**  
A tract of land containing 19.416 acres being within the ELLI Sherrill Survey, Abstract No. 271, and the J. Jones Survey, Abstract No. 164, in Young County, Texas, being all of a 4.13 acre tract and all of a 5.20 acre tract described in deed recorded in Volume 638, Page 16, of the Deed Records of Young County, all of a 18.0 acre tract described in a deed recorded in Volume 414, Page 60, of the Deed Records of Young County, save and except a 1.025 acre tract described in a deed recorded in Volume 722, Page 185, of the Deed Records of Young County, and save and except a 0.531 acre tract described in a deed recorded in Volume 722, Page 185, of the Deed Records of Young County, and all of a 1.648 acre tract described in a deed recorded in Volume 722, Page 186, of the Deed Records of Young County, and being more particularly described as one tract as follows:

BEGINNING at a 5/8 inch iron rod marking the southeast corner of Lot 1, Block 5 of Candlestick Addition, Section Two as recorded in Volume 1, Page 336 of the plat records of Young County, said point also being the southwest corner of a 4.13 acre tract recorded in Volume 638, Page 16 of the deed records of Young County;  
THENCE North 00 degrees 22 minutes 16 seconds East for a distance of 600.00 feet to a 5/8 inch iron rod set for corner in the east line of said Candlestick Addition at the northeast corner of said 4.13 acre tract;  
THENCE with the north line of said 4.13 acre tract and the north line of a 5.20 acre tract described in a deed recorded in Volume 638, Page 16, of the Deed Records of Young County, South 89 degrees 27 minutes 21 seconds East for a distance of 695.83 feet to a spike found at the northeast corner of said 5.20 acre tract;  
THENCE with the east line of said 5.20 acre tract South 00 degrees 00 minutes 11 seconds West for a distance of 229.54 feet to a spike found in place;  
THENCE South 89 degrees 41 minutes 33 seconds West for a distance of 17.05 feet to a spike found in place;  
THENCE continuing with the east line of said 5.20 acre tract, South 06 degrees 01 minutes 32 seconds West for a distance of 410.85 feet to a 5/8 inch iron rod set for corner at the southeast corner of said 5.20 acre tract;  
THENCE South 05 degrees 52 minutes 10 seconds East for a distance of 108.35 feet to a 5/8 inch iron rod set in the north right-of-way line of F.M. 2179;  
THENCE, with the north right-of-way line of F.M. 2179, South 87 degrees 21 minutes 33 seconds West for a distance of 181.57 feet to a 5/8 inch iron rod set in the said right-of-way line of F.M. 2179 at the southeast corner of a 1.648 acre tract;  
THENCE North 00 degrees 02 minutes 22 seconds East for a distance of 98.71 feet to a 5/8 inch iron rod set for corner at the northeast corner of said 0.531 acre tract;  
THENCE North 89 degrees 27 minutes 21 seconds West for a distance of 154.02 feet to a 5/8 inch iron rod set for corner at the northwest corner of said 0.531 acre tract in the east line of a 1.025 acre tract described in a deed recorded in Volume 722, Page 185 of the Deed Records of Young County;  
THENCE with said east line North 00 degrees 02 minutes 22 seconds East for a distance of 524.70 feet to a spike found at the northeast corner of said tract;  
THENCE with the north line of a 18.0 acre tract described in Volume 414, Page 60 of the Deed Records of Young County South 89 degrees 27 minutes 48 seconds East for a distance of 388.64 feet to a 5/8 inch iron rod set for corner;  
THENCE North 00 degrees 02 minutes 16 seconds East for a distance of 100.00 feet to the POINT OF BEGINNING.

Bearings based on Lambert Grid Azimuth NAD83.  
Reference is made to an accompanying plat, Plat No. E24-970404-1, which is a graphic representation of the survey of the above tract.  
Survey completed 04/06/1997. David F. Lyons, R.P.L.S.

ALTA/ACSM Land Title Survey  
To: Anacomp Incorporated,  
and Chicago Title Insurance Company

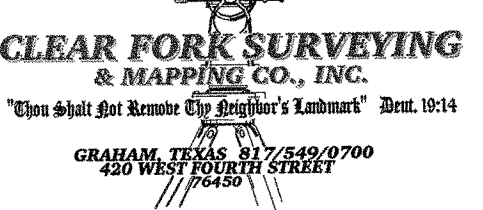
This is to certify that this map or plat of survey of the premises specifically described in Chicago Title Insurance Company, Commitment No. 44-901-80-20790 dated February 17, 1997, is based on a field survey made on March 27, 1997, by me or directly under my supervision in accordance with the most recently adopted Minimum Standard Detail Requirements and Classifications for ALTA/ACSM Land Title Surveys, and meets the accuracy requirements for an "Ordinary" survey as defined therein and (2) to the best of my professional knowledge, information and belief,

- (a) This Survey Map correctly represents the facts found at the time of the survey;
- (b) There are no significant discrepancies between the boundary lines of the subject property as shown on this Survey Map and as described in the legal description presented in the above referenced Title Commitment;
- (c) The boundary line dimensions as shown on this Survey Map form a mathematically closed figure within 1/16 of 1 foot; and
- (d) Except as noted the boundary lines of the Subject Property are contiguous with the boundary lines of all adjoining parcels, roads, highways, streets or alleys as described in their most recent respective legal descriptions of record.

The undersigned understands and agrees that the parties to whom this certification is addressed will be relying upon this certification in incurring financial obligations with respect to the subject property and this Survey Map has been prepared for their respective benefits in anticipation of their reliance thereon.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 2 Survey.

Dated: 04/06/97 By: David F. Lyons, R.P.L.S., No. 8088



Chicago Title Insurance Company