

VILLAGE OF SALADO
RESOLUTION
NO 18

A RESOLUTION OF THE VILLAGE OF SALADO ACKNOWLEDGING THAT THE VILLAGE OF SALADO HAS NEVER REGARDED A CERTAIN 0.90 ACRE TRACT OF LAND ON MAIN STREET RUNNING BETWEEN MAIN STREET AND THE I 35 FRONTAGE ROAD IMMEDIATELY SOUTH OF THE U.S. POST OFFICE AS A CITY STREET OR ROAD; DISAFFIRMING ANY INTEREST IN SAID TRACT OF LAND; AND AUTHORIZING THE CITY ATTORNEY TO FILE AN ANSWER IN CAUSE NO. 196031C IN THE 169TH DISTRICT COURT OF BELL COUNTY, TEXAS (A TRESPASS TO TRY TITLE SUIT) SETTING FORTH THE FOREGOING.

WHEREAS, there is a certain tract of land identified on Exhibit "A" attached hereto (the "Subject Tract") which said tract runs east and west between Main Street and the IH 35 Frontage Road south of the United States Post Offices; and

WHEREAS, the Marshall Fornby Foundation has purchased the Subject Tract and the tract immediately north thereof and has filed a trespass to try title suit in the 169th District Court of Bell County, Texas styled the Marshall Fornby Foundation vs. Roesharon Stanford-Petmecky, David J. Stanford, Dorothy J. Stanford, The County of Bell of the State of Texas, and the Village of Salado, being Cause No. 196031C seeking to perfect title to said tract (the Suit); and

WHEREAS, the County of Bell has never asserted any right, title or interest in the Subject Tract, and has never regarded or treated the Subject Tract as a county road; and

WHEREAS, the Village of Salado was only incorporated as a type 2 municipality on August 20, 2000, and inasmuch as the County of Bell never regarded the Subject Tract as a county road or treated it as such, such tract never became a city street of the Village of Salado upon incorporation, and the Village of Salado has never, and does not now regard the Subject Tract as a city street or roadway, and has not and does not now assert any legal or beneficial interest in the Subject Tract;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE VILLAGE OF SALADO BOARD OF ALDERMEN,

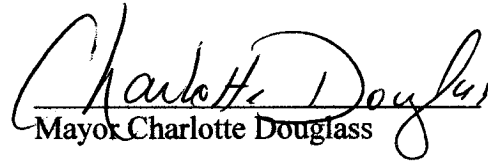
that inasmuch as the County of Bell has never regarded the Subject Tract as a County Road, and has never treated it as such or asserted any interest therein, the Village of Salado upon incorporation never regarded the Subject Tract as a city street or road, and has never asserted any interest therein, and does not now regard the Subject Tract as a city street or roadway and does not assert any legal or beneficial interest therein;

that the City Attorney is authorized to file an answer to the Suit asserting that the Village of Salado has never regarded the Subject Tract as a city street or roadway, and that the

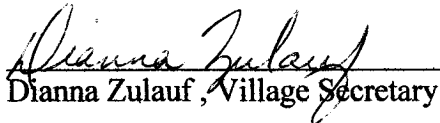
Village asserts no legal or beneficial interest therein, attaching a certified copy of this resolution to said answer;

that the Village having been apprised that there could be a conflict of interest in Michael R. Cooper representing the plaintiff in the Suit and in serving as an Aldermen, authorizes the Mayor to sign a letter stating that the Village has no objection to Michael R. Cooper proceeding as counsel for the Marshall Fornby Foundation, provided the Marshall Fornby signs a letter stating it has no objection to Mr. Cooper both representing them and serving as an Alderman of the Village of Salado.

PASSED, APPROVED, and ADOPTED on this the 5th day of June, 2003, with a vote of 3 ayes, 0 nays, and 1 abstentions, at a regular meeting of the Village of Salado Board of Aldermen which met in compliance with the Open Meetings Act, Texas Government Code, 551.001


Mayor Charlotte Douglass

ATTEST:


Dianna Zulauf, Village Secretary

Michael R. Cooper
Attorney at Law
P.O. Box 1276
945 N. Main
Salado, Texas 76571
Phone (254) 947-0327
Facsimile (254) 947-9299
January 22, 2003

The Village of Salado
C/O Charlotte Douglass, Mayor
Municipal Building
Salado, Texas 76571

Re: The Marshal Formby Foundation vs. Rosharon Stanford-Petmecky, David J. Stanford, Dorothy Stanford, The County of Bell, State of Texas, and The Village of Salado.

Gentlemen:

This letter will acknowledge that I have disclosed to you that I am an alderman of the Village of Salado, a Type B Municipal Corporation, which is a duly elected official of said municipality. As such there could be a conflict of interest arising out of the above referenced litigation in my representing both the Plaintiff, the Marshall Formby Foundation, and being an elected official of the defendant municipality. This conflict would require my abstaining on any issues which could come before the Board of Aldermen for a vote with respect to this matter.

This letter will acknowledge my having disclosed the potential conflict to you, and discussing same, and that the Village of Salado has no objection to my proceeding as counsel for the Plaintiff, the Marshall Formby Foundation

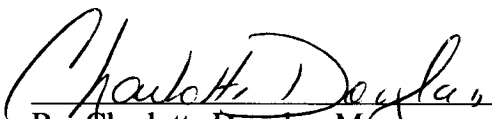
Very truly yours.



Michael R. Cooper

Agreed this 5th day of January, 2003.

The Village of Salado



By: Charlotte Douglas, Mayor

Tract Two

R. E. OWINGS SURVEYING COMPANY

2314 North Main Street - P. O. Box 2172
Belton, Texas 76513

Tel: (254) 939-3700

Fax: (254) 933-0603

**TRACT II
DESCRIPTION FOR 0.090 ACRE OF LAND**

Being all that certain tract of land containing 0.090 Acre of Land, situated in the Young Williams Survey, Abstract 861, Bell County, Texas, and being part of and existing alley in the Town of Salado, Bell County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the southeast corner of a tract of land described in a deed to J. David Stanford, recorded in Volume 3428, Page 221, Deed Records of Bell County, Texas, said iron rod also being on the west right-of-way (ROW) line of Main Street in the Town of Salado, Bell County, Texas (Old Highway 81), for the northeast corner of the herein described tract;


THENCE S 18° 50' 12" W - 21.60 feet along the west line of said ROW, to a 1/2" iron rod found at the northeast corner of a tract of land described in a deed to James B. Garrett, recorded in Volume 2903, Page 197 and 210, Deed Records of Bell County, Texas;

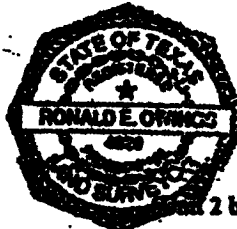
THENCE N 70° 13' 22" W - 185.28 feet along the south line of said alley, and along the north line of said Garrett tract, to a 1/2" iron rod found for the southwest corner of the herein described tract;

THENCE N 18° 56' 42" E - 20.50 feet to a 1/2" iron rod found at the southwest corner of said Stanford tract;

THENCE S 70° 33' 48" E - 185.23 feet along the boundary of said Stanford tract and the north line of said alley, to the **POINT OF BEGINNING** and containing 0.090 Acre of Land.

The Bearing Base for this survey is the west ROW line of Main Street (Old Highway 81) - S 18° 50' 12" W.


Ronald E. Owings RPLS 4029
April 9, 1998
Job No. 2977



Unit 3 of 3
(Unit 1 being a plat)
Unit 2 being a description for Tract I)

"A"

May 29 03 03:27p

p.1

Michael R. Cooper
Attorney at Law
P.O. Box 1276
945 N. Main
Salado, Texas 76571
Phone (254) 947-0327
Facsimile (254) 947-9299
January 22, 2003

Marshall Formby Foundation
C/O Malcolm Tisdell
621 Baltimore Street
Plainview, Texas 79062

Re: The Marshall Formby Foundation vs. Rosharon Stanford-Petmecky, David J. Stanford, Dorothy Stanford, The County of Bell, State of Texas, and The Village of Salado.

Gentlemen:

This letter will acknowledge that I have disclosed to you that I am an alderman of the Village of Salado, a Type B Municipal Corporation, which is a duly elected official of said municipality. As such there could be a conflict of interest arising out of the above referenced litigation in my representing both you as Plaintiff, and being an elected official of the defendant municipality. This conflict would require my abstaining on any issues which could come before the Board of Aldermen for a vote with respect to this matter.

This letter will acknowledge my having disclosed the potential conflict to you, and discussing same, and that the Marshall Formby Foundation has no objection to my proceeding as counsel for you, as Plaintiff.

Very truly yours,

Michael R. Cooper

Agreed this 29th day of January, 2003.

The Marshall Formby Foundation


By: Malcolm Tisdell

No. 196 031-C

**THE MARSHALL FORMBY
FOUNDATION**

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IN THE 169 DISTRICT COURT

vs

**ROESHARON STANFORD-
PETMECKY, DAVID J. STANFORD,
DOROTHY J. STANFORD,
THE COUNTY OF BELL
OF THE STATE OF TEXAS, AND
THE VILLAGE OF SALADO**

OF BELL COUNTY

THE STATE OF TEXAS

2003 JAN 23 PM 2:55

Salley

**PLAINTIFFS' ORIGINAL PETITION
IN TRESPASS TO TRY TITLE**

COMES NOW, the Marshall Formby Foundation, Plaintiff, complaining of Roesharon Stanford-Petmecky, David J. Stanford, Dorothy J. Stanford, the County of Bell of the State of Texas, and The Village of Salado, Texas, a type B municipal corporation, Defendants, and would show unto the Courts as follows:

1. Roesharon Stanford-Petmecky is a resident of the State of Utah and may be served with process at 1164 South 1300 East, Salt Lake City, Utah, 84105. David J. Stanford is a resident of Bell County, Texas and may be served with process at 80 South Main Street, Salado, Texas 76571.
2. The addresses of the unknown heirs of Dorothy J. Stanford are not known.
3. The County of Bell of the State of Texas may be served by serving its County Judge Jon Burroughs at the Bell County Courthouse, Belton, Texas.
4. The Village of Salado is a type B Municipal Corporation, and may be served by

serving its City Secretary at the Municipal Building in Salado, Texas.

The land upon which plaintiff seeks to clear the title is located in Bell County, Texas, and therefore this Court has jurisdiction of this cause.

If the defendant, Dorothy J. Stanford is dead, the Plaintiff complains of the heirs and legal representatives and the unknown heirs and legal representatives of Dorothy J. Stanford.

If the heirs or unknown heirs of Dorothy J. Stanford are deceased, then the Plaintiff further complains of the heirs and legal representatives and unknown heirs and legal representatives of the deceased heirs or unknown heirs of Dorothy J. Stanford.

If the heirs or unknown heirs of the heirs or unknown heirs of the heirs or unknown heirs of the heirs or the unknown heirs of Dorothy J. Stanford are deceased, then the Plaintiff complains of their heirs and legal representatives and their unknown heirs and legal representatives.

All of the above named Dorothy J. Stanford, heirs and unknown heirs and legal representatives are hereafter call "Defendants".

5. Plaintiff is the owner in fee simple of the following described premises situated in Bell County, Texas:

Being all that certain tract of land containing 0.090 Acre of Land, situated in the Young Williams Survey, Abstract 861, Bell County, Texas, and being a part of and existing alley in the Town of Salado, Bell County, Texas, and being more particularly described on Exhibit "A" attached hereto.

6. Plaintiffs were in possession of the premises. Afterward, on September 23, 2002 Defendants unlawfully entered upon and dispossessed them of such premises, and withhold from

them the possession thereof.

7. That Plaintiffs and those under whom they claim, have had peaceable and adverse possession of the property above described under title or color of title for more than three (3) years, after any cause of action which any Defendants herein may have or asserted shall have accrued and before the commencement of this suit. Such title is pursuant to a special warranty deed to Plaintiff from Roesharon Stanford-Petmecky and David J. Stanford executed June 21, 2002, and filed of record September 17, 2002 in Volume 4787, Page 44 of the Real Estate Records of Bell County, Texas. Roesharon Stanford-Petmecky and David J. Stanford received title to such property by virtue of a General Warranty Deed from Dorothy J. Stanford, their mother, executed on or about February 20, 1996 and filed of record in Volume 3428, Page 221 of the Real Estate Records of Bell County, Texas, a true and correct copy of which is attached hereto as Exhibit "B" and a correction deed dated on or about February 20, 1996 and filed of record in Volume 3788, Page 685 of the Real Estate Records of Bell County, Texas, a true and correct copy of which is attached hereto as Exhibit "C".

In the alternative, and in any event, Plaintiffs and those under whom they claim have had and held in peaceable and adverse possession of the property described above by clearing weeds and trash off the property, by keeping the property clean, by using the property as a parking area and access to the rear of the adjoining property, and by paying applicable taxes on the property; and by claiming the property under a duly registered deed for a period of more than five (5) years preceding the filing of this suit and prior to the assertion of any claim, right, title, or interest in the property by Defendants, and before the commencement of this suit.

That the Plaintiffs and those under whom they claim, have had peaceable and adverse possession of the above described property, by clearing weeds and trash off the property, by keeping the property clean, by using the property as a parking area and access to the rear of the adjoining property, and by paying applicable taxes on the property; and by claiming the property under a duly registered deed for a period of more than five (5) years enjoying the same for more than ten (10) years, after any cause of action which any of the Defendants have herein asserted have accrued, and before the commencement of this suit.

That the Plaintiffs and those under whom they claim, have had peaceable and adverse possession of the above described property, by clearing weeds and trash off the property, by keeping the property clean, by using the property as a parking area and access to the rear of the adjoining property, and by paying applicable taxes on the property; and by claiming the property under a duly registered deed for a period of more than five (5) years enjoying the same for more than twenty-five (25) years, after any cause of action which any of the Defendants have herein asserted have accrued, and before the commencement of this suit.

All of said possession has been continuous and has not been interrupted by any adverse suit or claim to recover said land and said possession has been actual and a visible appropriation of said land and same has been commenced and continued under a claim of right inconsistent with and hostile to the claim of all of the Defendants and other parties.

8. Defendants have occupied the premises under their unlawful possession from September 23, 2002 or there about, and the rental value of the premises during this occupancy is

\$500.00, in which amount the Defendants are justly indebted to Plaintiffs. Though repeated demand for payment has been made of Defendants by Plaintiffs, Defendants have failed and refused, and still fail and refuse to pay, to Plaintiffs damage in the sum of \$500.00.

9. Plaintiffs pray that the Defendants be cited to answer this petition, and that Plaintiffs have judgement for the title and possession of the premises, for their damages, for cost of suit, and for such other relief as they may be entitled to either at law or in equity.

Respectfully submitted,



Michael R. Cooper
State Bar No. 04782000
P.O. Box 1276
945 N. Main
Salado, Texas 76571
Phone (254) 947-0327
Facsimile (254) 947-9299

Tract Two

R. E. OWINGS SURVEYING COMPANY

2314 North Main Street - P. O. Box 2172

Belton, Texas 76513

Tel: (254) 939-3700

Fax: (254) 933-0603

TRACT II
DESCRIPTION FOR 0.090 ACRE OF LAND

Being all that certain tract of land containing 0.090 Acre of Land, situated in the Young Williams Survey, Abstract 861, Bell County, Texas, and being part of and existing alley in the Town of Salado, Bell County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the southeast corner of a tract of land described in a deed to J. David Stanford, recorded in Volume 3428, Page 221, Deed Records of Bell County, Texas, said iron rod also being on the west right-of-way (ROW) line of Main Street in the Town of Salado, Bell County, Texas (Old Highway 81), for the northeast corner of the herein described tract;

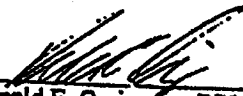
THENCE S 18° 50' 12" W - 21.60 feet along the west line of said ROW, to a 1/2" iron rod found at the northeast corner of a tract of land described in a deed to James B. Garrett, recorded in Volume 2903, Page 197 and 210, Deed Records of Bell County, Texas;

THENCE N 70° 13' 22" W - 185.28 feet along the south line of said alley, and along the north line of said Garrett tract, to a 1/2" iron rod found for the southwest corner of the herein described tract;

THENCE N 18° 56' 42" E - 20.50 feet to a 1/2" iron rod found at the southwest corner of said Stanford tract;

THENCE S 70° 33' 48" E - 185.23 feet along the boundary of said Stanford tract and the north line of said alley, to the POINT OF BEGINNING and containing 0.090 Acre of Land.

The Bearing Base for this survey is the west ~~ROW~~ line of said ~~Main Street~~ (Old Highway 81) - S 18° 50' 12" W.


Ronald E. Owings RPLS 4029
April 9, 1998
Job No: 7578



Unit 3 of 3
(Unit 1 being a plat)
(Unit 2 being a description for Tract I)

"A"

WARRANTY DEED

DATE: February 20, 1996

GRANTOR: Dorothy J. Stanford

GRANTOR'S MAILING ADDRESS: P. O. Box 93
Salado, Bell County, Texas 76571

GRANTEES: RoeSharon Stanford-Petmecky
10109 Talleyran Drive
Austin, Travis County, Texas 78750

J. David Stanford
P. O. Box 1145
Salado, Bell County, Texas 76571

CONSIDERATION:

- (1) TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration;
- (2) the exchange of certain other properties between the parties by deed or deeds of even date herewith; and
- (2) the assumption by Grantee of all ad valorem taxes on the property for 1996 and subsequent years including subsequent assessments for years prior to 1996 due to a change in land usage or ownership.

PROPERTY: Being a lot, tract or parcel of land situated, lying and being in the County of Bell, State of Texas, and within the town of Salado, and being out of Block 26 of the Robertson subdivision of the Young Williams League in said town, and described by metes and bounds as follows, to-wit:

BEGINNING at the S.E. corner of said Block 26 in the West line of the Austin Highway;

Thence: N. 19 E with the West line of said Highway 70 feet to N.E. corner of this tract;

Thence: N 71 W 210 feet to the N.E. corner of this tract;

Thence: S 19 W 70 feet to the South line of said Block 26 for the S.W. corner of this tract;

Thence: S 71 E 210 feet to the Beginning, being the same tract conveyed to Q. W. Thompson et al by J. H. Hollingsworth and wife, by deed dated June 9, 1933.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all reservations, restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, GRANTS, SELLS, AND CONVEYS to Grantees in their own separate rights and estates the property, together with all and singular the rights and appurtenances thereto in any wise belonging, TO HAVE AND HOLD IT to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against

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every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

When the context requires, singular nouns and pronouns include the plural.

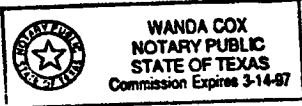
EXECUTED this 20 day of February, 1996.

Dorothy J. Stanford
Dorothy J. Stanford

STATE OF TEXAS §

COUNTY OF BELL §

This instrument was acknowledged before me on the 20 day of February, 1996, by Dorothy J. Stanford.



Wanda Cox
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:

J. David Stanford
Attorney at Law
P. O. Box 1145
80 South Main Street
Salado, Texas 76571

96 FEB 21 AM 8 27
VADA SUITON
CNTY CLERK, BELL CNTY TX.
DEPUTY

FILED FOR RECORD

006023

C O R R E C T I O N
WARRANTY DEED

DATE: February 20, 1996

GRANTOR: Dorothy J. Stanford

GRANTOR'S MAILING ADDRESS: P. O. Box 83
Salado, Bell County, Texas 76571

GRANTEE: RosSharon Stanford-Petresky
10109 Talleyran Drive
Austin, Travis County, Texas 78750

J. David Stanford
P. O. Box 1145
Salado, Bell County, Texas 76571

CONSIDERATION:

(1) TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration;

(2) the exchange of certain other properties between the parties by deed or deeds of even date herewith; and

(2) the assumption by Grantee of all ad valorem taxes on the property for 1996 and subsequent years including subsequent assessments for years prior to 1996 due to a change in land usage or ownership.

PROPERTY: Being a lot, tract or parcel of land situated, lying and being in the County of Bell, State of Texas, and within the town of Salado, and being out of Block 26 of the Robertson subdivision of the Young Williams League in said town, and described by metes and bounds as follows, to-wit:

BEGINNING at the S.E. corner of said Block 26 in the West line of the Austin Highway;
Thence: N. 19 E with the West line of said Highway 70 feet to N.E. corner of this tract;
Thence: N 71 W 210 feet to the N.E. corner of this tract;
Thence: S 19 W 78 feet to the South line of said Block 26 for the S.W. corner of this tract;
Thence: S 71 E 210 feet to the Beginning, being the same tract conveyed to O. W. Thompson et al by J. H. Hollingsworth and wife, by deed dated June 9, 1931.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all reservations, restrictions, covenants, conditions and assessments, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, GRANTS, SELLS, AND CONVEYS to Grantee in their own separate rights and estates the property, together with all and singular the rights and appurtenances thereto in any wise belonging, TO HAVE AND HOLD IT to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against

VAL. 3788 PAGE 685

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FILED FOR RECORDS

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J. David Crawford
Attorney at Law
P. O. Box 1148
80 South Main Street
Galveston, Texas 77551

PREPARED IN THE LAW OFFICE OF:

AFTER RECORDING RETURN TO:

Wanda Cox
Notary Public, State of Texas



This instrument was acknowledged before me on the 20 day of February, 1996, by Dorothy A. Crawford.

STATE OF TEXAS
COUNTY OF HELL

~~Dorothy A. Crawford~~
Dorothy A. Crawford

EXECUTED this 20 day of February, 1996.

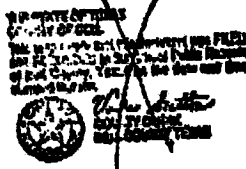
Every person whoever lawfully claiming or to claim the name or any part thereof, except as to the restrictions from and exceptions to warranty.
When the concept requires, singular nouns and pronouns include the plural.
EXECUTED this 20 day of February, 1996.

FILED FOR RECORDS

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① #1212
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J. David Stamford
PO BOX 1145
Saville, TX
76571



NEL 3788PME 687

02 FEB 21 03 53

000852

This deed has been corrected and is being re-filed as a correction deed to take the place of the deed as it is recorded in Volume 3428, Page 221, Deed Records of Bell County, Texas. As originally executed and filed, the deed did not reflect an unclaimed alley on the south side of the property as more particularly described by field notes attached hereto as Exhibit "A" for all purposes. This alley has been used continuously by the Stanford family for ingress and egress to the rear portion of the property since the middle of the 1930's. In all other respects this correction deed is the same as the original deed.

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R. E. OWINGS SURVEYING COMPANY

2314 North Main Street - P. O. Box 2172
Belton, Texas 76513
Tel: (254) 939-3700 Fax: (254) 933-0603

TRACT II DESCRIPTION FOR 0.090 ACRES OF LAND

Being all that certain tract of land containing 0.090 Acres of Land, situated in the Young Williams Survey, Abstract 861, Bell County, Texas, and being part of and existing alley in the Town of Salado, Bell County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the southeast corner of a tract of land described in a deed to J. David Stamford, recorded in Volume 3422, Page 221, Deed Records of Bell County, Texas, said iron rod also being on the west right-of-way (ROW) line of Main Street in the Town of Salado, Bell County, Texas (Old Highway 81), for the northeast corner of the herein described tract;

THENCE S 28° 20' 12" W - 21.60 feet along the west line of said ROW, to a 1/2" iron rod found at the southeast corner of a tract of land described in a deed to James B. Currott, recorded in Volume 2907, Page 197 and 216, Deed Records of Bell County, Texas;

THENCE N 70° 13' 23" W - 185.28 feet along the south line of said alley, and along the north line of said Currott tract, to a 1/2" iron rod found for the southwest corner of the herein described tract;

THENCE N 38° 56' 42" E - 28.58 feet to a 1/2" iron rod found at the southwest corner of said Stamford tract;

THENCE S 70° 33' 48" E - 185.23 feet along the boundary of said Stamford tract and the north line of said alley, to the POINT OF BEGINNING and containing 0.090 Acres of Land.

The Bearing Bore for this survey in the west ROW line of said Main Street (Old Highway 81) - S 18° 40' 13" W.

Vol. 3788 Page 639

Ronald E. Owings R.E.S. 4039
April 9, 1998
Job No. 7528



Unit 3 of 3
(Unit 1 being a plat)
(Unit 2 being a description for Tract I)

EXHIBIT "A"

015305

FILES FOR RECORD

APR 10 7 48 AM '98
COUNTY CLERK, BELL COUNTY, TEXAS

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