

COINER ADDITION UNIT No. 1, LOT 1, BLOCK 1
Clerks' File No. 03001882 - Randall County Official Public Records

Volume 610, Page 435 - Randall County Deed Records

(N 00°27'11" E) N 00°26'52" E -- 268.62'
(308.05') N 00°29'40" E -- 307.85'

1/2" IRON ROD, FOUND

(S 33°48'12" E) S 33°48'12" E

(283.36') 283.36'

BRASS CAP HIGHWAY MONUMENT, FOUND

INTERSTATE HIGHWAY No. 27
Volume 589, Page 495 - Randall County Deed Records

(N 36°39'15" W) S 36°39'01" E

423.67'

2.68 Acres

5/8" IRON ROD, SET
"RPLS 5437"

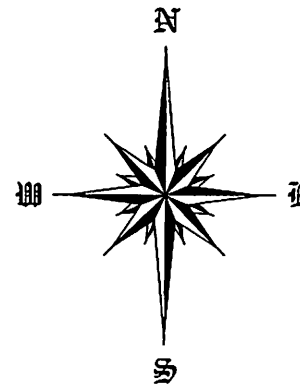
S 89°51'00" W -- 415.30'
Directional Control

11.45 ACRES

5/8" IRON ROD, SET
"RPLS 5437"

(N 36°39'15" W) N 36°39'01" W

BRASS CAP HIGHWAY MONUMENT, FOUND



Scale: 1" = 100'

Description:
SEE SHEET 2 OF 2.

Description:

A 2.68 acre tract of land situated in Section 111, Block 6, I. & G. N. RR. Co Survey, Randall County, Texas, and being a part of a 11.45 acre tract of land as conveyed in that certain Community Interest Special Warranty Deed of record under Clerk's File No. 04015929 of the Official Public Records of Randall County, Texas, said 2.68 acre tract of land being described by metes and bounds as follows:

Commencing at a 1/2 inch iron rod found for the Southeast corner of said Section 111;

Thence South 89°51'00" West, along the South line of said Section 111, a distance of 2694.38 feet to a point;

Thence North 00°28'14" East, a distance of 711.43 feet to a point;

Thence North 33°45'44" West, a distance of 202.26 feet pass a 3/8 inch iron rod "RPLS 1912" found, the Southeast corner of said 11.45 acre tract of land, continue for a total distance of 868.09 feet to a brass cap highway monument found;

Thence North 36°39'01" West, a distance of 77.04 feet to a 5/8 inch iron rod with a green plastic cap stamped "RPLS 5437" set in the Northeasterly line of said 11.45 acre tract of land, the Southwesterly line of Interstate Highway 27, the **BEGINNING CORNER** of this tract of land;

THENCE South 89°51'00" West (directional control), a distance of **415.30** feet to a 5/8 inch iron rod with a green plastic cap stamped "RPLS 5437" set in the West line of said 11.45 acre tract of land, the Southwest corner of this tract of land;

THENCE North 00°26'52" East, along the West line of said 11.45 acre tract of land, a distance of **268.62** feet to a 1 inch iron pipe found, the Southeast corner of Coiner Addition Unit No. 1, an Addition to the City of Canyon, recorded under Clerk's File No. 03001882 of the Official Public Records of Randall County, Texas;

THENCE North 00°29'40" East, along the West line of said 11.45 acre tract of land and the East line of said Coiner Addition Unit No. 1, a distance of **307.85** feet to a 1/2 inch iron rod found, being in the Southwesterly line of Interstate Highway 27, the most Northerly corner of this tract of land;

THENCE South 33°48'12" East, along the Southwesterly line of Interstate Highway 27, a distance of **283.36** feet to a brass cap highway monument found;

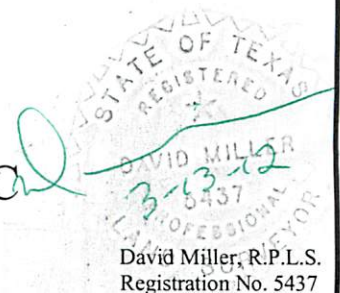
THENCE South 36°39'01" East, a distance of **423.67** feet to the **POINT OF BEGINNING**.

SHEET 2 OF 2

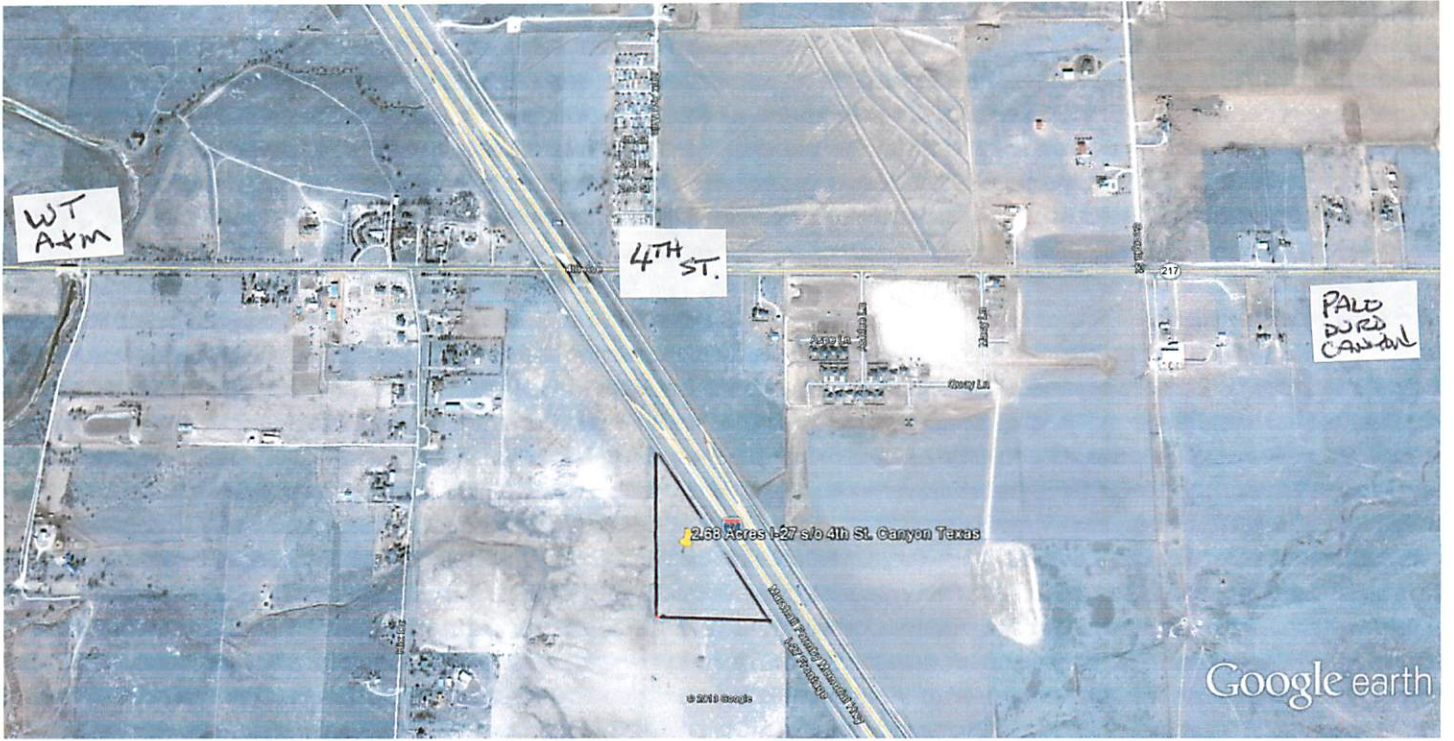
MILLER LAND SURVEYING, PLLC

RESIDENTIAL - COMMERCIAL - BOUNDARY - ROUTE - LAND MAPPING

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Google earth

feet
km

