



**LEGEND**  
FIP = Found Rebar  
WFCP=Wood Fence  
corner post  
PFCP = Pipe Fence  
corner post  
SIP = Set 1/2 inch  
Rebar  
POB = Point of Beginning  
= Fence  
= Property line  
= Elec. Line  
= Survey Line

**NOTES:**  
Adjoining tract data is for informational purposes only and does not represent a complete survey of those lands.  
Possible conflicts in adjoining property lines may arise from a current survey of those parcels. This plat represents a survey of the boundaries of the parcels cited in request for survey.  
THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR LEASE LINES, EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE CONVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

FOR METES AND BOUNDS DESCRIPTIONS SEE ACCOMPANYING DOCUMENTS.

Basis of Bearings is NAD83 Grid Bearings NCTZ and Distances reflect Surface Measurements

**METES AND BOUNDS DESCRIPTION**  
**Shoop Family Partnership East Ranch**

All that certain 570.98 acre tract or parcel of land situated in the M.E.P. & P. Railroad Survey, Abstract Number 908, the W. Harrison Survey, Abstract Number 523, the S. F. Reynolds Survey, Abstract Number 1627, the J. Simmons Survey, Abstract Number 1151 and the W. Reed Survey, Abstract Number 1071 in the County of Denton, State of Texas, said tract being all of Tract I a called 38.17 acre tract, all of Tract IV a called 160 acre tract, all of Tract V a called 52.65 acre tract, all of Tract VI a called 64.7 acre tract and all of Tract VII a called 265.55 acre tract as described in deed to Glenn and Louise Shoop Family Partnership, Ltd., filed 15 February 2005, and recorded in County Clerks Number 2005-17852 of the Official Public Records of said Denton County Texas, and being more particularly described as follows;

**BEGINNING** for the southwest corner of the tract being described herein at Found 1/2 inch rebar with a plastic cap marked Coleman 4001 by a T-Post, said rebar having NAD83 NCT73 Grid Coordinates of N-7085851.26, E-2319617.63, and said rebar being the southwest corner of said Tract VI, same being the northwest corner of a called 122.145 acre tract as described in deed to Johnson Bank, filed 24 August 2012, and recorded in County Clerks Number 2012-94347 of said official public records, said rebar also being on the east line of a called Four Hundred Thirteen Acre tract as described in deed to JNIDF Ltd, filed 04 August 2008, and recorded in County Clerks Number 2008-85490 of said official public records;

**THENCE:** North 00 degrees 06 minutes 11 seconds East, with the west line of said Tract VI, and with the east line of said JNIDF tract, and with a barbed wire fence, a distance of 1055.11 feet to a found Set Stone by a wood fence corner post for the northwest corner of said Tract VI, same being a northeast corner of said JNIDF tract, and said stone being on the south line of a called 228.8 acre tract as described in deed to Frank Wallace et ux, Edna E. Wallace, filed 10 May 1968, and recorded in volume 566 page 237 of the Deed Records of said Denton County, Texas;

**THENCE:** South 89 degrees 13 minutes 25 seconds East, with the north line of said Tract VI, and with the south line of said Wallace tract, and with a barbed wire fence, a distance of 2633.65 feet to a wood fence corner post for the northeast corner of said Tract VI, same being the southernmost southeast corner of said Wallace tract, and said post being on the west line of said Tract IV

**THENCE:** North 00 degrees 07 minutes 19 seconds East, with the west line of said Tract IV, and with the east line of said Wallace tract, and with an old barbed wire fence and tree line, a distance of 2009.39 feet to a wood fence corner post for the northwest corner of said Tract IV, same being an ell corner of a called 8.35 acre tract as described in deed to Frank E. Wallace, Jr., filed 17 August 1961, and recorded in volume 471 page 579 of said deed records;

**THENCE:** South 88 degrees 59 minutes 56 seconds East, with the north line of said Tract IV, and with an old barbed wire fence and tree line, a distance of 2826.49 feet to a wood fence corner post for the northeast corner of said Tract III, same being an ell corner of a called 185.4 acre tract as described in deed to Robert Baker Knox, filed 08 December 1943, and recorded in volume 304 page 339 of said deed records;

**THENCE:** South 01 degrees 10 minutes 06 seconds West, with the east line of said Tract III, and with the west line of said Knox tract, a distance of 2362.40 feet to a wood fence corner post for an ell corner of this tract, same being the western most northwest corner of said Tract V, and said post being the southern most southwest corner of said Knox tract;

**THENCE:** North 89 degrees 41 minutes 24 seconds East, with the north line of said Tract V, and with the south line of said Knox tract, and with a barbed wire fence, a distance of 689.40 feet to a wood fence corner post for an ell corner of said Tract V, same being the southern most southeast corner of said Knox tract;

**THENCE:** North 00 degrees 40 minutes 55 seconds East, with the west line of said Tract V, and with the east line of said Knox tract, and with a barbed wire fence, a distance of 311.78 feet to a wood fence corner post for the northern most northwest corner of said Tract V, same being an ell corner of said Knox tract;

**THENCE:** North 89 degrees 19 minutes 09 seconds East, with the north line of said Tract V, and with the south line of said Knox tract, and with a barbed wire fence, a distance of 1240.70 feet to a wood fence corner post for an ell corner of this tract, said post being the northeast corner of said Tract V, same being the eastern most southeast corner of said Knox tract, and said post being on the west line of said Tract VII;

**THENCE:** North 00 degrees 23 minutes 18 seconds West, with the west line of said Tract VII, and with the east line of said Knox tract, and with an old barbed wire fence and tree line, a distance of 2290.64 feet to a set 1/2 inch rebar on the south side of Farm to Market Road Number 1384 as described in deed to the State of Texas, filed 23 June 1950, and recorded in volume 348 page 262 of said deed records for a northwest corner of this tract;

**THENCE:** With the south line of said road the following five (5) calls:

1. South 89 degrees 43 minutes 00 seconds East, a distance of 919.41 feet to a set 1/2 inch rebar for an angle point in the south line of said road,
2. South 89 degrees 59 minutes 19 seconds East, a distance of 1874.35 feet to a set 1/2 inch rebar for the start of a curve to the right, having a central angle of 11 degrees 10 minutes 26 seconds,
3. thence with said curve to the right with an arc length of 177.84 feet, with a radius of 911.89 feet, with a chord bearing of South 84 degrees 24 minutes 06 seconds East, with a chord length of 177.55 feet,
4. South 78 degrees 48 minutes 32 seconds East, a distance of 700.75 feet to the start of a curve to the left, having a central angle of 03 degrees 23 minutes 36 seconds,
5. thence with said curve to the left with an arc length of 44.41 feet, with a radius of 749.85 feet, with a chord bearing of South 80 degrees 30 minutes 41 seconds East, with a chord length of 44.40 feet to a set 1/2 inch rebar in a lane going south for the northeast corner of this tract, same being the northwest corner of Tract One, a called 165.08 acre tract as described in deed to Henry A. Pennington et al, filed 03 August 1984, and recorded in volume 1474 page 811 of said deed records;

**THENCE:** South 00 degrees 21 minutes 00 seconds West, with the east line of said Tract VII, and with the west line of said Pennington tract, and with said lane, a distance of 973.41 feet to a set 1/2 inch rebar for the most easterly southeast corner of said Tract VII, same being the southwest corner of said Pennington tract, said rebar also being on the north line of a called 184.9875 acre tract as described in deed to Susan H. Michaud et al, filed 24 May 1999, and recorded in volume 4345 page 516 of said official public records;

**THENCE:** South 87 degrees 10 minutes 00 seconds West, with the south line of said Tract VII, and with the north line of said Michaud tract, a distance of 712.46 feet to a set 1/2 inch rebar for an ell corner of said Tract VII, same being the northwest corner of said Michaud tract;

**THENCE:** South 00 degrees 13 minutes 01 seconds East, with the east line of said Tract VII, and with the west line of said Michaud tract, a distance of 2055.21 feet to a set 1/2 inch rebar for the southern most southeast corner of said Tract VII, same being the northern most northeast corner of a called 131.9 acre tract as described in deed to Carter Real Estate L.P., filed 11 August 2010, and recorded in county clerks number 2010-78660;

**THENCE:** With the south line of said Tract VII the following ten (10) calls:

1. South 80 degrees 38 minutes 21 seconds East, passing at 24.5 feet a wood fence corner post, and continuing on said course with a barbed wire fence, a total distance of 197.40 feet to a point,
2. South 79 degrees 48 minutes 06 seconds West, with said fence, a distance of 122.22 feet,
3. South 77 degrees 15 minutes 37 seconds West, with said fence, a distance of 173.28 feet,
4. South 75 degrees 33 minutes 19 seconds West, with said fence, a distance of 59.27 feet,
5. South 70 degrees 53 minutes 37 seconds West, with said fence, a distance of 103.09 feet,
6. South 67 degrees 32 minutes 32 seconds West with said fence, a distance of 112.17 feet,
7. South 79 degrees 28 minutes 02 seconds West, with said fence, a distance of 146.75 feet to a wood fence corner post,
8. South 78 degrees 00 minutes 08 seconds West, with said fence, a distance of 72.98 feet to a found Set Stone at the base of a wood fence corner post, said stone being the most northerly northwest corner of a called 41 acre tract as described in deed to Carter Family Trust, filed 08 July 1991, and recorded in volume 3014 page 141 of said deed records,
9. South 89 degrees 40 minutes 49 seconds West, leaving said fence, a distance of 136.91 feet to a set 1/2 inch rebar for an ell corner of said Tract VII,
10. South 00 degrees 19 minutes 11 seconds East, with the east line of said Tract VII, a distance of 136.70 feet to a set 1/2 inch rebar for the southernmost southeast corner of this tract, and said rebar being on the north line of said Carter 41 acre tract;

**THENCE:** South 88 degrees 49 minutes 57 seconds West, with the north line of said Carter 41 acre tract, a distance of 506.57 feet to a found rod for the western most northwest corner of said Carter 41 acre tract, same being the monumented and occupied northeast corner of a called 131.6291 acre tract as described in deed to Marey E. Smith et al, filed 12 August 1991, and recorded in volume 3038 page 702 of the Real Property Records of said Denton County, Texas;

**THENCE:** South 86 degrees 30 minutes 29 seconds West, with a barbed wire fence being the occupied north line of said Mary Smith tract, a distance of 130.74 feet to an angle point in said fence;

**THENCE:** South 88 degrees 05 minutes 08 seconds West, with said barbed wire fence and occupied north line of said Mary Smith tract, a distance of 888.24 feet to a wood fence corner post for the northwest corner of said Mary Smith tract, same being the northeast corner of a called 18.00 acre tract as described in deed to Anne E. Smith, filed 12 August 1991, and recorded in volume 3028 page 731 of said real property records;

**THENCE:** With an existing barbed wire fence and occupied line the following four (4) calls:

1. North 89 degrees 19 minutes 54 seconds West, a distance of 342.20 feet to found 3/8 inch rebar,
2. South 89 degrees 52 minutes 01 seconds West, a distance of 690.08 feet to a found 3/8 inch rebar,
3. South 89 degrees 08 minutes 49 seconds West, a distance of 205.87 feet to a found 1/2 inch rebar,
4. North 89 degrees 44 minutes 49 seconds West, a distance of 418.46 feet to a found 1/2 inch rebar at the base of a wood fence corner post, said post being the northwest corner of a called 18.0 acre tract as described in deed to Laura Carter Johnson, filed 12 August 1991, and recorded in volume 3038 page 713 of said real property records, same being the eastern most northeast corner of said Johnson Bank tract;

**THENCE:** South 89 degrees 51 minutes 07 seconds West, with the south line of said Tract V, and with the north line of said Bank tract, a distance of 651.30 feet to a found 1/2 inch rebar in a Stone Mound for the southwest corner of said Tract V, same being an ell corner of said Bank tract, said rebar also being the southwest corner of said Simmons Survey, same being an inner ell corner of the W. Brookfield Survey, Abstract Number 34;

**THENCE:** North 00 degrees 38 minutes 39 seconds East, with the west line of said Tract V, and with the east line of said Bank tract, and with the west line of said Simmons Survey, same being the east line of said Brookfield Survey, a distance of 352.67 feet to a found 1/2 inch rebar in a Stone Mound for an ell corner of this tract, said rebar being the southeast corner of said Tract III, same being the northern most northeast corner of said Bank tract, said rebar also being the northernmost corner of said Brookfield Survey, same being the southeast corner of said Reynolds Survey;

**THENCE:** North 89 degrees 32 minutes 14 seconds West, with the north line of said Bank tract, and passing at 987.43 feet a found capped iron rod, and continuing on said course and passing at 2776.49 feet a set 1/2 inch rebar, and continuing on said course and passing at 4527.46 feet a found capped iron rod and continuing on said course a total distance of 5409.39 feet to the POINT OF BEGINNING and containing 570.98 acres of land.

NAD83 Grid Bearings and Distances reflect surface measurements.

THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR LEASE LINES, EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE CONVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

The undersigned does hereby state that to Glen and Louise Shoop Family Partnership Ltd, the map or plat is based upon an on the ground survey, and that the plat conforms to or exceeds the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying and said property has access to a roadway unless otherwise noted.

This Plat and description was prepared for the exclusive use of the person or persons named in the above statements. Said statement does not extend to any unnamed person without an express restating by the surveyor naming said person. This survey was prepared for the transaction as dated hereon, and IS NOT to be used in any other transactions, and the copyrights are reserved.



ERIC BRENNAN, TEXAS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
NUMBER 5560

**CALL TABLE**

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S80°38'21"W | 197.40'  |
| L2   | S79°48'06"W | 122.22'  |
| L3   | S77°15'37"W | 173.28'  |
| L4   | S75°33'19"W | 59.27'   |
| L5   | S70°53'37"W | 103.09'  |
| L6   | S67°32'32"W | 112.17'  |
| L7   | S79°28'02"W | 146.75'  |
| L8   | S78°00'08"W | 72.98'   |
| L9   | S89°40'49"W | 136.91'  |
| L10  | S00°19'11"E | 136.70'  |

Client: Shoop Family Partnership  
Boundary Survey of 570.98 acres in the  
M.E.P. & P. Railroad Survey, Abstract Number 908,  
the W. Harrison Survey, Abstract Number 523,  
the S. F. Reynolds Survey, Abstract Number 1627,  
the J. Simmons Survey, Abstract Number 1151  
and the W. Reed Survey, Abstract Number 1071,  
County of Denton, State of Texas

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BOUNDARY PLAT: DENTON COUNTY  
DRAWN BY: EB CHECKED BY: EB

Scale 1"=500'

Date 20 May 2014

Print Number DE-725B East