

## 90+ Acres on Country Club Road

0 Country Club Road, Decatur, Texas 76234



- Located on the northern boundary of the city limits of Decatur. Abuts the Decatur Country Club & Golf Course. Jones Park is located just across Country Club Road from this property.
- 90.727 acres offered at \$1,179,451. \$13,000 per acre.
- Heavily timbered with a great mix of trees and open areas in a highly-desirable area.
- Country Club Road connects with FM 730, which provides quick access to Highway 380.
- Currently unzoned but within the City of Decatur ETJ. Shares boundary with the city limits.
- 6" water line runs to city park. Connecting to this water source would allow a higher-density subdivision.
- Highest and best use is residential subdivision. Other uses include residential, golf course expansion, recreational business.
- 4-acre tract surrounded by property could also be purchased with offer acceptable to owner.



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**Lisa Caraway**  
Realtor®



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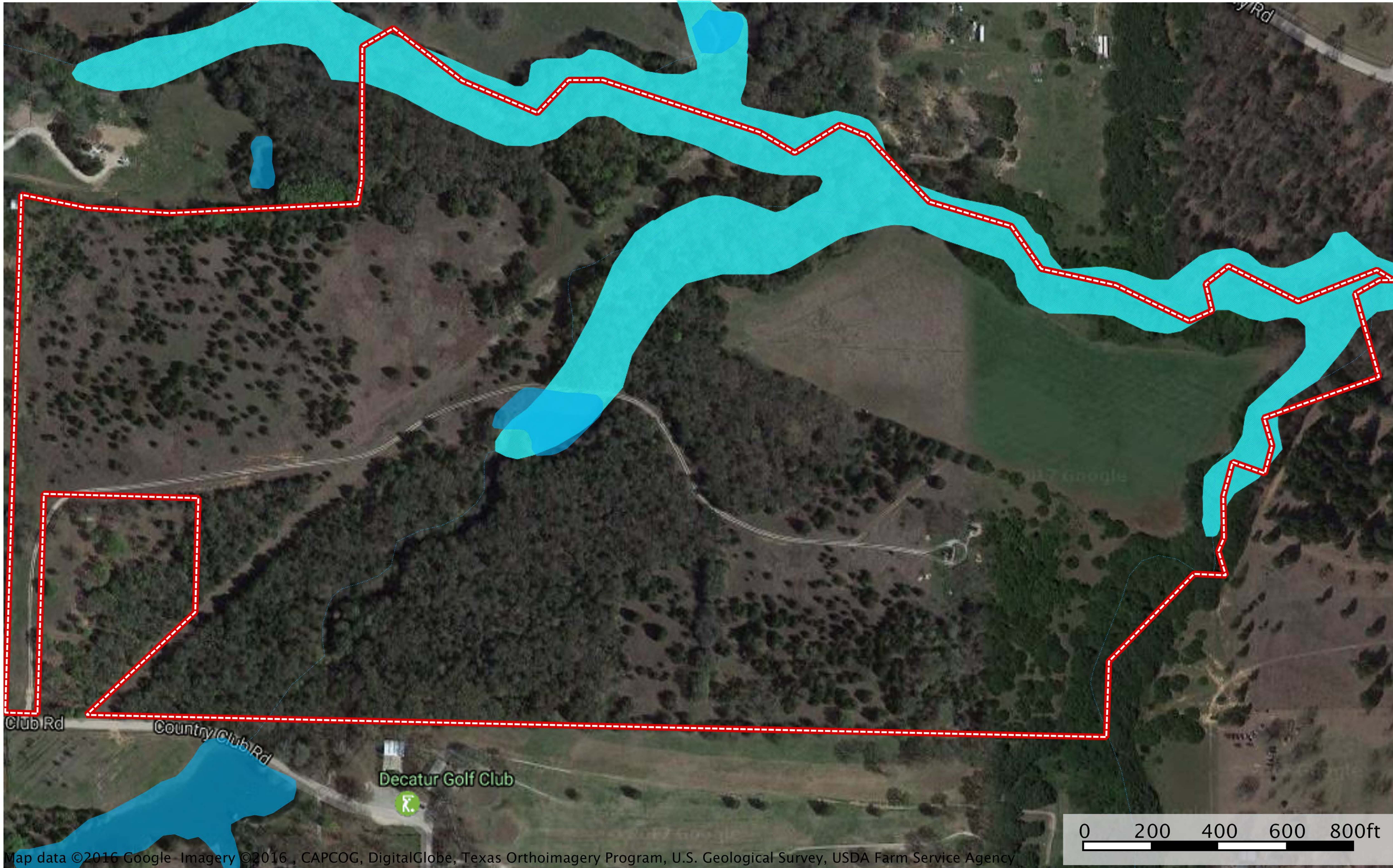
2200 S. FM 51, Suite 300  
Decatur, TX 76234



[lisagcaraway@yahoo.com](mailto:lisagcaraway@yahoo.com)  
[www.parkerpropertytexas.com](http://www.parkerpropertytexas.com)

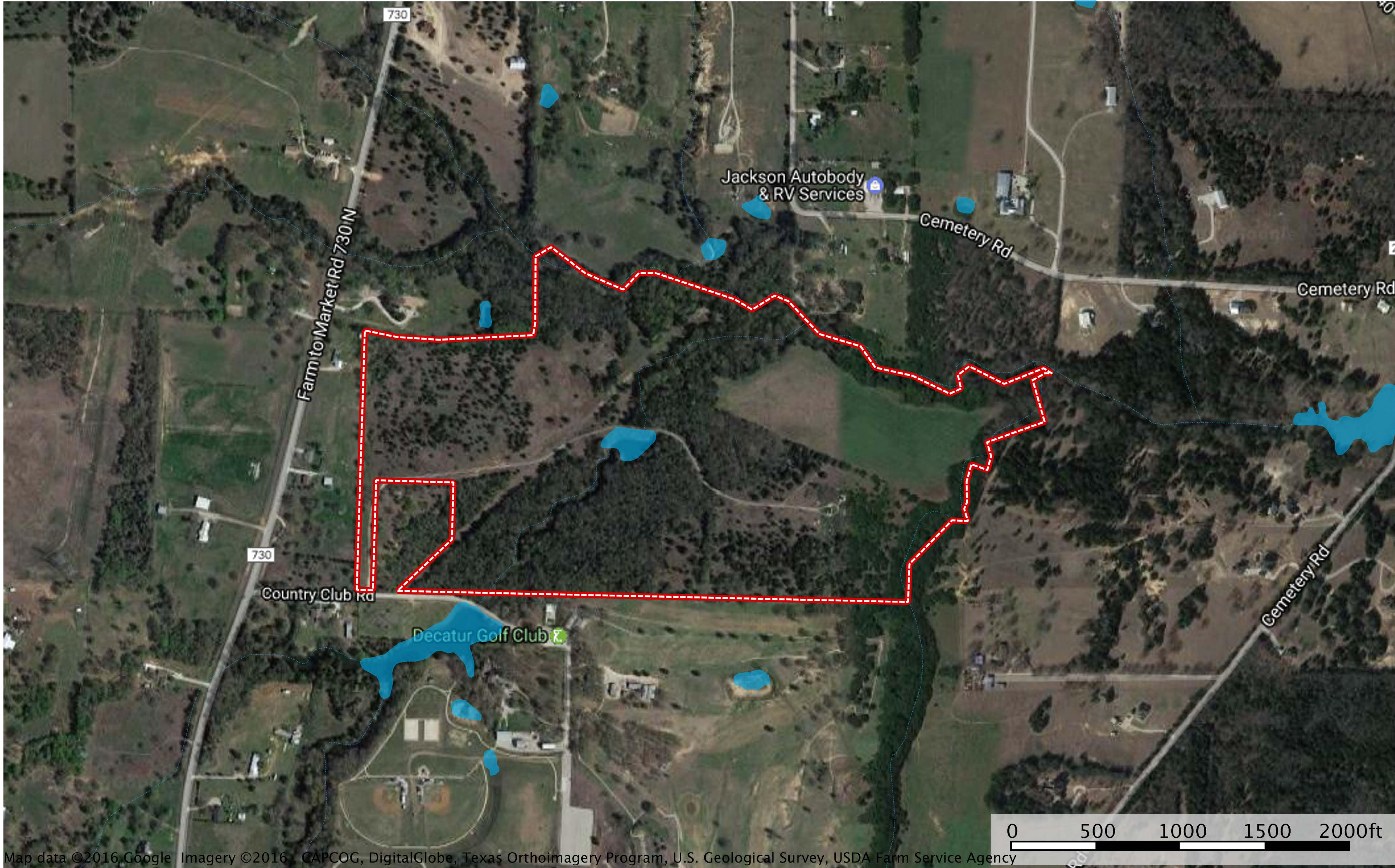






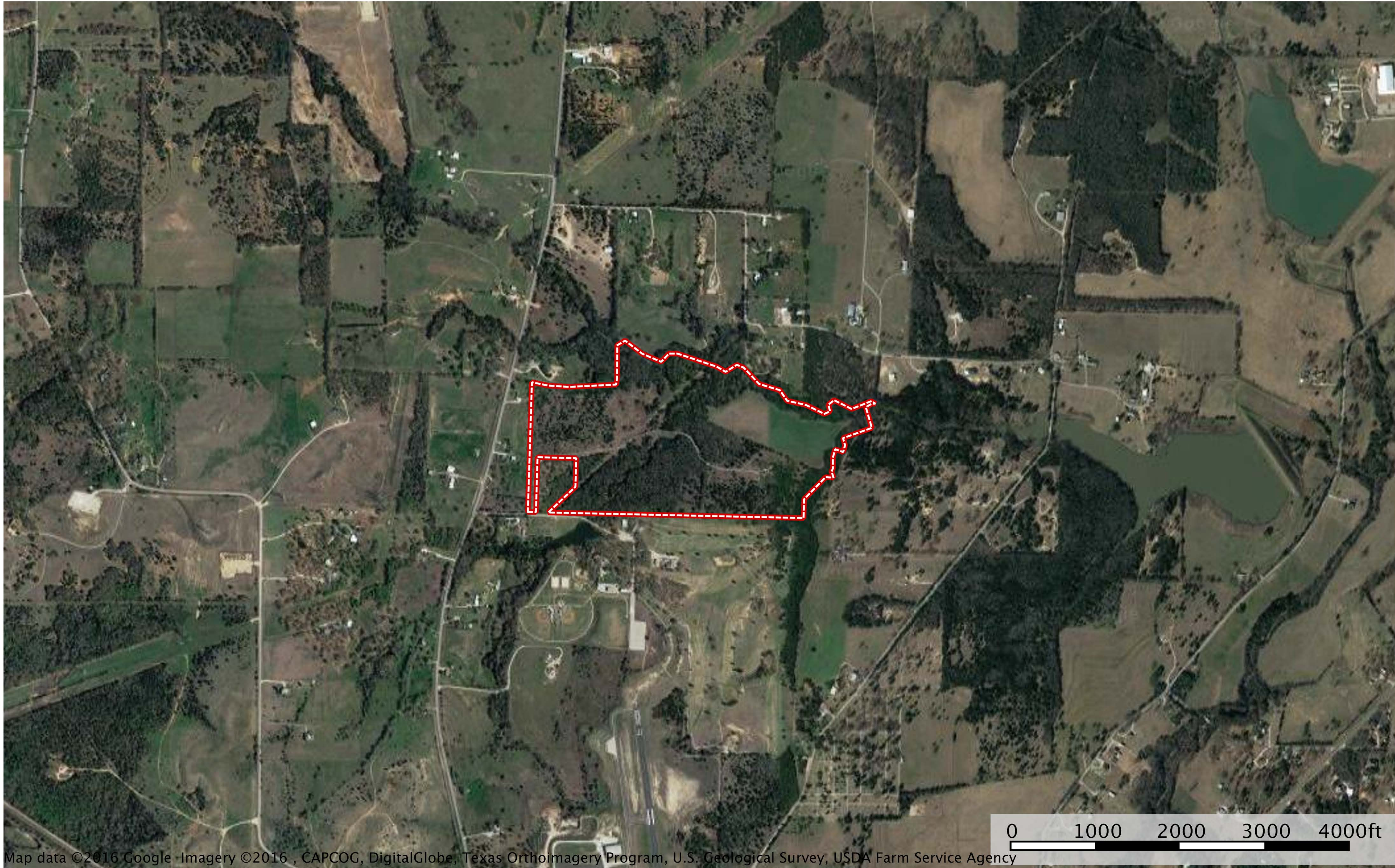
Boundary      Stream      River/Creek      Water Body





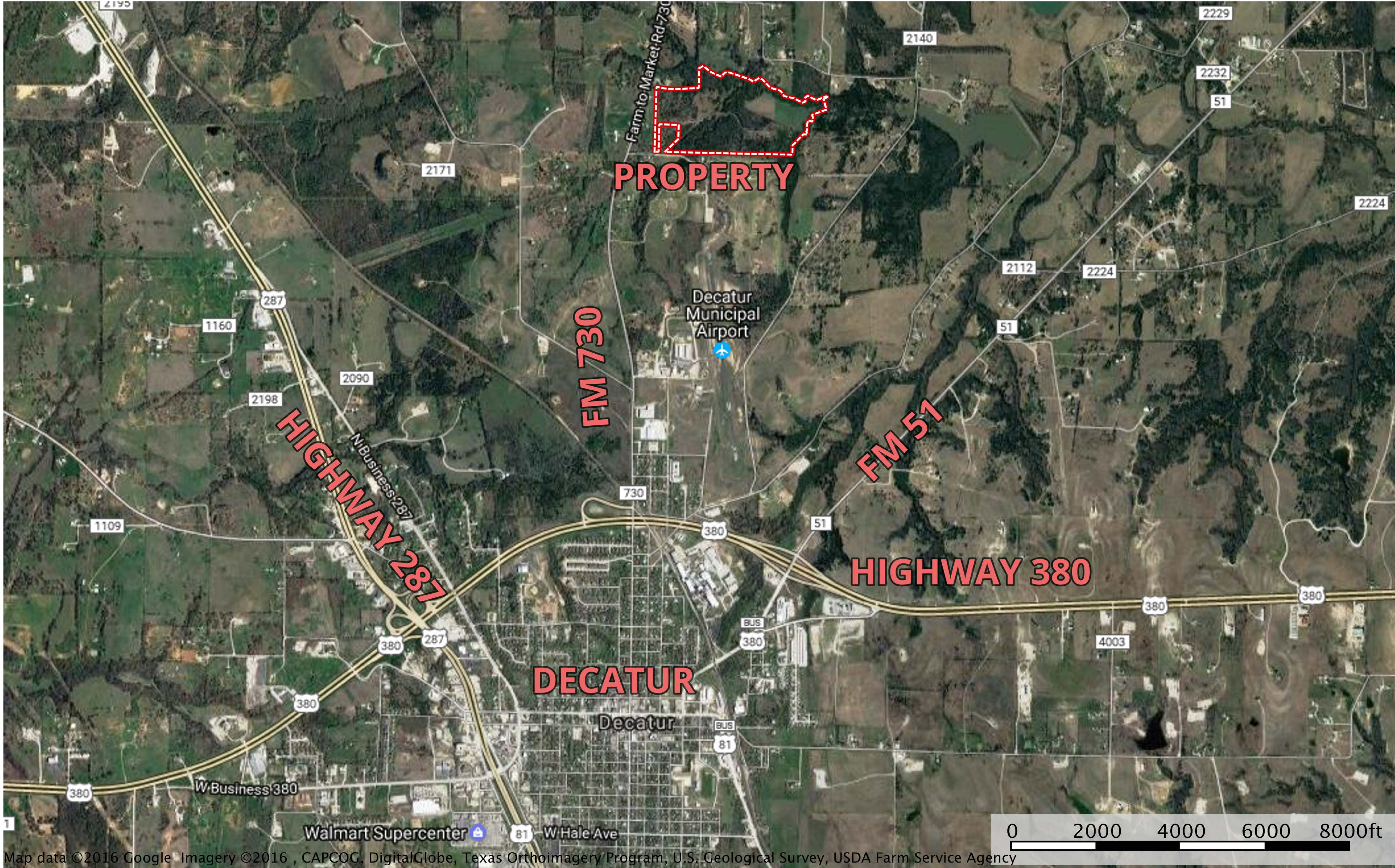
Boundary Stream Intermittent River/Creek Water Body





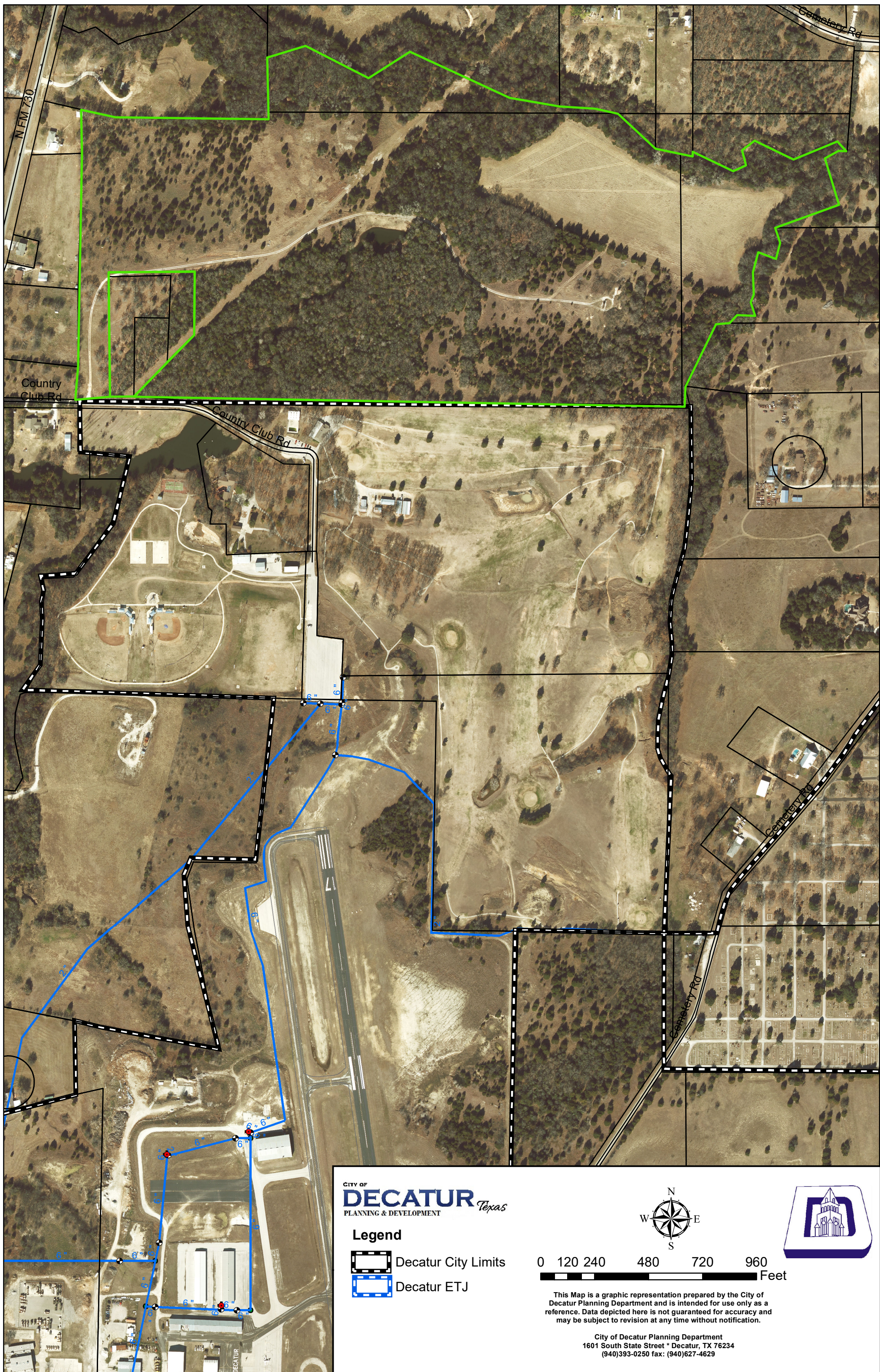
Boundary





Boundary









CITY OF  
**DECATUR** *Texas*  
PLANNING & DEVELOPMENT

**Legend**

-  Decatur City Limits
-  Decatur ETJ
-  Force Main
-  Gravity Sewer Line

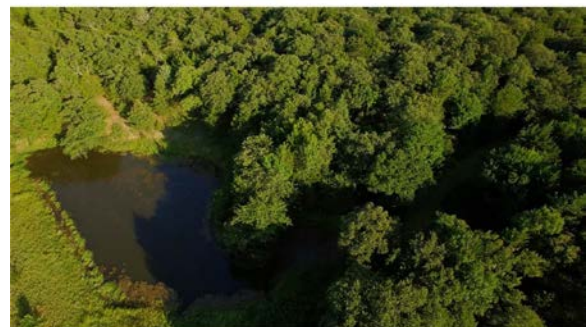


0 120 240 480 720 960 Feet

This Map is a graphic representation prepared by the City of Decatur Planning Department and is intended for use only as a reference. Data depicted here is not guaranteed for accuracy and may be subject to revision at any time without notification.

City of Decatur Planning Department  
1601 South State Street \* Decatur, TX 76234  
(940)393-0250 fax: (940)627-4629













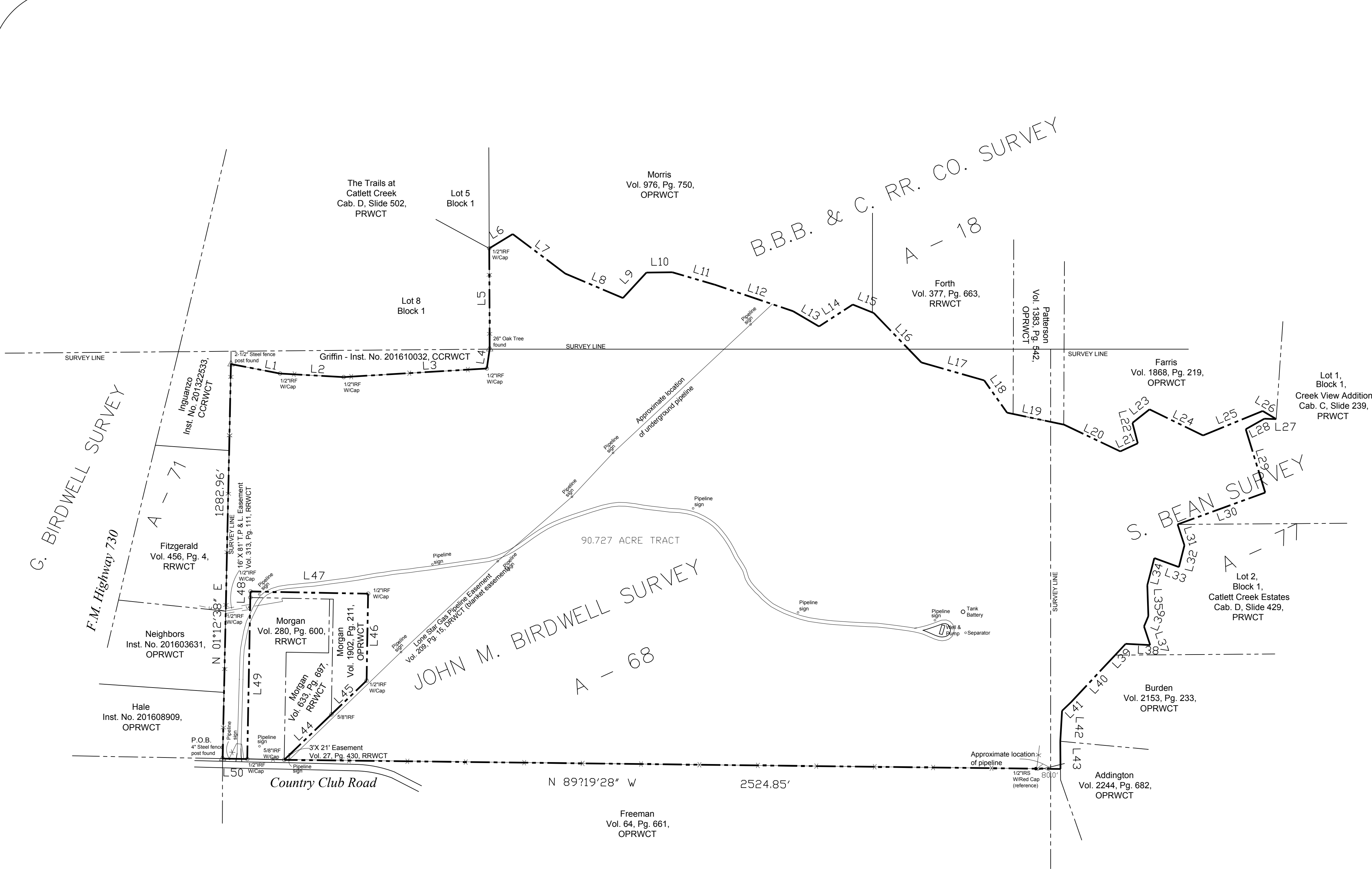




**For Drone Video:**

**<https://vimeo.com/179412553>**





Notes: The bearings are based on Texas Coordinate System NAD 83 North Central Texas Zone.  
Owner and/or contractors should always have all underground pipelines and utilities located and marked by appropriate companies prior to any excavation or construction.  
All fences are not shown.

SURVEY SHOWING A  
90.727 ACRE TRACT IN THE  
JOHN M. BIRDWELL SURVEY, A-68,  
THE B.B.B. & C. RR. CO. SURVEY, A-118 &  
THE S. BEAN SURVEY, A-77,  
WISE COUNTY, TEXAS

| LINE TABLE          |         |                     |         |                     |         |                     |         |  |  |  |  |
|---------------------|---------|---------------------|---------|---------------------|---------|---------------------|---------|--|--|--|--|
| L1 = S 79°06'28" E  | 162.41' | L14 = N 57°01'00" E | 130.60' | L27 = N 88°29'07" W | 38.88'  | L40 = S 43°06'16" W | 207.45' |  |  |  |  |
| L2 = S 86°47'01" E  | 207.15' | L15 = S 68°04'00" E | 73.60'  | L28 = S 60°29'43" W | 69.13'  | L41 = S 46°06'49" W | 42.71'  |  |  |  |  |
| L3 = N 86°33'20" E  | 466.45' | L16 = S 43°54'00" E | 223.20' | L29 = S 17°04'09" E | 215.43' | L42 = S 03°12'20" W | 99.15'  |  |  |  |  |
| L4 = N 08°33'28" E  | 63.62'  | L17 = S 74°04'49" E | 212.66' | L30 = S 70°01'04" W | 303.01' | L43 = S 00°22'33" E | 90.10'  |  |  |  |  |
| L5 = N 00°15'44" W  | 327.65' | L18 = S 35°16'24" E | 128.67' | L31 = S 18°04'03" E | 71.32'  | L44 = N 46°08'10" E | 212.84' |  |  |  |  |
| L6 = N 58°48'00" E  | 89.60'  | L19 = S 78°11'34" E | 188.43' | L32 = S 14°13'10" W | 73.33'  | L45 = N 46°10'12" E | 158.79' |  |  |  |  |
| L7 = S 53°03'00" E  | 213.40' | L20 = S 64°37'30" E | 203.44' | L33 = N 69°50'16" W | 85.10'  | L46 = N 01°00'16" E | 282.68' |  |  |  |  |
| L8 = S 67°01'00" E  | 203.90' | L21 = N 65°13'26" E | 62.58'  | L34 = S 14°30'43" W | 91.45'  | L47 = N 88°53'51" W | 382.61' |  |  |  |  |
| L9 = N 42°39'00" E  | 112.60' | L22 = N 14°36'07" W | 68.59'  | L35 = S 02°05'53" E | 99.66'  | L48 = S 01°45'56" W | 19.78'  |  |  |  |  |
| L10 = N 89°19'00" E | 84.00'  | L23 = N 51°36'01" E | 70.81'  | L36 = S 22°37'47" W | 36.98'  | L49 = S 01°04'30" W | 525.18' |  |  |  |  |
| L11 = S 73°44'00" E | 142.00' | L24 = S 64°02'24" E | 193.56' | L37 = S 18°22'57" E | 63.74'  | L50 = N 89°00'47" W | 80.13'  |  |  |  |  |
| L12 = S 71°18'00" E | 270.90' | L25 = N 67°43'34" E | 209.83' | L38 = N 87°09'53" W | 80.08'  |                     |         |  |  |  |  |
| L13 = S 59°41'00" E | 98.00'  | L26 = S 59°03'32" E | 51.01'  | L39 = S 42°59'47" W | 50.24'  |                     |         |  |  |  |  |

PROPERTY DESCRIPTION  
BEING a 90.727 acre tract in the John M. Birdwell Survey, Abstract No. 68, the S. Bean Survey, Abstract No. 77, and the B.B.B. & C. RR. Co. Survey, Abstract No. 118, Wise County, Texas and being a part of that called 100 acres as described in deed to Jack O. Morgan as recorded in Volume 312, Page 595, Deed Records, Wise County, Texas and being more particularly described as follows:  
BEGINNING at a 4 inch steel fence corner post at the southwest corner of said 100 acre tract and the southeast corner of a called 4.725 acre tract as described in deed Zachary Edward Hale and wife, Dana Lynn Hale as recorded in Instrument No. 201608909, County Clerk Records, Wise County, Texas and in the west line of said John Birdwell Survey and the east line of the George Birdwell Survey, Abstract No. 71. Wise County, Texas and being in the north line of Country Club Road;  
THE NCE North 01°12'38" East, leaving the north line of Country Club Road, with said survey line, passing the northeast corner of said 2.188 acre tract and the southeast corner of a 3.50 acre tract as described in deed to H. S. Fitzgerald, Jr. and wife Edna L. Fitzgerald as recorded in Volume 330, Page 354, Deed Records, Wise County, Texas, in all a distance of 1282.96 feet to a 2-1/2 inch steel fence post found at the southwest corner of a 1.403 acre tract as described in deed to Brett Griffin and wife, Krista Griffin as recorded in Instrument No. 201610052, County Clerk Records, Wise County, Texas;  
THE NCE South 79°06'28" East, with the westerly south line of said 1.403 acre tract, a distance of 162.41 feet to a capped 1/2 inch iron rod found for corner,  
THE NCE South 88°47'01" East, with a south line of said 1.403 acre tract, a distance of 207.15 feet to a capped 1/2 inch iron rod found for corner,  
THE NCE North 86°33'20" East, with the easterly south line of said 1.403 acre tract, a distance of 466.45 feet to a capped 1/2 inch iron rod found for corner at the southeast corner of said 1.403 acre tract;  
THE NCE North 08°33'28" East, with the east line of said 1.403 acre tract, a distance of 63.62 feet to a 26 inch oak tree found for corner at the northeast corner of said 1.403 acre tract and the southeast corner of Lot 8, Block 1 of the Trails at Catlett Creek as recorded in Cabinet D, Slide 502, Plat Records, Wise County, Texas and the Daniel Clark Survey, Abstract No. 185, Wise County, Texas and being the southwest corner of aforesaid B.B.B. & C. RR. Co. Survey and in the north line of said John M. Birdwell Survey;  
THE NCE North 00°15'44" West, with the east line of said Lot 8, Block 1 and the Daniel Clark Survey and the west line of said B.B.B. & C. RR. Co. Survey, a distance of 327.65 feet to a capped 1/2 inch iron rod found in the center of a branch of Catlett Creek and the northeast corner of said Lot 8 and the southeast corner of Lot 5, Block 1 of said Trails at Catlett Creek;  
THE NCE leaving said line, with the meanderings of said branch, and along the south line of the tracts described in Volume 976, Page 750, Official Public Records, Wise County, Texas, Volume 377, Page 663, Real Records, Wise County, Texas, Volume 1383, Page 542, Official Public Records, Wise County, Texas and Volume 1868, Page 219, Official Public Records, Wise County, Texas, the following:  
North 58°48'00" East 89.60'  
South 53°03'00" East 213.40'  
South 67°01'00" East 203.90'  
North 42°39'00" East 112.60'  
North 89°19'00" East 84.00'  
South 73°44'00" East 142.00'  
South 71°18'00" East 270.90'  
South 59°41'00" East 98.00'  
North 57°01'00" East 130.60'  
South 68°04'00" East 73.60'  
South 43°54'00" East 223.20'  
South 74°04'49" East 212.66'  
South 35°16'24" East 128.67'  
South 78°11'34" East 188.43'  
South 64°37'30" East 203.44'  
North 65°13'26" East 62.58'  
North 14°36'07" West 68.59'  
North 51°36'01" East 70.81'  
South 64°02'24" East 193.56'  
South 67°43'34" East 209.83'  
South 59°03'32" East 51.01' to a corner in the west side of Lot 1, Block 1, Creek View Addition, as recorded in Cabinet C, Slide 239, Plat Records, Wise County, Texas;  
THE NCE with a branch of Catlett Creek and with the west lines of said Lot 1, Creek View Addition, Lot 2, Block 1, Catlett Creek Estates as recorded in Cabinet D, Slide 428, Plat Records, Wise County, Texas, a called 13.59 acre tract as described in deed to John C. Burden and wife, Candence L. Burden as recorded in Volume 2153, Page 233, Official Public Records, Wise County, Texas, and a called 11.00 acre tract as described in deed to Paul H. Addington and Sara F. Addington as recorded in Volume 2244, Page 682, Official Public Records, Wise County, Texas the following:  
North 88°29'07" West 38.88'  
South 60°29'43" West 69.13'  
South 17°04'09" East 215.43'  
South 70°01'04" West 303.01'  
South 18°04'03" East 71.32'  
South 14°13'10" West 73.33'  
North 69°50'16" West 85.10'  
South 14°30'43" West 91.45'  
South 02°05'53" East 99.66'  
South 22°37'47" West 36.98'  
South 18°22'57" East 63.74'  
North 87°09'53" West 80.08'  
South 42°59'47" West 50.24'  
South 43°06'16" West 207.45'  
South 46°06'49" West 42.71'  
South 03°12'20" West 99.15'  
South 00°22'33" East 90.10' to a point in the south line of said B.B.B. & C. RR. Co. Survey and the north line of said John M. Birdwell Survey;  
THE NCE North 89°19'28" West, with said survey line and the north line of a tract as described in Volume 64, Page 661, Real Records, Wise County, Texas, leaving said branch of Catlett Creek, at 81.00 feet passing a red capped 1/2 inch iron rod set for reference, in all 2524.85 feet to a capped 5/8 inch iron rod found for corner at the southeast corner of a called 2.00 acre tract as described in deed to James W. Morgan as recorded in Volume 280, Page 600, Real Records, Wise County, Texas and the southwest corner of a called 1.00 acre tract as described in deed to James W. Morgan as recorded in Volume 633, Page 697, Real Records, Wise County, Texas;  
THE NCE North 46°08'10" East, with the south line of said 1.00 acre tract, a distance of 212.84 feet to a capped 5/8 inch iron rod found for corner at the southeast corner of said 1.00 acre tract and being the southwest corner of a called 1.00 acre tract as described in deed to James William Morgan as recorded in Volume 1902, Page 211, Official Public Records, Wise County, Texas;  
THE NCE North 46°10'12" East, with the south line of said 1.00 acre tract in Volume 1902, Page 211, a distance of 158.79 feet to a capped 1/2 inch iron rod found for corner;  
THE NCE North 01°00'16" East, with the east line of said 1.00 acre tract in Volume 1902, Page 211, a distance of 282.68 feet to a capped 1/2 inch iron rod found for corner;  
THE NCE North 88°53'51" West, with the north line of said 1.00 acre tract in Volume 1902, Page 211, a distance of 382.61 feet to a capped 1/2 inch iron rod found for corner;  
THE NCE South 01°45'58" West, with the northerly west line of said 1.00 acre tract in Volume 1902, Page 211, a distance of 19.78 feet to a capped 1/2 inch iron rod found for corner and the northwest corner of aforesaid 2.00 acre tract;  
THE NCE South 01°04'30" West, with the west line of said 2.00 acre tract, a distance of 525.18 feet to a capped 1/2 inch iron rod found for corner at the southwest corner of said 2.00 acre tract and in the south line of aforesaid 100 acre tract and in the north line of Country Club Road;  
THE NCE North 89°00'47" West, with said line, a distance of 80.13 feet to the POINT OF BEGINNING and containing 90.727 acres of land, more or less.

I, the undersigned, hereby certify that the survey map hereon, and the accompanying description, depicts and describes the result of a careful and accurate survey, made on the ground, and to the best of my knowledge and belief, is a true and correct depiction and description of the property surveyed, and that there are no apparent encroachments or protrusions across boundary lines, shortages in area of boundary, except as shown hereon. The only easements the undersigned has knowledge, are those as shown, however this property is subject to any and all easements, reservations, and restrictions that may be of record. Any reference to the 100 year floodplain or flood hazard zone, is an estimate based on the data stated hereon, and should not be interpreted as a study or determination of the flooding properties of the property.

Note: This survey was performed in connection with the transaction described in:  
Survey performed for James Morgan without the benefit of a title commitment.

**Arrow-Surveying**  
FIRM REGISTRATION NO. 1600880  
P.O. Box 902, Decatur, Texas 76234  
Ph. (940) 626-8034 e-mail: arrowsurvey@aol.com  
• Iron Rod Set —X—X— Wood or Wire Fence ◊ GM Gas Meter  
◊ Iron Rod Found —u—u— Overhead Utilities ◊ EM Electric Meter  
△ Control Monument △ Air Conditioner ⚙ PP Power Pole  
All iron rods are 1/2" rebar unless otherwise noted.

Troy Allen Roop  
Registered Professional  
Land Surveyor No. 5141

Date: 11-28-16  
Drawn by: TR  
Job No. 1209016-DKS