



LEGEND	
---	RIGHT-OF-WAY LINE
---	PROPERTY LINE
---	ADJACENT SURVEY
---	WATER
---	RAILROAD
---	ROAD

12.42 ACRE
CONNER W. DICKENS
TO
WILLIAM JOHNSON
MAY 23, 1973
VOL. 216, PG. 303

74.0 ACRE
CONTRACT OF SALE
TO
CONNER DICKENS
AUGUST 23, 1999
VOL. 205, PG. 321

75.901 ACR
MARY CHISO
TO
GLENN D. CHRE
SEPTEMBER 14,
VOL. 274, PG.

FORMER
101.0 ACRE
LOYCE DAVIS ET UX
TO
A. M. CORBETT
DECEMBER 22, 1944
VOL. 131, PG. 171

SOPHIA ST. JOHNS
SURVEY A - 788



JOHN S. SHODMORE SURVEY A - 78

264.83
ACRES

SOPHIA ST. JOHNS
SURVEY A - 789

324.40
ACRES
EXCLUDING 0.46 ACRES IN ROAD

3.02
ACRES
IN EXISTING ROAD

TRACT TWO
75.40 ACRE
RICHARD ELMER SHEPARD
TO
EDWARD F. LAYELL, II ET UX
JANUARY 23, 2002
VOL. 345, PG. 644

TRACT THREE
75.40 ACRE
RICHARD ELMER SHEPARD
TO
EDWARD F. LAYELL, II ET UX
JANUARY 23, 2002
VOL. 345, PG. 644

290.148 ACRE
CHARLES RAY EDWARDS ET AL
TO
LARRY D. REEVES ET UX
AUGUST 18, 1999
VOL. 218, PG. 623

TRACT ONE
23.94 ACRE
TED C. LEWIS, JR. ET UX
TO
SUE ANN BRECKENRIDGE ET VAR
JUNE 2, 2000
VOL. 326, PG. 403

TRACT TWO
40.00 ACRE
TED C. LEWIS, JR. ET UX
TO
SUE ANN BRECKENRIDGE ET VAR
JUNE 2, 2000
VOL. 326, PG. 403

TRACT ONE
199.72 ACRE
PARTITION DEED
WARY NELL JONES AND
WYNN JONES, JR.
FEBRUARY 27, 1993
VOL. 286, PG. 256

LEIOTA JONES ET UX
TO
RAYMOND JONES
MAY 15, 1974
VOL. 223, PG. 227

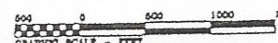
200.0 ACRE
OLIVER REBE ET AL
TO
JOEL SELLERS
SEPTEMBER 28, 1974
VOL. 225, PG. 81

1020.01 ACRE
ARTHUR LEE SHAWAN ET UX
TO
KEITH L. WEISER ET UX
JANUARY 18, 2005
VOL. 383, PG. 784

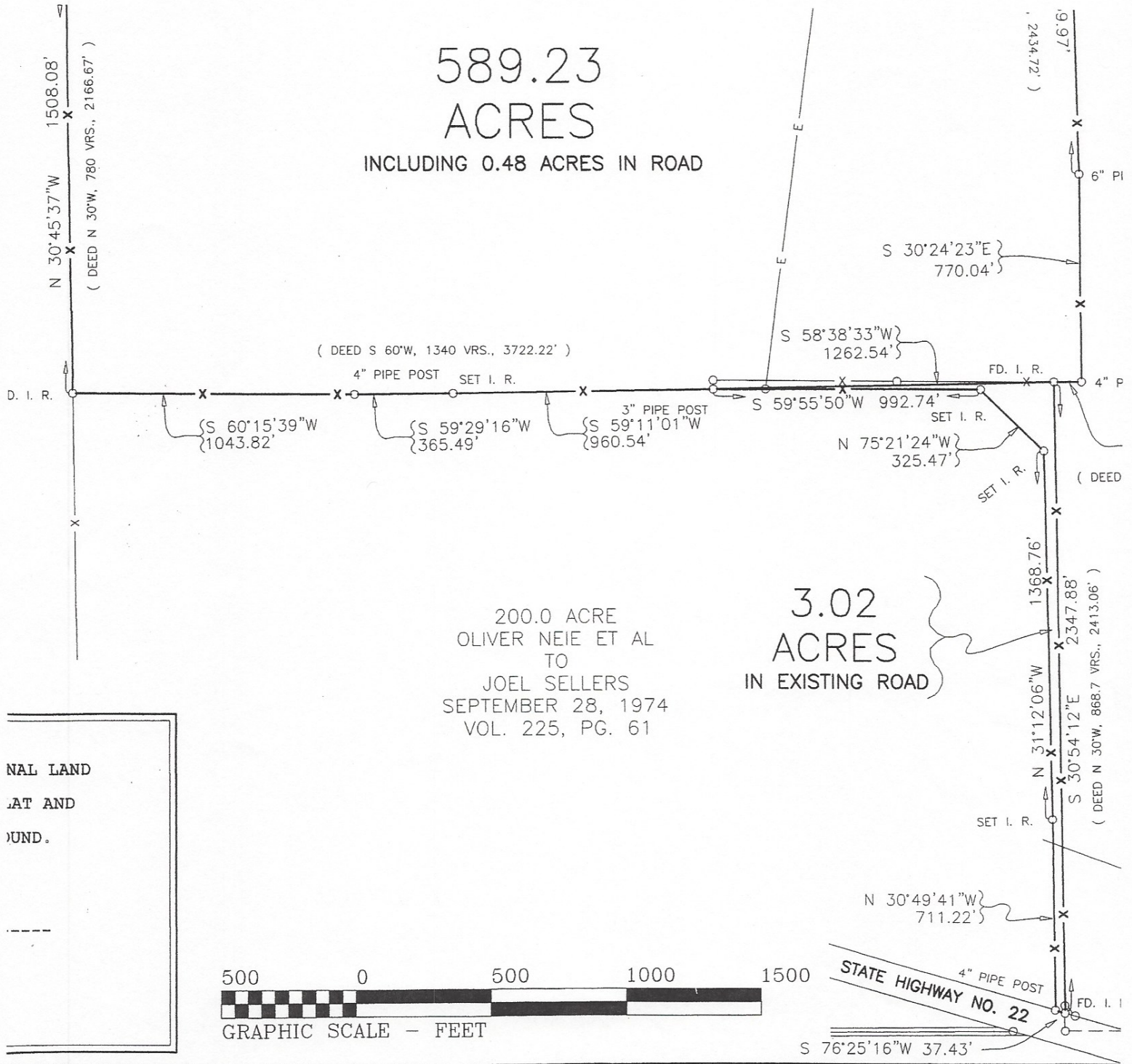
FORMER
9.0 ACRE
W. E. BLUM
TO
ARTHUR L. SHAWAN, JR.
ET UX
MARCH 25, 1985
VOL. 194, PG. 324

I, DAVID LANE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAN AND ACCOMPANYING FIELD NOTES REPRESENT A TRUTHFUL AND CORRECT REPRESENTATION OF THE FACTS AND CONDITIONS AS FOUND BY ME IN THE FIELD.

David D. Lane
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRATION DATE: 12/31/2008
I HAVE FILED THIS PLAN WITH THE CLERK OF THE COUNTY OF TARRANT, TEXAS, ON MAY 15, 2008.



589.23
ACRES
INCLUDING 0.48 ACRES IN ROAD



NAL LAND
AT AND
UND.

EXHIBIT "A"

TRACT ONE:

ALL THAT CERTAIN 324.40 ACRE TRACT OUT OF THE SOPHIA ST. JOHNS SURVEY ABSTRACT NO. 789 IN HAMILTON COUNTY, TEXAS, BEING PART OF A 589.23 ACRE TRACT DESCRIBED IN A DEED FROM LEO A. WOODBURY AND MARY JO WOODBURY TO LONNIE H. HAMMONDS, ET UX AND L. H. JONES, ET UX, DATED MARCH 17, 2006 AND RECORDED IN VOLUME 398, PAGE 693 OF THE DEED RECORDS OF HAMILTON COUNTY, TEXAS AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND AT A FENCE CORNER, BEING AT THE INTERSECTION OF THE NORTH AND EAST LINES OF AN EXISTING ROAD, BEING IN THE SOUTH LINE OF SAID 589.23 ACRE TRACT, BEING THE NE CORNER OF A 200.0 ACRE TRACT DESCRIBED IN A DEED FROM OLIVER NEIE ET AL TO JOEL SELLERS, DATED SEPTEMBER 28, 1974 AND RECORDED IN VOLUME 225, PAGE 61 OF THE DEED RECORDS OF HAMILTON COUNTY, TEXAS, ALSO BEING A CORNER OF A 1020.01 ACRE TRACT DESCRIBED IN A DEED FROM ARTHUR LEE SHAHAN ET UX TO KEITH I. WEISER ET UX, DATED JANUARY 18, 2005 AND RECORDED IN VOLUME 383, PAGE 794 OF THE DEED RECORDS OF HAMILTON COUNTY, TEXAS, FROM WHICH A 4" PIPE POST FENCE CORNER AT THE SE CORNER OF SAID 589.23 ACRE TRACT BEARS: N 59° 35' 50" E, 102.17';

THENCE S 58° 38' 33" W, ALONG THE SOUTH LINE OF SAID 589.23 ACRE TRACT, 1262.54' TO A 3" PIPE POST FENCE CORNER, BEING AT THE SW CORNER OF EXISTING ROAD AS FENCED, BEING A CORNER OF SAID 589.23 ACRE TRACT, FOR A CORNER OF THIS TRACT;

THENCE GENERALLY ALONG A FENCE ALONG THE SOUTH LINE OF SAID 589.23 ACRE TRACT AND THE NORTH LINE OF SAID 200.0 ACRE TRACT AS FOLLOWS: S 59° 11' 01" W, 860.54' TO AN IRON ROD SET, S 59° 29' 16" W, 365.49' TO A 4" PIPE POST, AND S 60° 15' 39" W, 1043.82' TO AN IRON ROD FOUND AT A FENCE CORNER, FOR THE SW CORNER OF SAID 589.23 ACRE TRACT AND THE NW CORNER OF SAID 200.0 ACRE, BEING IN THE EAST LINE OF A TRACT DESCRIBED IN A DEED FROM LEOA JONES ET UX TO RAYMOND JONES, DATED MAY 15, 1974 AND RECORDED IN VOLUME 223, PAGE 227 OF THE DEED RECORDS OF HAMILTON COUNTY, TEXAS, FOR THE SW CORNER OF THIS TRACT;

THENCE N 30° 45' 37" W, GENERALLY ALONG A FENCE ALONG THE WEST LINE OF SAID 589.23 ACRE TRACT, 1508.08' TO AN IRON ROD SET AT A FENCE CORNER, FOR THE SE CORNER OF A 199.72 ACRE TRACT DESCRIBED IN A PARTITION DEED BETWEEN MARY NELL JONES AND IRVIN JONES, JR., DATED FEBRUARY 27, 1993 AND RECORDED IN VOLUME 286, PAGE 256 OF THE DEED RECORDS OF HAMILTON COUNTY, TEXAS, FOR A CORNER OF THIS TRACT;

THENCE N 30° 50' 09" W, ALONG THE EAST LINE OF SAID 199.72 ACRE TRACT, 682.65' TO AN IRON ROD SET, BEING A CORNER OF A 40.00 ACRE TRACT DESCRIBED IN A DEED FROM TED C. LEWIS, JR. ET UX TO SUE ANN BRICKENRIDGE ET VIL, DATED JUNE 2, 2000 AND RECORDED IN VOLUME 326, PAGE 403 OF THE DEED RECORDS OF HAMILTON COUNTY, TEXAS, BEING A CORNER OF SAID 589.23 ACRE TRACT, FOR THE MOST WESTERLY NW CORNER OF THIS TRACT;

THENCE GENERALLY ALONG A FENCE ALONG A NORTH LINE OF SAID 589.23 ACRE TRACT AS FOLLOWS: N 59° 08' 53" E, 184.50' TO AN IRON ROD SET, AND N 63° 09' 41" E, 1083.28' TO A 6" PIPE POST FENCE CORNER, BEING THE SE CORNER OF SAID 40.00 ACRE TRACT, BEING AN INTERIOR CORNER OF SAID 589.23 ACRE TRACT, FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE N 31° 46' 58" W, GENERALLY ALONG A FENCE ALONG THE WEST LINE OF SAID 589.23 ACRE TRACT, 999.11' TO A 6" PIPE POST, BEING A CORNER OF SAID 589.23 ACRE TRACT, FOR A CORNER OF THIS TRACT;

THENCE N 31° 15' 39" W, GENERALLY ALONG A FENCE ALONG THE WEST LINE OF SAID 589.23 ACRE TRACT, 832.23' TO AN IRON ROD SET, BEING IN THE WEST LINE OF SAID 589.23 ACRE TRACT, FOR THE MOST NORTHERLY NW CORNER OF THIS TRACT;

Exhibit "A"

THENCE N 59° 05' 11" E, ACROSS A PASTURE, 3472.81' TO AN IRON ROD SET, BEING IN THE WEST LINE OF SAID 1020.01 ACRE TRACT, BEING IN THE EAST LINE OF SAID 589.23 ACRE TRACT, FOR THE NE CORNER OF THIS TRACT; THENCE S 30° 54' 49" E, GENERALLY ALONG A FENCE ALONG THE EAST LINE OF SAID 589.23 ACRE TRACT, 1548.30' TO A 6" PIPE POST, BEING A CORNER OF SAID 1020.01 ACRE TRACT, BEING A CORNER OF SAID 589.23 ACRE TRACT, FOR THE MOST EASTERLY SE CORNER OF THIS TRACT; THENCE S 59° 32' 10" W, GENERALLY ALONG A FENCE ALONG A SOUTH LINE OF SAID 589.23 ACRE TRACT, 999.59' TO A 6" PIPE POST, BEING A CORNER OF SAID 1020.01 ACRE TRACT, BEING AN INTERIOR CORNER OF SAID 589.23 ACRE TRACT, FOR AN INTERIOR CORNER OF THIS TRACT; THENCE S 31° 30' 39" E, GENERALLY ALONG A FENCE ALONG THE EAST LINE OF SAID 589.23 ACRE TRACT, 1669.97' TO A 6" PIPE POST AND S 30° 24' 23" E, GENERALLY ALONG A FENCE, 770.03' TO A 4" PIPE POST, BEING A CORNER OF SAID 1020.01 ACRE TRACT, BEING THE MOST SOUTHERLY SE CORNER OF SAID 589.23 ACRE TRACT, FOR THE MOST SOUTHERLY SE CORNER OF THIS TRACT; THENCE S 59° 35' 50" W, GENERALLY ALONG A FENCE ALONG THE SOUTH LINE OF SAID 589.23 ACRE TRACT, 102.17' TO THE POINT OF BEGINNING AND CONTAINING 324.40 ACRES OF LAND INCLUDING 0.48 ACRES IN ROAD.

TRACT TWO:

ALL THAT CERTAIN 3.02 ACRE TRACT OUT OF THE SOPHIA ST. JOHNS SURVEY ABSTRACT NO. 789 IN HAMILTON COUNTY, TEXAS, BEING PART OF A 200.0 ACRE TRACT DESCRIBED IN A DEED FROM OLIVER WEIS ET AL TO JOEL SELLERS, DATED SEPTEMBER 28, 1974 AND RECORDED IN VOLUME 225, PAGE 61 OF THE DEED RECORDS OF HAMILTON COUNTY, BEING PART OF A ROADWAY AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND AT A FENCE CORNER, BEING AT THE INTERSECTION OF THE NORTH AND EAST LINES OF AN EXISTING ROAD, BEING THE NE CORNER OF SAID 200.0 ACRE TRACT, BEING IN THE SOUTH LINE OF A 196.0 ACRE TRACT, DESCRIBED IN A DEED FROM JESSE ALDRIDGE ET UX TO LEO WOODBURY ET UX, DATED JANUARY 18, 2000 AND RECORDED IN VOLUME 323, PAGE 12 OF THE DEED RECORDS OF HAMILTON COUNTY, TEXAS, ALSO BEING A CORNER OF A 1020.01 ACRE TRACT DESCRIBED IN A DEED FROM ARTHUR LEE SHAHAN ET UX TO KEITH I. WEISER ET UX, DATED JANUARY 18, 2005 AND RECORDED IN VOLUME 343, PAGE 794 OF THE DEED RECORDS OF HAMILTON COUNTY, TEXAS, FROM WHICH A 4" PIPE POST FENCE CORNER AT THE SE CORNER OF SAID 196.0 ACRE TRACT BEARS: N 59° 35' 50" E, 102.17', FOR THE NE CORNER OF THIS TRACT; THENCE S 30° 54' 12" E, GENERALLY ALONG A FENCE ALONG THE EAST LINE OF SAID ROAD, BEING THE EAST LINE OF SAID 200.0 ACRE TRACT AND THE WEST LINE OF SAID 1020.01 ACRE TRACT, 2347.88' TO AN IRON ROD FOUND AT THE SW CORNER OF SAID 1020.01 ACRE TRACT BEING IN THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 22, FOR THE SE CORNER OF THIS TRACT; THENCE S 76° 25' 16" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 22, 37.43' TO AN IRON ROD SET, FOR THE SW CORNER OF THIS TRACT;

THENCE GENERALLY ALONG A FENCE ALONG THE WEST AND SOUTH LINES OF SAID ROAD AS FOLLOWS: N 30° 49' 41" W, 712.22' TO AN IRON ROD SET, N 31° 12' 06" W, 1368.76' TO AN IRON ROD SET, N 75° 21' 24" W, 325.47' TO AN IRON ROD SET AND S 59° 55' 50" W, 992.74' TO A 3" PIPE POST, BEING IN THE NORTH LINE OF SAID 200.0 ACRE TRACT AND THE SOUTH LINE OF SAID 196.0 ACRE TRACT, AT THE SW CORNER OF SAID ROAD AS FENCED, FOR THE MOST EASTERLY CORNER OF THIS TRACT;

THENCE N 58° 38' 33" E, ALONG THE NORTH LINE OF SAID 200.0 ACRE TRACT AND THE SOUTH LINE OF SAID 196.0 ACRE TRACT, 1262.54' TO THE POINT OF BEGINNING AND CONTAINING 3.02 ACRES OF LAND.