

JFC

Jim Freeman Consulting
Engineering Surveying Real Estate Brokerage

James G. Freeman

PE. RPLS. Tx Real Estate Broker.

July 14, 2013.

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940-585-6038

Field Notes for Clifton Remainder, Section 40, Block 1, J. Poitevent Survey.

Monument Corners of Parks and Wildlife trail across Section 40.

Survey Fee. \$ 850.00

Thank you,

Jim Freeman

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**Being 299.131 Acres in East Part Section 40, Block 1,
J. Poitevent Survey, Hall County, Texas.**

Composed of two tracts.

**Tract 1. 25.795 Acres in Section 40, South of the Texas Parks
and Wildlife Trail.**

And

**Tract 2. 273.336 Acres in Section 40, North of Said Texas
Parks and Wildlife Trail.**

**Said Trail described in Quit claim Deed from Burlington
Northern Railroad Company to Texas Parks and Wildlife
Department, Volume 236, Page 220, 221, 222.**

**Rail Road Right of Way described at Volume 52, Page 535 of
the Deed Records, Hall County, Texas.**

Tract 1. 25.795 Acres.

BEGINNING at a ½ inch iron rod and T post found at the
South East Corner of said Section 40. This point of Beginning being in the
West ditch of Hall County Road 25, in the West Line of Section 39, Block 1,
J. Poitevent Survey and 1480.8 feet North 00 degrees, 45 minutes, 10
seconds West from the South West Corner of said Section 39, and the South
East Corner of said Tract 1.

THENCE, South 89 degrees, 25 minutes, 40 seconds West, with the south
line of said Section 40, to a ½ inch iron rod and T-post at 2654.0 feet, the
South West Corner of this tract.

THENCE, North 01 degrees, 24 minutes, 54 seconds West, to a T post set in
the South Right of Way Line of said Texas Parks and Wild life trail at 10.83
feet.

THENCE, North 71 degrees, 22 minutes, 05 seconds East, 50.0 feet south and parallel to the center of said trail as constructed on the ground, with the south line of said Texas Parks and wildlife trail to a T post set at 891.96 feet.

THENCE, South 18 degrees, 37 minutes, 55 seconds East, with the said Parks Trail right of Way to a T post set at 25.0 feet.

THENCE, North 71 degrees, 22 minutes, 05 seconds East, with the said South Right of Way Line of said Parks Trail, being 75.0 feet south and Parallel to the Center of said Trail as constructed on the ground, 1700.0 feet to a T-post set.

THENCE, South 18 degrees, 37 minutes, 55 seconds East, with said Right of Way Line, 25.0 feet to a T-post Set.

THENCE, Continuing with said Parks Trail Right of Way Line, 100.0 feet south and parallel to the center of said Parks Trail, North 71 degrees, 22 minutes, 05 seconds East, 190.74 feet to a T-post set in the East Line of said Section 40, being in the East Line Hall County Road 25.

THENCE, South 00 degrees, 45 minutes 10 seconds East, with the East Line of said Section 40, being also the West Line of said Section 39, to the POINT OF BEGINNING, at 822.85 feet.

TRACT 2. 273.336 Acres.

BEGINNING at a ½" IR found at a Fence corner at the North East corner of said Section 40, the North East corner of said Tract 2.

THENCE, South 00 degrees, 45 minutes, 10 seconds West, with a new fence, pass a ½ inch iron rod and t post set at the South West corner of Section 30, Block 1, J. Poitevent survey at 1102.8 feet, continuing same bearing to a T post set in the North Right of Way Line of the Texas Parks and Wildlife trail at 4283.4 total feet. This t post is 105.1 feet north of the Center of said Trail and 50.55 feet north of a ½ inch iron rod and T-post set in a line 50.0 feet north and Parallel to the center of said Trail.

THENCE, South 71 degrees, 22 minutes, 05 seconds West, with a line 100.0 feet North and Parallel to the center of said trail, 255.26 feet to a point in an existing fence.

THENCE, South 18 degrees, 37 minutes, 55 seconds East, to a corner post at 25.0 feet, being in the existing fence, 75.0 feet north of the center of said trail.

THENCE, South 71 degrees, 22 minutes, 05 seconds West, with an existing fence, being 75.0 feet north and parallel to the center of said trail, pass a fence corner of the existing North right of Way Fence, at 1099.1 feet, continuing same bearing, being 75.0 feet north, and parallel to the center of said trail to T-post set for corner of said North Right of Way at 1700.0 feet.

THENCE, South 18 degrees, 37 minutes, 55 seconds East, 25.0 feet to a point in the Existing North right of Way Fence, 50.0 feet north of the center of said Parks and Wildlife trail.

THENCE, South 71 degrees, 22 minutes, 05 seconds West, with the fence at the said North right of Way line, 850.97 feet, to a ½ IR Set at a Fence Corner, the South West Corner of tract 2.

THENCE, North 01 degrees, 24 minutes, 54 seconds West, with a fence to a braced power pole fence corner at the north west corner of a cultivated field at 1478.5 feet.

THENCE, continuing with said fence, North 01 degrees, 21 minutes, 00 seconds West, to a braced power pole fence corner, at 1120.4 feet.

THENCE, continuing with said fence, North 23 degrees, 05 minutes, 17 seconds West, to a braces power pole fence corner at 552.9 feet. the West most North West corner of this tract.

THENCE, continuing with said fence, North 40 degrees, 10 minutes, 30 seconds East, to a braced power pole fence corner at 151.4 feet.

THENCE, continuing with said fence, North 33 degrees, 57 minutes, 22 seconds East, to a 3 inch galvanized angle iron braced fence corner at 716.7 feet.

THENCE, continuing with said fence, North 24 degrees, 28 minutes, 36 seconds East, to a 3 inch galvanized angle iron braced fence corner at 470.5 feet.

THENCE, continuing with said fence, North 19 degrees, 57 minutes, 01 seconds East, to a 3 inch galvanized angle iron braced fence corner at 743.3 feet.

THENCE, continuing with said fence, North 10 degrees, 10 minutes, 15 seconds East, to a 3 inch galvanized braced fence corner at 352.0 feet, the North most North West corner of this tract.

THRNCE, continuing with said fence, South 84 degrees, 44 minutes, 59 seconds East, to a ½ inch iron rod set at a power pole braced fence corner at 1799.6 feet, the South East Corner of a tract deeded to Merrit Properties at Volume 305, Page 322.

THENCE, North 04 degrees, 29 minutes, 50 seconds West, with a fence to a ½ inch iron rod found at a fence corner at the south line of Section 29, Block 1, J. Poitevent Survey, being also the North Line of said Section 40 at 101.0 feet.

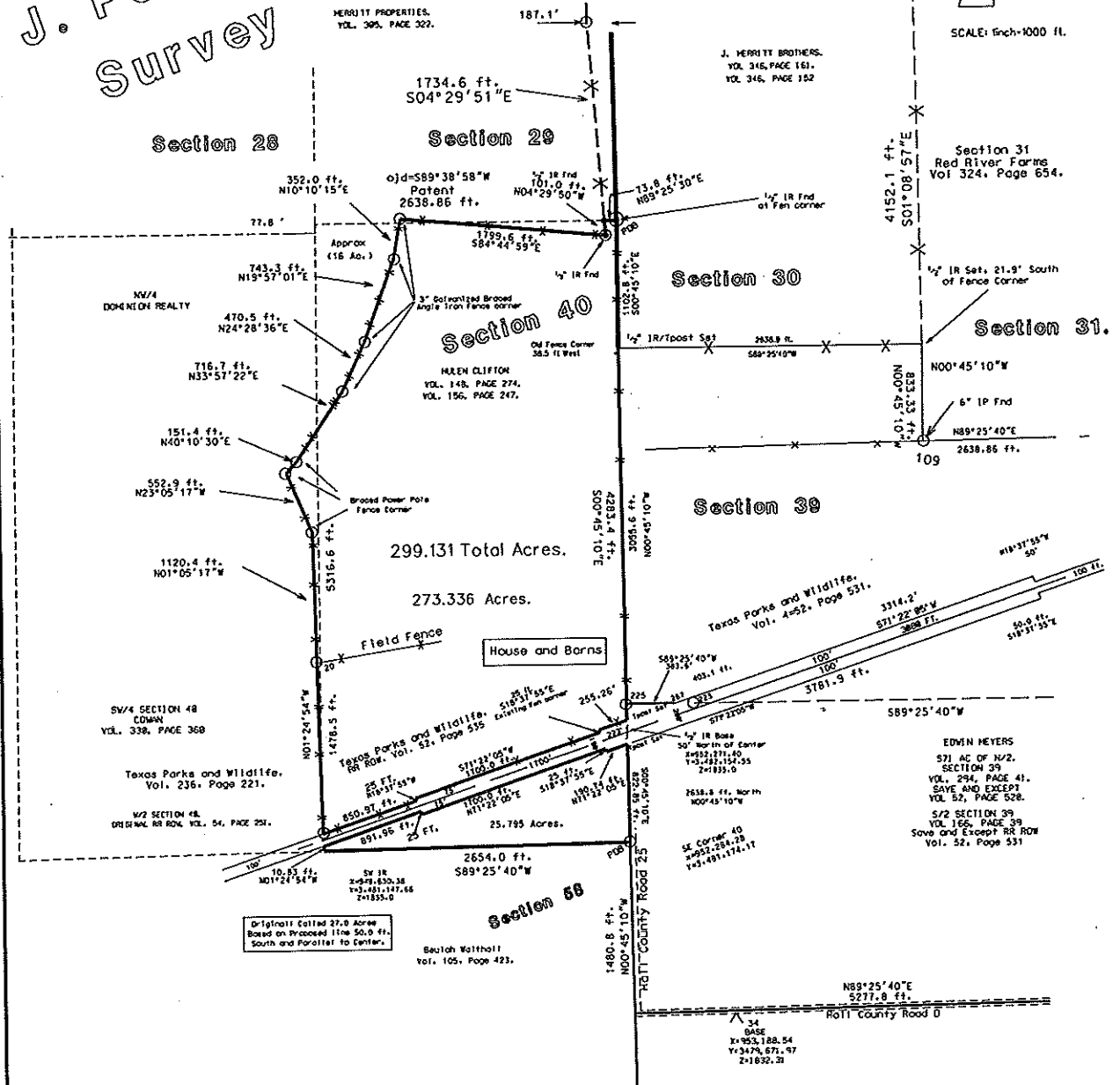
THENCE, North 89 degrees, 25 minutes, 30 seconds East, with a fence to the POINT OF BEGINNING at 73.8 feet.

Block 1. J. Poitevent Survey

Basis of Bearing: Texas State Plane, North Zone.
NAD 83



SCALE: 1 inch = 1000 ft.



299.131 Acre. in East Part Section 40
Block 1, J. Poitevent Survey
Hall County, Texas.

Tract 1. South of Parks and Wild life Trail.
25.795 Acres.

Tract 2. North of Parks and Wildlife Trail.
273.336 Acres

Original RR ROW at Vol. 52, Page 535.

I, James G. Freeman, Registered Professional Land Surveyor by Texas
RULES 2149, County 11, have surveyed the above described land.
Original Survey December 17, 2007.
Original Survey used 100 ft. RR ROW.
Recertification July 12, 2013
ROW as Deeded Vol. 52, Page 535.

FREEMAN ENGINEERING.

Childress, Texas.

PO Box 84 940-685-6036