



**DESCRIPTION**

**TRACT 1**

All that certain lot, tract or parcel of land situated in the KING LATHAM SURVEY, ABSTRACT NO. 133 and the RUTH PECKUM SURVEY, ABSTRACT NO. 175, City of McLendon-Chisholm, Rockwall County, Texas, and being a part of the 100 acres First tract as described in a Warranty deed from Hallie May Hallie to Hallie May Hallie, Trustee for Kendall Hallie and Brooke Hallie, dated December 1, 1987, and being recorded in Volume 370, Page 309 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found for corner in the center of Kluttz Road, at the East most corner of said 100 acres First tract and at the South corner of a 1.00 acre tract as described in a Deed to Jerry Kluttz, as recorded in Volume 105, Page 409 of the Real Estate Records of Rockwall County, Texas;

**THENCE** S. 45 deg. 42 min. 18 sec. W. along the center of Kluttz Road, a distance of 813.22 feet to a 1/2" iron rod found for corner at the West corner of a 25.237 acres tract as described in a Deed to Jerry Kluttz, as recorded in Volume 40, Page 632 of the Deed Records of Rockwall County, Texas;

**THENCE** S. 45 deg. 08 min. 35 sec. W. along the center of Kluttz Road, a distance of 362.88 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the East corner of a 0.28 acres tract as described in a Donation deed to Rockwall County, Texas, and being recorded in Volume 710, Page 217 of the Real Property Records of Rockwall County, Texas;

**THENCE** N. 44 deg. 51 min. 25 sec. W. a distance of 35.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the North corner of said Donation deed to Rockwall County;

**THENCE** S. 45 deg. 08 min. 35 sec. W. a distance of 350.04 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the West corner of said Donation deed to Rockwall County;

**THENCE** S. 44 deg. 51 min. 25 sec. E. a distance of 35.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the center of Kluttz Road;

**THENCE** S. 45 deg. 08 min. 35 sec. W. along the center of Kluttz Road, a distance of 1398.61 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the South corner of said 100 acres First tract and the East corner of said 100 acres Second tract in said Hallie deed;

**THENCE** N. 43 deg. 59 min. 19 sec. W. at 35.00 feet pass a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for witness and continuing along the Southwest boundary line of said First tract and the Northeast line of said Second tract, for a total distance of 1493.25 to a 1/2" iron rod found for corner at the North corner of said 100 acres Second tract;

**THENCE** N. 45 deg. 00 min. 00 sec. E. (Controlling bearing line) along the Northwest line of said 100 acres First tract, for a distance of 2905.55 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the North corner of same;

**THENCE** S. 44 deg. 38 min. 59 sec. E. at 1473.28 feet pass a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for witness and continuing for a total distance of 1508.33 feet to the POINT OF BEGINNING and containing 99.98 acres of land.

**TRACT 2**

All that certain lot, tract or parcel of land situated in the KING LATHAM SURVEY, ABSTRACT NO. 133 and the RUTH PECKUM SURVEY, ABSTRACT NO. 175, City of McLendon-Chisholm, Rockwall County, Texas, and being all of the 100 acres Second tract as described in a Warranty deed from Hallie May Hallie to Hallie May Hallie, Trustee for Kendall Hallie and Brooke Hallie, dated December 1, 1987, and being recorded in Volume 370, Page 309 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the center of Kluttz Road, at the South corner of said 100 acres First tract and the East corner of said 100 acres Second tract in said Hallie deed;

**THENCE** S. 45 deg. 00 min. 14 sec. W. along the center of Kluttz Road, a distance of 2905.55 feet to a P.K. nail set for corner at the South corner of said 100 acres Second tract and at the intersection of said road with the pavement of S. Smith Road;

**THENCE** N. 43 deg. 59 min. 19 sec. W. along S. Smith Road and along the Southwest line of said 100 acres Second tract, a distance of 1493.05 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the West corner of same and at the South corner of a 98.731 acres tract as described in a Deed to Michael P. Carnes and Shirley W. Carnes, as recorded in Volume 157, Page 815 of the Real Estate Records of Rockwall County, Texas;

**THENCE** N. 45 deg. 00 min. 00 sec. E. (Controlling bearing line) at 6.35 feet pass a 1/2" iron pipe found for witness on the edge of said S. Smith Road, and continuing along the Northwest line of said 100 acres Second tract, for a total distance of 1905.55 feet to a 1/2" iron rod found for corner at the North corner of same;

**THENCE** S. 43 deg. 59 min. 19 sec. E. at 1458.25 feet pass a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for witness and continuing for a total distance of 1493.25 feet to the POINT OF BEGINNING and containing 99.68 acres of land.

**NOTES**

1) According to F.E.A. Flood Insurance Rate Map, Community Panel No. 480548 H 04 dated September 26, 1975, this property lies in Zone C and A. Part of this property does appear to lie within a 100-year flood plain as shown.

2) BEARING SOURCE: RECORDED DEED IN VOL. 370, PG. 309, R.P.R.C.T.

3) ALL 1/2" IRB ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

**SURVEYOR'S CERTIFICATE**

I, Harold D. Felty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for LANDAMERICA COMMONWEALTH TITLE COMPANY, ALTA MESA HOLDINGS, INC. and BEVERLY FARRAR at KLUTTZ & SMITH ROAD, McLendon-Chisholm, ROCKWALL COUNTY, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this 15th day of February, 2005.

Harold D. Felty, III, R.P.L.S. No. 5034

**R.S.C.I.**  
ROCKWALL SURVEYING CO., INC.

**LAND SURVEYING**

1984 S. FM 561 ROYBE CITY, TX 75180 972-772-5434 PHONE 972-772-5445 FAX REVISED SEPT 7.

**SYMBOL LEGEND**

TO BE USED FOR ALL SURVEYS

1" = 300' FILE # 20050232  
CLIENT ALTA MESA OP # 223000089