

# T.C. EUBANKS SURVEY A-1677

MICHAEL HOLYFIELD  
V2655/P641

3" DRILL  
PIPE POST

N 89°21'49"E 749.22'  
(CALL 799.23')

FENCE  
CORNER  
POST

TR. 2  
100 AC.

JOHNATHAN MAY  
V1232/P510

24,996 AC

PIPE / CABLE FENCE  
WIRE FENCE  
FENCE CORNER POST

COR. S 29°10'W  
1.6' FROM 3" STEEL  
F.C.P.

ARENA

POOL

HOUSE

S 51°41'N 718.00'N

PIPE / CABLE FENCE

PIPE / CABLE FENCE

S 00°38'50"E 1648.18'

0.4 ELEC.

A. S. HITCHCOCK SURVEY  
A-608

SHERMAN RD.

POB

COR. S 09°40'W  
1.6' FROM 3" STEEL  
F.C.P.

S 89°19'23"W 627.18'

1.6" @ 2"  
STL. F.C.P.

DETAIL "A"  
SCALE 1"=100'

SEE DETAIL "B"

FURTHER REFERENCE to all the above land situated in the County of Denton, State of Texas, and being the remainder of the called 100 acre tract described in the deed from Patricia Ellen Perata et al to Jonathan M. May et al recorded in Volume 1212, Page 111 of the Real Property Records of Denton County, Texas, the subject tract being more particularly described as follows:

BEGINNING for the Northeast corner of the herein described tract, at and on the said corner of the most Southeast corner of the called 50 acre tract described in the deed from Jonathan May et al to Mike Holyfield et al recorded in Volume 1415, Page 281 of the said Real Property Records of Denton County, Texas, and being South 89 Degrees 21 Minutes 45 Seconds West a distance of 40 feet from the Southeast corner of the said 100 acre Tract 2;

THENCE South 85 Degrees 09 Minutes 20 Seconds West with a South line of the 100 acre Tract 2 a distance of 36.88 feet to an iron rod found in the East line of the called 49.56 acre tract described in the deed to R.F. McDonald et ux recorded in Volume 1529, Page 52 of the Real Property Records of Denton County, Texas;

THENCE North 00 Degrees 01 Minutes 47 West along a fence with the East line of the said McDonald tract and a West line of the said 100 acre Tract 2 a distance of 331.85 feet to an iron rod found near a 2 inch steel fence corner post for a resultant corner thereof and the Northeast corner of the R.F. McDonald tract;

THENCE South 89 Degrees 15 Minutes 23 Seconds West along a fence with a North line of the McDonald tract and a South line of the 100 acre Tract 2 a distance of 627.18 feet to a resultant corner thereof South 09 Degrees 40 Minutes West a distance of 3.6 feet from a 2 inch steel fence corner post;

THENCE North 00 Degrees 38 Minutes 16 Seconds West along a fence with an East line of the McDonald Tract and a West Line of the 100 acre Tract 2 a distance of 749.15 feet to a resultant corner thereof South 09 Degrees West a distance of 1.6 feet from a 2 inch steel fence corner post;

THENCE South 29 Degrees 21 Minutes 19 Seconds West along a fence with a North line of the McDonald tract and a South line of the said 100 acre Tract 2 a distance of 634.96 feet to an iron rod near a 3 inch steel drill pipe post for the Southerly Southeastern corner of the called 25,000 acre tract described in the deed from Jonathan M. May et ux to Michael Holyfield et ux recorded in Volume 2655, Page 641 of the said Real Property Records;

THENCE North 31 Degrees 42 Minutes 14 Seconds East along a fence with a Southeastern line of the said 25,000 acre tract a distance of 864.58 feet to a 3 inch steel drill pipe post at a resultant corner thereof;

THENCE North 89 Degrees 21 Minutes 49 Seconds East continuing along a fence with a South Line of the said 25,000 acre tract a distance of 749.22 feet (call 799.23 feet) to a 2 inch steel fence corner post for the most Easterly Southeast corner thereof in West line of the above mentioned Holyfield 50 acre tract;

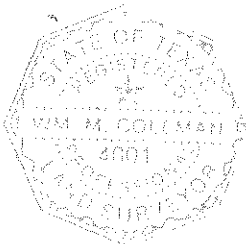
THENCE South 00 Degrees 38 Minutes 50 Seconds East along a fence part of the way with a West line of the said 50 acre tract a distance of 1648.18 feet to the POINT OF BEGINNING enclosing 24,996 acres of land.

These Field Notes were prepared from a survey on the ground made March 25, 1992 and field checked and revised on June 28, 1995 and on DECEMBER 13, 1995.

WM M. COLMAN  
WM M. COLMAN, P.L.S. No. 4001

3435.9216

APPROVED  
TM  
12-31-99



We are hereby in review and  
receipt of a copy of this survey.

Date: 2/27/06

SURVEY MAP

24,996 AC. REMAINING

T.C. EUBANKS SURVEY A-1677

DENTON COUNTY, TEXAS

DATE	MAR 26, 1992
DRAWN BY	JH
SCALE	1"=200'
REVISED	

PREPARED BY  
COLMAN & ASSOCIATES  
P.L.S. No. 4001