

J. E. WOODS SURVEY, A - 1133

186.250 ACRES
BILL & RUTH COOK
566 / 549

SECOND TRACT
L.C. MOSELEY
477 / 119

P.O.B. TR. 3

1/2" IRF

S 89°42'23" W 1/2" IRF

C.R. 4115

588.58

L1

1/2" IRF

1/2" IRF

1/2" IRF

1/2" IRF

S 89°50'3" E

564.65

1/2" IRF

H.R.S. LINE

1/2" IRF

TXU PIPELINE

SEPTIC

33.000 ACRES
MILTON & PATRICIA SMITH
441 / 603

REMAINDER OF 186.000 ACRES
FIRST TRACT
L.C. MOSELEY
477 / 119

ISAAC SMITHERS SURVEY, A - 964

N 00°00'00" W 2580.75'

YOUR TRACT

N 00°00'00" W 2540.80'

S 00°00'00" E 2540.80'

S 00°00'00" E 2540.80'

REMAINDER OF 186.000 ACRES
FIRST TRACT
L.C. MOSELEY
477 / 119

63.157 ACRES
TONY STEPHENSON
157 / 708

TRACT 3

37.297 ACS

TRACT 2A

37.693 ACS

1/2" IRF

S 89°45'00" W

634.11'

1/2" IRS

S 89°45'00" W

646.84'

1/2" IRS

S 89°45'00" W

1266.00'

33.925 ACRES
DELORES RUBIO
912 / 544

33.925 ACRES
VETERANS LAND BOARD
JESSE RUBIO
571/140569
906

66.307 ACRES
NORMA SEEMANT
297 / 120

F.O.B. T

LEGAL DESCRIPTION

Tract 3

BEING a tract or parcel of land situated in Hunt County, Texas, being part of the Isaac Smithers Survey, Abstract No. 964, being all of a 35.054 acre tract of land as described in a Trustee's Deed from Michael McCord and Julie McCord to Lincoln Trust Company FBO Robert Quinn with Larry W. Green, Jr. as Trustee as recorded in/under Document No. 2014-6557 of Hunt County, Texas, also being part of a 50.000 acre tract of land as described in a Special Warranty Deed from Lincoln Trust Company FBO Robert Quinn to PENSICO Trust Company FBO Robert Quinn as recorded in/under 2014-5031 of Hunt County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod found for a corner at the northwest corner of said 35.054 acre tract in the center of Hunt County Road No. 4115, said Point of Beginning being further marked by a 1/2 inch iron rod found at the northwest corner of said 186 acre tract bearing S 89°42'23" W at a distance of 588.58 feet;
THENCE N 89°42'23" E a distance of 286.10 feet to a 1/2 inch iron rod found for a corner;
THENCE S 00°10'00" E a distance of 25.35 feet to a 1/2 inch iron rod found for a corner;
THENCE S 87°10'48" E a distance of 265.80 feet to a 1/2 inch iron rod found for a corner;
THENCE S 89°50'37" E a distance of 82.45 feet to a 1/2 inch iron rod set for a corner;
THENCE S 00°00'00" E a distance of 2540.80 feet to a 1/2 inch iron rod set for a corner;
THENCE S 89°45'00" W (Bearing Basis) along a fence, a distance of 634.11 feet to a 1/2 inch iron rod found for a corner at the south west corner of said 35.054 acre tract;
THENCE N 00°00'00" W along the west line of said 35.054 acre tract, a distance of 2580.75 feet returning to the Point of Beginning and containing 37.297 acres of land.

Tract 2A

BEING a tract or parcel of land situated in Hunt County, Texas, being part of the Isaac Smithers Survey, Abstract No. 964, being part of a 50.000 acre tract of land as described in a Trustee's Deed from Randall Corry Wilcoxson to Lincoln Trust Company FBO Robert Quinn with Larry W. Green, Jr. as Trustee as recorded in Volume 1827 at Page 1 of the Official Public Records of Hunt County, Texas, also being part of a 50.000 acre tract of land as described in a Special Warranty Deed from Lincoln Trust Company FBO Robert Quinn to PENSICO Trust Company FBO Robert Quinn as recorded in/under 2014-5031 of Hunt County, Texas and being further described as follows:

COMMENCING from a 3/8 inch iron rod found at a fence post for a corner, said Point of Commencement being at the existing southeast corner of a 186 (First Tract) acre tract as conveyed to L. C. Moseley as recorded in Volume 477 at Page 19 of the Real Property Records of Hunt County, Texas;

THENCE S 89°45'00" W along a fence and the south line of said 186 acre tract, a distance of 1266.75 feet to the Point of Beginning and being further described as follows:

BEGINNING at a 1/2 inch iron rod set for a corner on the south line of said 186 acre tract;
THENCE S 89°45'00" W (Bearing Basis) along a fence, a distance of 646.84 feet to a 1/2 inch iron rod set for a corner;
THENCE N 00°00'00" W a distance of 2540.80 feet to a 1/2 inch iron rod set for a corner;
THENCE S 89°50'37" E a distance of 64.65 feet to a 1/2 inch iron rod found for a corner;
THENCE N 89°24'29" E a distance of 82.20 feet to a 1/2 inch iron rod set for a corner;
THENCE S 00°00'00" E a distance of 2537.28 feet returning to the Point of Beginning and containing 37.696 acres of land.

SURVEYOR'S CERTIFICATE

I, Frank R. Owens, Registered Professional Land Surveyor, State of Texas, hereby certify that the plat hereon is a true and correct representation of the property as determined by survey, the lines and dimensions of said property being indicated by the plat, the visible improvements are within the boundaries of the property set back from the property lines the distances indicated and there are NO VISIBLE ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the plat.