

Scale 1" = 400'

# SURVEYORS' NOTES

West Tract--  
All that certain 112.04 acre tract, or parcel of land situated in the John C. Tatum Survey, Abstract No. 418, P. M. Collier Survey, Abstract No. 230, J. W. Hale Survey, Abstract No. 1196 and the J. W. Hale Survey, Abstract No. 741, Wise County, Texas; said tract being part of Second Tract as shown by deed from Mrs. Minnie Tora Layfield et al to T. A. Champion, et ux and recorded in Volume 162, page 176 of the Deed Records of Wise County, Texas; said tract being further described herein by metes and bounds as follows:

Beginning, for the southwest corner of the tract being described herein, at a fence corner post located in the John C. Tatum Survey at the southwest corner of said Second Tract as conveyed to T. A. Champion and being in the northeast line of the F.W. & D.C. Railroad right of way.

Thence North 89 degrees 43 minutes East 1219.2 feet along south line of said Second Tract to a steel rod set in the ground;

Thence North 8 degrees 36 minutes East 2504.3 feet to a steel rod set in the ground;

Thence North 89 degrees 14 minutes East 731.7 feet to a steel rod set at base of three inch cedar post;

Thence North 2 degrees 38 minutes East 136.2 feet to a steel post in north line of said Second Tract;

Thence North 89 degrees 04 minutes West 1288.6 feet to an old fence corner post;

Thence South 1 degrees 11 minutes East 402.2 feet to a steel rod found at fence corner post;

Thence South 84 degrees 44 minutes West 1266.3 feet along general course of fence line to a steel rod found at angle point in fence line;

Thence South 89 degrees 41 minutes West 1073.5 feet to a steel rod found by set rock in northeastern line of said F. W. & D. C. Railroad right of way;

Thence South 37 degrees 14 minutes East 2401.2 feet to an angle point in said right of way;

Thence South 37 degrees 49 minutes East 305.6 feet to the place of beginning.

East Tract--  
All that certain 112.04 acre tract, or parcel of land situated in the Asa Hill Survey, Abstract No. 363, John C. Sneed Survey, Abstract No. 741, J. W. Hale Survey, Abstract No. 1196 and the John C. Tatum Survey, Abstract No. 418, Wise County, Texas; said tract being part of First Tract and Second Tract as shown by deed from Mrs. Minnie Tora Layfield, et al to T. A. Champion, et ux and recorded in Volume 162, page 310 of the Deed Records of Wise County, Texas; said tract being further described herein by metes and bounds as follows:

Beginning, for the most northern northwest corner of the tract being described herein, at a steel rod found at the intersection of the west line of the said Asa Hill Survey with the south line of Farm Market Road No. 2264;

Thence South 0 degrees 08 minutes West 1820.6 feet along the apparent west line of said Asa Hill Survey to a corner post;

Thence North 89 degrees 05 minutes West 80.7 feet to a steel fence post in north line of said Second Tract;

Thence South 2 degrees 38 minutes West 136.2 feet to a 3 inch cedar post; in the ground;

Thence South 89 degrees 14 minutes West 731.7 feet to a steel rod set in the ground;

Thence South 0 degrees 36 minutes West 2504.3 feet to a steel rod set in the south line of said Second Tract;

Thence North 89 degrees 43 minutes East 595.0 feet to the southeast corner of said Second Tract;

Thence North 0 degrees 36 minutes East 1886.1 feet to a tree fence corner;

Thence South 88 degrees 51 minutes East 44.0 feet to a point;

Thence North 1 degree 33 West 602.8 feet to an old cedar fence post;

Thence North 89 degrees 15 minutes East 2193.7 feet to a two inch pipe found in fence line;

Thence North 0 degrees 19 minutes West 1135.6 feet to a two inch pipe found in the aforementioned south line of Farm Market Road No. 2264;

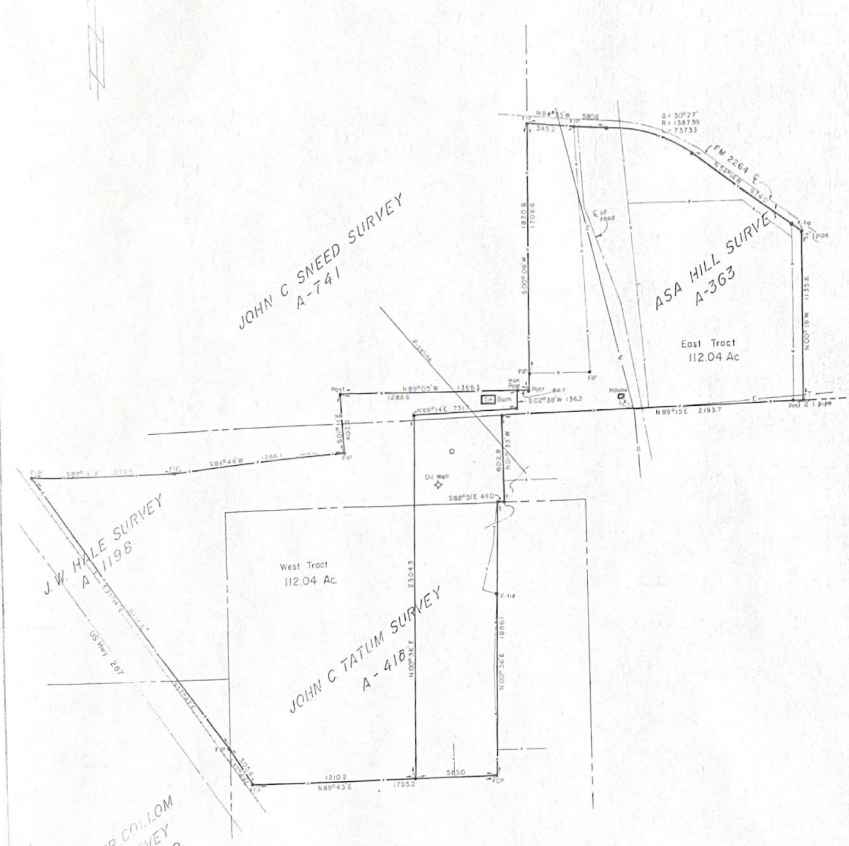
Thence North 54 degrees 14 minutes West 974.0 feet to the beginning of curve to the left;

Thence northwesterly with arc of said curve 737.33 feet that has a radius of 1387.39 feet and through a central angle of 30 degrees 27 minutes to the end of said curve;

Thence North 84 degrees 53 minutes East 580.6 feet to the place of beginning.

These surveyors' notes, with sketch, were prepared from a survey actually made on the ground.

April 28, 1977  
Dewey Fields, Texas Registered Public Surveyor No. 1565



Plot of  
two tracts out of the  
ASA HILL SURVEY A-363, JOHN C.  
TATUM SURVEY A-418, PRR COLLOM  
SURVEY A-230, JW HALE SURVEY  
A-1196 & JOHN C SNEED SURVEY A-741  
Wise County, Texas