

Legal Description

A Tract of Land in the John W. Crunk Survey, Abstract Number 160, Wise County, Texas, and being "First Tract", and "Second Tract" as described in a deed to Mary Rutherford Stephens (a widow) recorded in Volume 367, Page 866, Deed Records, Wise County, Texas; Together With a tract of land described in a deed to Mary Stephens, recorded in Volume Volume 709, Page 98, Deed Records, Wise County, Texas, and being described as one (1) tract by metes and bounds as follows:

Beginning at an 8" wood fence post for the most northerly corner of First Tract, said point having NAD 83, Zone 4202 (Grid) coordinate value of North = 7,187,698.54 feet, and East = 2,279,800.30 feet, for reference;

Thence the following courses and distances along the northeasterly line of First Tract:

South 44° 53' 29" East a distance of 879.61 feet to a railroad tie fence post;
South 45° 16' 34" West a distance of 125.42 feet to a railroad tie fence post;
South 17° 57' 00" East a distance of 352.11 feet to the most easterly northeast corner of First Tract;

Thence South 43° 31' 52" West a distance of 123.24 feet along the southeasterly line of First Tract to 6" wood fence post for the most northerly corner of said Mary Stephens tract recorded in Volume Volume 709, Page 98;

Thence the following courses and distances along the northeasterly line of said Mary Stephens tract:

South 45° 53' 22" East a distance of 502.53 feet to a 8" wood fence post;
South 42° 55' 02" West a distance of 247.60 feet to a 1/2" iron rod set with cap stamped, "BARRON STARK";
South 49° 58' 08" East a distance of 310.15 feet to a 1/2" iron rod set with cap stamped, "BARRON STARK";
South 44° 40' 51" West a distance of 324.33 feet to a 1/2" iron rod found;
South 12° 13' 36" East a distance of 207.56 feet to a 1/2" iron rod found;
South 45° 37' 51" East a distance of 190.83 feet to the most southerly southeast corner of said Mary Stephens tract, in the northwesterly line of F.M. Highway 1204;

Thence the following courses and distances along the northwesterly line of F.M. Highway 1204:

South 41° 57' 06" West a distance of 31.66 feet;
North 48° 02' 58" West a distance of 5.00 feet to the beginning of a curve, concave to the northwest, having a radius of 1,596.71 feet, and a long chord which bears South 47° 19' 13" West a distance of 306.13 feet;
Southwesterly along said curve a distance of 306.60 feet;
South 52° 57' 06" West a distance of 71.56 feet to the most southerly corner of said Mary Stephens tract and to the most easterly corner of said Second Tract;
South 47° 36' 49" West a distance of 405.64 feet to a 6" metal fence post for the most southerly corner of said Second Tract;

Thence North 41° 13' 45" West a distance of 1,154.06 feet to a 3" metal fence post for the most westerly corner of said Second Tract, in the southeasterly line of First Tract;

Thence South 45° 15' 54" West a distance of 4,474.49 feet, generally along a fence, to a 7" wood fence post for the most southerly corner of First Tract;

Thence North 45° 08' 57" West a distance of 1,223.56 feet to a 2" metal fence post for the most westerly corner of First Tract;



6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

ALTA/NSPS Land Title Survey
A Tract of Land in the
John W. Crunk Survey, Abstract Number 160,
Wise County, Texas.

PROJECT No. 999-10262

DATE: 10/17/2023

SHEET

2 of 3

USER: ROGER HART
PLOTTED ON: 10/17/2023 3:40 PM
FILE NAME: N:\BARRON STARK\SWIFT\ENG\999 MISC SURVEYS & PLANS\10262 - STEPHENS PROPERTY - 2.DWG

Thence North 48° 38' 08" East a distance of 1,551.14 feet along the northwesterly line of First Tract to the center of a branch;

Thence the following courses and distances along the center of a branch and the northwesterly line of First Tract:

North 15° 51' 50" West a distance of 54.13 feet;
North 20° 53' 33" East a distance of 63.38 feet;
North 28° 43' 30" West a distance of 82.38 feet;
North 43° 12' 39" West a distance of 62.79 feet;
North 72° 20' 31" West a distance of 82.10 feet;
North 41° 37' 56" East a distance of 168.45 feet;
North 53° 25' 58" West a distance of 109.29 feet;
North 10° 55' 22" East a distance of 102.97 feet;
North 04° 58' 25" West a distance of 127.26 feet;
North 38° 24' 07" East a distance of 114.57 feet;
North 83° 14' 45" East a distance of 64.69 feet;
North 37° 05' 06" East a distance of 142.16 feet;
North 56° 40' 40" East a distance of 68.98 feet;
South 29° 42' 58" East a distance of 91.95 feet;
North 50° 47' 20" East a distance of 117.07 feet;
South 30° 33' 57" East a distance of 85.87 feet;
North 64° 13' 08" East a distance of 166.57 feet;
North 24° 15' 08" East a distance of 154.83 feet;
North 17° 24' 30" West a distance of 78.20 feet;
North 17° 23' 28" West a distance of 9.99 feet;
North 46° 59' 29" East a distance of 180.69 feet;
North 03° 53' 56" East a distance of 119.22 feet;
South 80° 36' 12" East a distance of 122.48 feet;
North 41° 01' 55" East a distance of 122.33 feet;
North 31° 28' 49" West a distance of 83.19 feet;
North 78° 12' 18" East a distance of 114.98 feet;
North 31° 41' 52" East a distance of 275.65 feet;
North 79° 29' 07" East a distance of 101.60 feet;
South 65° 55' 51" East a distance of 197.70 feet;
North 33° 48' 03" East a distance of 55.90 feet;

Thence South 15° 17' 07" East a distance of 242.30 feet to an 8" wood fence post;

Thence North 45° 17' 13" East at 542.0 feet passing a 1" iron pipe, in all, a total distance of 2,611.04 feet along the northwesterly line of First Tract to the Point of Beginning, said described tract containing 219.96 acres of land.



Barron-Stark
Engineers

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

ALTA/NSPS Land Title Survey

A Tract of Land in the

John W. Crunk Survey, Abstract Number 160,
Wise County, Texas.

PROJECT No. 999-10262

DATE: 10/17/2023

SHEET

2 of 2