

WRP #66-7442-3-111

COURSE	BEARING or CHORD BEARING	DISTANCE	RADIUS	ARC LENGTH
1-2	S 65-50-23 E	313.81		
2-3	S 37-31-52 E	371.79		
3-4	S 34-02-04 E	356.58		
4-5	S 16-19-37 E	373.57		
5-6	S 08-35-27 E	290.42		
6-7	S 01-35-19 E	189.25		
7-8	S 23-23-29 W	109.16		
8-9	S 56-23-27 W	73.23		
9-10	S 06-08-45 W	244.70		
10-11	S 18-04-10 W	98.92		
11-12	S 28-57-01 W	252.66		
12-13	S 10-32-24 W	204.05		
13-14	S 31-59-57 W	205.42		
14-15	S 45-05-35 W	221.00		
15-16	S 52-55-04 W	290.09		
16-17	S 46-27-15 W	320.22		
17-18	S 52-43-24 W	197.97		
18-19	S 03-51-54 W	113.78		
19-20	S 57-23-51 W	232.65		
20-21	S 47-06-18 W	270.21		
21-22	S 59-43-38 W	99.41		
22-23	S 43-35-30 W	299.75		
23-24	S 48-25-58 W	249.01		
24-25	S 47-20-09 W	209.56		
25-26	S 65-42-11 W	131.87		
26-27	S 49-34-55 W	249.16		
27-28	S 53-01-08 W	185.17		
28-29	S 43-28-30 W	201.67		
29-30	S 51-13-01 W	109.79		
30-31	S 56-45-42 W	180.56		
31-32	N 03-05-35 E	282.38	1492.67	282.61
32-33	N 02-20-05 W	1965.63		
33-34	N 08-10-46 E	442.79	1213.27	445.28
34-35	N 88-05-56 E	443.73		
35-36	N 31-32-51 E	49.86	813.25	49.87
36-37	N 33-18-15 E	597.80		
37-38	N 42-47-45 E	478.15	1449.77	480.34
38-39	N 52-17-15 E	227.61		
39-40	S 89-45-28 W	624.50		
40-41	N 45-31-53 E	100.45	1849.77	100.47
41-42	N 89-36-14 E	1117.35		
42-43	N 00-36-15 W	858.30		
43-1	N 52-18-35 E	445.74		

LEGEND

○ DENOTES 5/8" REBAR SET.

POINT OF COMMENCEMENT
POINT OF BEGINNING
X=3,283,670.39
Y=7,270,486.36
Lat. 33°32'26.37"
Long. 94°10'56.66"

FND 1/2"
REBAR

DENNIS SMITH
RESIDUAL OF CALLED 206.3042 ACRE TRACT NO. 2
VOL. 3516 PAGE 109

VOL. 244 PAGE 213
CALLED #1025 ACRES

VOL. 407 PAGE 83
CALLED #190 ACRES

DENNIS SMITH
RESIDUAL OF CALLED #206.3042 ACRE TRACT NO. 2
VOL. 3516 PAGE 109

DEED LINE PER
VOL. 3516 PAGE 109

PORTION OF #206.3042 ACRE TRACT NO. 2
VOL. 3516 PAGE 109

DENNIS SMITH
WRP #66-7442-3-111
176.390 ACRES

VOL. 2279 PAGE 152
CALLED #908 ACRES
FIRST TRACT

ASHLEY MCKINNEY
A-366

VOL. 1799 PAGE 255
CALLED #90 ACRES
TRACT ONE

COLLIN MCKINNEY
A-367

VOL. 1799 PAGE 255
CALLED #90 ACRES
TRACT TWO

FND 1/2"
REBAR

DENNIS SMITH
RESIDUAL OF CALLED #206.3042 ACRE TRACT NO. 2
VOL. 3516 PAGE 109

VOL. 750 PAGE 215
CALLED #268.17 ACRES
TRACT TWO



NOTES:
SERVITUDES AND/OR RIGHTS OF WAYS OTHER THAN THOSE NOTED MAY
EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD
BE AWARE THAT ABSTRACTING OF TITLE TO SHOW ALL ENCUMBRANCES
ON THIS PROPERTY WAS NOT WITHIN THE SCOPE OF THIS SURVEY.
THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY PERFORMED BY ME

C. H. Fenstermaker & Associates, Inc.

Keith J. Roberts

of 213.75 feet and an arc length of 424.62 feet to a set 5/8" rebar for corner;
THENCE: S 04° 39' 00" E, with the West right-of-way line of Farm Road No. 2253, 2007.86 feet
to a set 5/8" rebar for corner;
THENCE: S 77° 31' 35" W, 883.60 feet to a set 5/8" rebar for corner;
THENCE: S 04° 39' 00" E, 532.79 feet to a set 5/8" rebar for corner;
THENCE: N 77° 31' 35" E, 883.60 feet to a set 5/8" rebar for corner on the West right-of-way
line of Farm Road No. 2253;
THENCE: S 04° 39' 00" E, with the West right-of-way line of Farm Road No. 2253 and its
projection, 2361.35 feet to a set 60D Nail for corner in County Road No. 2204;
THENCE: S 83° 39' 09" W, along County Road No. 2204, same being the South boundary line
of the above described 350 acre tract, 2376.11 feet to the POINT OF BEGINNING, containing
353.9733 acres of land, more or less.

TRACT NO. 2: *Football 206 + Acres*

All that certain tract or parcel of land being a part of the COLLIN MCKINNEY HEADRIGHT SURVEY, A-367 and being a part of the ASHLEY MCKINNEY HEADRIGHT SURVEY, A-366, both in Bowie County, Texas, and being all of 90 acre tract (Tract No. 1) and all of a 40 acre tract (Tract No. 2) and all of a 77.97 acre tract (Tract No. 3) as described in Warranty Deed from A. Marvin Taylor, Morris Taylor and wife, Belle Taylor to Artemus Enterprises, Inc., recorded in Volume 606, Page 75 of the Deed Records of Bowie County, Texas, and being more particularly described as follows:

BEGINNING: At a set 5/8" rebar for corner in the centerline of McKinney Bayou, same being at the Southeast corner of the above described 90 acre tract, same being at the Southwest corner of the above described 77.97 acre tract, same being on the East boundary line of said Collin McKinney Headright Survey and N 85° 05' 49" E, 5009.58 feet and N 05° 37' 50" W, 8556.70 feet from the Southeast corner of the William McKinney Headright Survey, A-371, Bowie County, Texas;

THENCE: N 41° 14' 40" E, with the centerline of McKinney Bayou, same being the South boundary line of the above described 77.97 acre tract, 130.42 feet to a point for corner;
THENCE: N 38° 20' 00" E, with the centerline of McKinney Bayou, same being the South boundary line of the above described 77.97 acre tract, 103.94 feet to a point for corner;
THENCE: N 31° 40' 44" E, with the centerline of McKinney Bayou, same being the South boundary line of the above described 77.97 acre tract, 105.99 feet to a point for corner;
THENCE: N 37° 30' 06" E, with the centerline of McKinney Bayou, same being the South boundary line of the above described 77.97 acre tract, 334.04 feet to a point for corner;
THENCE: N 39° 50' 28" E, with the centerline of McKinney Bayou, same being the South boundary line of the above described 77.97 acre tract, 43.01 feet to a point for corner;
THENCE: N 42° 35' 22" E, with the centerline of McKinney Bayou, same being the South boundary line of the above described 77.97 acre tract, 120.32 feet to a point for corner;
THENCE: N 48° 26' 20" E, with the centerline of McKinney Bayou, same being the South boundary line of the above described 77.97 acre tract, 68.90 feet to a point for corner;
THENCE: N 43° 00' 59" E, with the centerline of McKinney Bayou, same being the South

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boundary line of the above described 77.97 acre tract, 458.58 feet to a point for corner;
 THENCE: N 26° 23' 54" E, with the centerline of McKinney Bayou, same being the South
 boundary line of the above described 77.97 acre tract, 248.37 feet to a point for corner;
 THENCE: N 15° 38' 22" E, with the centerline of McKinney Bayou, same being the South
 boundary line of the above described 77.97 acre tract, 379.59 feet to a point for corner;
 THENCE: N 11° 52' 56" E, with the centerline of McKinney Bayou, same being the East
 boundary line of the above described 77.97 acre tract, 365.91 feet to a point for corner;
 THENCE: N 07° 05' 34" W, with the centerline of McKinney Bayou, same being the East
 boundary line of the above described 77.97 acre tract, 51.65 feet to a point for corner;
 THENCE: N 01° 59' 50" E, with the centerline of McKinney Bayou, same being the East
 boundary line of the above described 77.97 acre tract, 138.55 feet to a point for corner;
 THENCE: N 09° 16' 51" W, with the centerline of McKinney Bayou, same being the East
 boundary line of the above described 77.97 acre tract, 366.32 feet to a point for corner;
 THENCE: N 22° 09' 27" W, with the centerline of McKinney Bayou, same being the East
 boundary line of the above described 77.97 acre tract, 326.19 feet to a point for corner;
 THENCE: N 30° 41' 29" W, with the centerline of McKinney Bayou, same being the East
 boundary line of the above described 77.97 acre tract, 475.84 feet to a point for corner;
 THENCE: N 44° 13' 01" W, with the centerline of McKinney Bayou, same being the East
 boundary line of the above described 77.97 acre tract, 303.77 feet to a point for corner;
 THENCE: N 52° 35' 00" W, with the centerline of McKinney Bayou, same being the East
 boundary line of the above described 77.97 acre tract, 90.00 feet to a point for corner;
 THENCE: N 84° 00' 58" W, with the centerline of McKinney Bayou, same being the East
 boundary line of the above described 77.97 acre tract, 162.09 feet to a point for corner;
 THENCE: N 04° 15' 42" E, with the centerline of McKinney Bayou, same being the East
 boundary line of the above described 77.97 acre tract, 179.58 feet to a set 5/8" rebar for corner on
 the South right-of-way line of Farm Road No. 2253;
 THENCE: Southwesterly, with the East right-of-way line of Farm Road No. 2253, same being a
 curve to the right having a radius of 1372.37 feet, a central angle of 08° 18' 36", a tangent length
 of 99.70 feet and an arc length of 199.04 feet to a set 5/8" rebar for corner;
 THENCE: S 48° 22' 00" W, with the East right-of-way line of Farm Road No. 2253, 626.09 feet
 to a set 5/8" rebar for corner;
 THENCE: S 05° 37' 50" E, 597.68 feet to a set 5/8" rebar for corner;
 THENCE: S 85° 22' 10" W, 803.37 feet to a set 5/8" rebar for corner on the East right-of-way
 line of Farm Road No. 2253;
 THENCE: S 48° 22' 00" W, with the East right-of-way line of Farm Road No. 2253, 66.20 feet to
 a set 5/8" rebar for corner;
 THENCE: Southwesterly, with the East right-of-way line of Farm Road No. 2253, same being a
 curve to the left having a radius of 1849.93 feet, a central angle of 18° 59' 00", a tangent length of
 309.30 feet and an arc length of 612.92 feet to a set 5/8" rebar for corner;
 THENCE: S 29° 23' 00" W, with the East right-of-way line of Farm Road No. 2253, 597.80 feet
 to a set 5/8" rebar for corner;
 THENCE: Southeasterly, with the East right-of-way line of Farm Road No. 2253, same being a
 curve to the left having a radius of 1213.27 feet, a central angle of 35° 37' 00", a tangent length of
 389.73 feet and an arc length of 754.20 feet to a set 5/8" rebar for corner;
 THENCE: S 06° 14' 00" E, with the East right-of-way line of Farm Road No. 2253, 1966.20 feet

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to a set 5/8" rebar for corner;

THENCE: Southwesterly, with the East right-of-way line of Farm Road No. 2253, same being a curve to the right having a radius of 1492.43 feet, a central angle of $20^{\circ} 41' 21''$, a tangent length of 272.42 feet and an arc length of 538.91 feet to a set 5/8" rebar for corner in the centerline of McKinney Bayou;

THENCE: N $43^{\circ} 27' 28''$ E, with the centerline of McKinney Bayou, same being the South boundary line of the above described 90 acre tract, 631.93 feet to a point for corner;

THENCE: N $44^{\circ} 22' 39''$ E, with the centerline of McKinney Bayou, same being the South boundary line of the above described 90 acre tract, 1266.53 feet to a point for corner;

THENCE: N $49^{\circ} 18' 10''$ E, with the centerline of McKinney Bayou, same being the South boundary line of the above described 90 acre tract, 573.16 feet to the POINT OF BEGINNING, containing 206.3042 acres of land, more or less, with 126.6925 acres being in the Collin McKinney Headright Survey and 79.6117 acres being in the Ashley McKinney Headright Survey, both in Bowie County, Texas.

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