

Survey plan of a 220.230 acre tract, situated in the David Moore Survey, Abstract 586, and the S. Francis Survey, Abstract 296, Decatur, Wise County, Texas, and being a portion of that parcel as described in deed to Thomas & Susan Cone in Volume 260, Page 805, Real Records of Wise County, Texas.

Legal Description: A 220.230 acre tract located on County Road 2510 and CR 2513, Decatur, Wise County, Texas, situated in the David Moore Survey, Abstract 536 and the Sebastian Frances Survey, Abstract 296, being a portion of that land as described in deed to Thomas & Susan Cone, Volume 260, Page 805, Real Records of Wise County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a Point, said point being the NW corner of this tract, being the NE corner of land of Alex & Amber Wacker, 2017-8577, ORWCT, being in the approximate center line of CR 2510 and being located N 00° 01' 55" E 22.20 feet from a 2" metal post in the South line of CR 2510;

THENCE NORTH 89° 58' 59" EAST, BY THE APPROXIMATE CENTER LINE OF CR 2510, FOR A DISTANCE OF 960.47 FEET TO A PK NAIL;

THENCE NORTH 89° 56' 24" EAST, BY THE APPROXIMATE CENTER LINE OF CR 2510, FOR A DISTANCE OF 776.18 FEET TO A PK NAIL;

THE FOLLOWING 6 COURSES ARE BY LAND OF STEPHAN P. CHANEY, 201505172, ORWCT;

THENCE SOUTH 00° 07' 05" WEST, PASSING A 4" METAL POST AT 22.17' AND CONTINUING FOR A TOTAL DISTANCE OF 643.46 FEET TO A 1/2" IR (FND);

THENCE NORTH 89° 50' 16" EAST, FOR A DISTANCE OF 38.20 FEET TO A 1/2" IR (FND);

THENCE SOUTH 00° 07' 05" WEST, FOR A DISTANCE OF 92.17 FEET TO A 4" METAL POST;

THENCE SOUTH 43° 32' 57" EAST, FOR A DISTANCE OF 224.48 FEET TO A 4" METAL POST;

THENCE SOUTH 3° 31' 31" WEST, FOR A DISTANCE OF 1042.95 FEET TO A 1/2" IR (FND);

THENCE NORTH 88° 25' 38" EAST, PASSING A 1/2" IR (FND) AT 409.72' AND CONTINUING FOR A TOTAL DISTANCE OF 431.52 FEET TO A PK NAIL IN THE APPROXIMATE CENTER LINE OF CR 2513;

THENCE SOUTH 00° 01' 36" EAST, BY THE APPROXIMATE CENTER LINE OF CR 2513, FOR A DISTANCE OF 2398.82 FEET TO A POINT FROM WHICH A 4" METAL POST BEARS S 77° 51' 57" W 20.0 FEET;

THENCE SOUTH 77° 51' 57" WEST, BY THE NORTH LINE OF LAND OF JTS WICO PROPERTIES, LLC, 201603217, ORWCT, GENERALLY ALONG A METAL FENCE, FOR A DISTANCE OF 1109.13 FEET TO A 4" METAL POST;

THENCE SOUTH 77° 47' 54" WEST, BY THE NORTH LINE OF LAND OF SAID JTS WICO PROPERTIES LLC, AND GENERALLY ALONG THE LINE OF A METAL FENCE, FOR A DISTANCE OF 1233.66 FEET TO A 4" METAL POST;

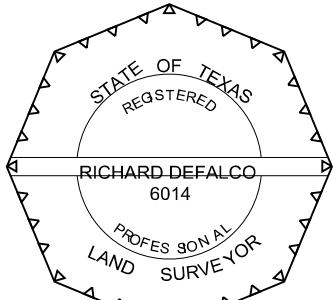
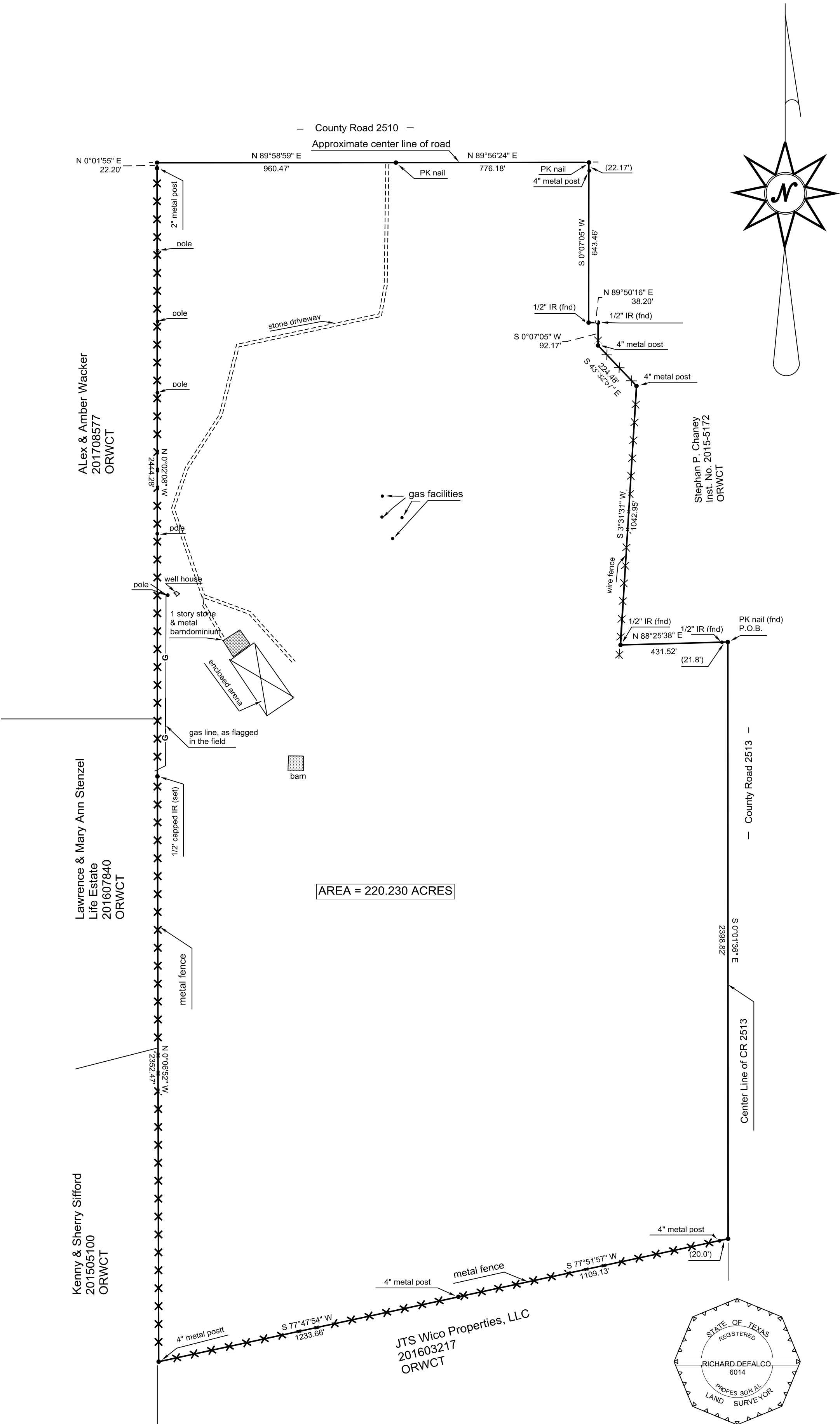
THENCE NORTH 00° 06' 52" WEST, BY THE EAST LINE OF LAND OF KENNY & SHERRY SIFFORD, 201505100, ORWCT, AND BY THE EAST LINE OF LAND OF LAWRENCE & MARY ANN STENZEL LIFE ESTATE, 201607840, AND GENERALLY ALONG THE LINE OF A METAL FENCE, FOR A DISTANCE OF 2352.47 FEET TO A 1/2" CAPPED IR (SET);

THENCE NORTH 00° 02' 08" WEST, BY THE EAST LINE OF LAND OF SAID LAWRENCE & MARY ANN STENZEL LIFE ESTATE, AND BY THE EAST LINE OF LAND OF ALEX & AMBER WACKER, 201708577, ORWCT, AND GENERALLY ALONG THE LINE OF A METAL FENCE, FOR A DISTANCE OF 2444.28 FEET TO A 2" METAL POST IN THE SOUTH LINE OF CR 2510;

THENCE NORTH 00° 01' 55" EAST, FOR A DISTANCE OF 22.20 FEET TO THE POINT OF BEGINNING IN THE APPROXIMATE CENTER LINE OF CR 2510, SAID PARCEL BEING 9593222 SQ FT OR 220.230 ACRES.

The undersigned Registered Professional Land Surveyor certifies to the purchaser and to the Title Company that:  
A) this plot of survey and the property description set forth herein are a true representation to facts found at the time of an actual on-the-ground survey; B) such survey was conducted by the surveyor or under his supervision; C) there are no visible encroachments, conflicts, shortages in area or boundary line, except as shown; D) the property has access to a public street unless otherwise noted; E) the flood statement based on the most recent data available to the surveyor, and while this survey may show the property not to be in a special flood hazard area, all zones may be subject to some degree of flooding; for more information contact your local flood plain administrator or the Federal Emergency Management Agency; F) reflects easements affecting the property, evidence of which is visible on the ground or of which the surveyor has legal notice.

According to the FIRM map #48497C0250D, dated 12/16/2011 this property is not located in a special flood hazard area. It is located in zone "X".



R. F. DeFalco

Rick DeFalco - Surveyor  
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817-428-0155  
Date: 04/16/2022