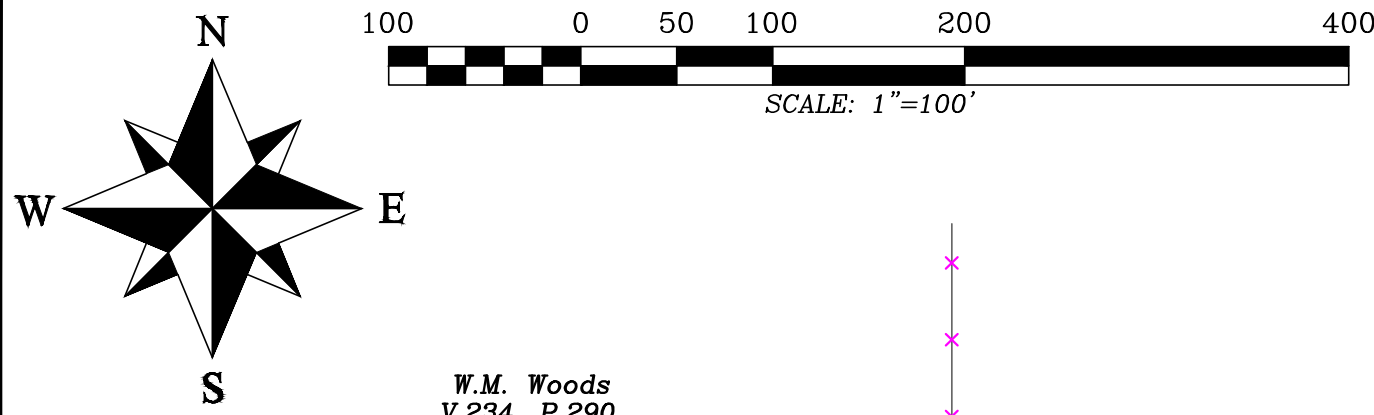




W.M. Woods
V.234, P.290,
O.R.W.C.T.

Charlsie Leann Pierce
Doc# 202011203,
O.R.W.C.T.

Alfred G. Nelon
and
George Scott Nelon
Doc# 201913250,
O.R.W.C.T.

LEGEND
● METER POLE
○ UTILITY POLE
— DOWN GUT
— OVERHEAD UTILITY
— LINE
— ASPHALT
— CONCRETE
— FENCE



1/2" REBAR
ROD FOUND

(DEED=S89°52'35"E)
N89°52'18"E

941.03'

Point of
Beginning

(Control Monument)
5" STEEL FENCE
CORNER POST
FOUND

2662.43'
(DEED=2662.99')

UNSPECIFIED WIDTH EASEMENT
TO TEXAS POWER & LIGHT
COMPANY IN V.120, P.187,
O.R.W.C.T.

20' WIDE EASEMENT
TO WISE ELECTRIC
COOPERATIVE, INCORPORATED
IN V.374, P.16, R.R.W.C.T.

Benjamin Jones Survey,
Abstract# 456,
Wise County, Texas

Remainder of
Dorothy Louise Bailey
Doc# 201801382,
O.R.W.C.T.

Portion of
Dorothy Louise Bailey
Doc# 201801382,
O.R.W.C.T.
(58.386 ACRES OF LAND
MORE OR LESS)

Lorene Bayless Hood
a/k/a
Tessie Lorene Hood
Doc# 201327800,
O.R.W.C.T.

1/2" CAPPED
"TQ BURKS #5509"
REBAR ROD FOUND

N00°05'43"W

1109.21'

Allen Glanville
and
Leigh Glanville
Doc# 202301205,
O.R.W.C.T.

N00°15'39"E

S89°55'17"W
(DEED=S89°30'35"W)

973.89'

S00°39'15"E
(DEED=S00°28'30"E)

(Control Monument)
5" STEEL FENCE
CORNER POST
FOUND

Farm to Market 2048
(ASPHALT PAVEMENT - 100' RIGHT OF WAY)

Legal Description:
Description for a tract of land situated in the Benjamin Jones Survey, Abstract Number 456, Wise County, Texas and being a portion of a tract of land described in a deed to Dorothy Louise Bailey recorded in Document Number 201801382, Official Records, Wise County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 5" steel fence corner post found (Control Monument) for the northeast corner of the Bailey Tract, same being the southeast corner of a tract of land described in a deed to Charlsie Leann Pierce recorded in Document Number 201913250, Official Records, Wise County, Texas; same being the southwest corner of a tract of land described in a deed to Alfred G. Nelon and George Scott Nelon recorded in Document Number 201913250, Official Records, Wise County, Texas; and same being the northwest corner of a tract of land described in a deed to Lorene Bayless Hood a/k/a Tessie Lorene Hood recorded in Document Number 201327800, Official Records, Wise County, Texas

THENCE S00°39'15"E. (DEED=S00°28'30"E), 2662.43 feet (DEED=2662.99') along the common line of the Bailey Tract and the Hood Tract, being generally along a fence to a 3" steel fence corner post found (Control Monument) in the north line of Farm to Market 2048, an existing 100 feet wide right of way for the southeast corner of the Bailey Tract, same being the southwest corner of the Hood Tract;

THENCE S89°55'17"W. (DEED=S89°30'35"W), 973.89 feet along the north line of Farm to Market 2048 to a 1/2" capped "TQ BURKS #5509" rebar rod found for the southeast corner a tract of land described in a deed to Allen Glanville and Leigh Glanville recorded in Document Number 202301205, Official Records, Wise County, Texas;

THENCE N00°15'39"E., 1109.21 feet along the east line of the Glanville Tract and through the Bailey Tract, being generally along a fence to a 1/2" capped "TQ BURKS #5509" rebar rod found;

THENCE N00°05'43"W., 1552.28 feet through the Bailey Tract to a 1/2" rebar rod found in the north line of the Bailey Tract for the southwest corner of the Pierce Tract, same being the southeast corner of a tract of land described in a deed to W.M. Woods recorded in Volume 234, Page 290, Deed Records, Wise County, Texas, and from which a 5" steel fence corner post bears N00°05'43"W., 6.51 feet;

THENCE N89°52'18"E. (DEED=S89°52'35"E), 941.03 feet along the common line of the Bailey Tract and the Pierce Tract to the POINT OF BEGINNING and containing 58.386 acres of land more or less.

Notes:
According to the Flood Insurance Rate Map for Wise County, Texas, and Incorporated Areas, Community Panel Number 49497C 0475D, Dated December 16, 2011, a portion of this tract is located in Zone A, an area within the 1% annual chance flood with no base flood elevations determined. The remainder of this tract is in Zone X, an area not in the 1% annual chance flood.

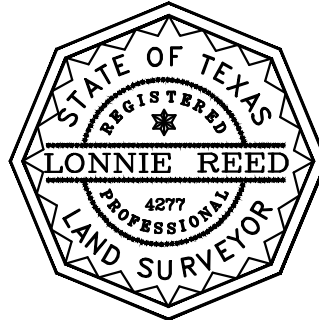
The power line easements recorded in Volume 120, Page 187, Deed Records, Wise County, Texas & Volume 374, Page 18, Real Records, Wise County, Texas, and the rental agreement recorded in Volume 149, Page 296, Deed Records, Wise County, Texas affect this tract.

The pipeline easement recorded in Volume 350, Page 210, Real Records, Wise County, Texas is a blanket type easement that affects this tract.

The easements recorded in Volume 120, Page 184; Volume 158, Page 160; Volume 279, Page 359; Volume 295, Page 85; Volume 399, Page 88, Deed Records, Wise County, Texas; Volume 3, Page 205, Real Records, Wise County, Texas; Volume 1001, Page 251; Volume 1408, Page 105, and Volume 1493, Page 115, Official Records, Wise County, Texas do not affect this tract.

NOTE:
REVISIONS MADE 09-26-2024 TO
CORRECTLY SHOW FLOOD AREA AND NOTE
DEFINED BY FEMA.

This sketch accurately represents an on the ground survey performed under my direction and supervision, and shows all property corners, and visible improvements, encroachments, and easements that have been provided to me. This survey has been performed strictly for this transaction only, as indicated by the Guaranty File Number as stated on this drawing, and is not to be used for any other transaction.



Lonnie Reeb
07-05-2024



d/b/a TRICO/DELTA JOINT VENTURE
116 LOCUST STREET, AZLE TX 76020
OFFICE: 817-444-2355 FAX: 817-444-4387
tcs4677@gmail.com
FIRM REGISTRATION: 10194647

JOB# 24060283 GF# 6001542400111