

FIELD NOTES TRACT 1
25.14 ACRES
LOCATED IN THE WM JOHNSON SURVEY, A-261,
MADISON COUNTY, TEXAS.

SAID 25.14 ACRES BEING DESCRIBED AS FOLLOWS:

FIELD NOTES OF A 25.14 ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE WM JOHNSON SURVEY, ABSTRACT NUMBER 261 OF MADISON COUNTY, TEXAS, BEING COMPRISED OF 2 TRACTS, THE REMAINDER OF A CALLED 39.60 ACRE TRACT AS CONVEYED AND DESCRIBED TO THE MAX W. HAMILTON LIFE ESTATE IN VOLUME 681, PAGE 151 AND THE REMAINDER OF A CALLED 87.337 ACRE TRACT AS CONVEYED AND DESCRIBED TO THE MAX W. HAMILTON LIFE ESTATE IN VOLUME 1395, PAGE 296 OF THE OFFICIAL PUBLIC RECORDS OF MADISON COUNTY, TEXAS, SAID 25.14 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AND BEGIN: AT A FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "XDS" IN THE SOUTHWEST LINE OF A CALLED 153.00 ACRE TRACT AS CONVEYED AND DESCRIBED TO THE BEST OF TIMES TRUST IN VOLUME 2047, PAGE 274 OF THE OFFICIAL PUBLIC RECORDS OF MADISON COUNTY, TEXAS, MARKING THE NORTH CORNER FOR THE HEREIN DESCRIBED TRACT AND THE EAST CORNER FOR A CALLED 3.7193 ACRE TRACT AS CONVEYED AND DESCRIBED TO MICHAEL AND PAULA WORTMAN IN VOLUME 2066, PAGE 326 OF THE OFFICIAL PUBLIC RECORDS OF MADISON COUNTY, TEXAS. FOR REFERENCE A FOUND 100D SPIKE MAKING THE NORTH CORNER FOR THE SAID 3.7193 ACRE WORTMAN TRACT BEARS N 27°35'30" W A DISTANCE OF 264.07 FEET.

THENCE: S 27°10'35" E ALONG THE NORTHEAST LINE OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST LINE OF THE 153.00 ACRE BEST OF TIMES TRACT FOR A DISTANCE OF 268.63 FEET TO A FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "DW FREE" MARKING AN ELL CORNER FOR THIS TRACT AND THE NORTH CORNER FOR A CALLED 0.76 ACRE TRACT AS CONVEYED AND DESCRIBED TO THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT IN VOLUME 2055, PAGE 108 OF THE OFFICIAL PUBLIC RECORDS OF MADISON COUNTY, TEXAS.

THENCE: S 60°09'58" W ALONG THE NORTHWEST LINE OF THE 0.76 ACRE HOUSING AND URBAN DEVELOPMENT TRACT FOR A DISTANCE OF 120.56 FEET TO A SET 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING AN ELL CORNER FOR THIS TRACT AND THE WEST CORNER FOR THE SAID 0.76 ACRE TRACT.

THENCE: S 12°28'08" E CONTINUING ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND THE 0.76 ACRE HOUSING AND DEVELOPMENT TRACT FOR A DISTANCE OF 207.45 FEET TO A FOUND 1/2 INCH IRON ROD MARKING AN ELL CORNER FOR THIS TRACT AND THE SOUTH CORNER FOR THE SAID 0.76 ACRE TRACT.

THENCE: N 74°29'15" E CONTINUING ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND THE 0.76 ACRE HOUSING AND DEVELOPMENT TRACT FOR A DISTANCE OF 177.86 FEET TO THE SOUTHWEST LINE OF THE 153.00 ACRE BEST OF TIMES TRACT AND A SET 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING AN ELL CORNER FOR THIS TRACT AND THE APPARENT EAST CONER FOR THE SAID 0.76 ACRE TRACT.

SURVEYORS NOTES:
BEARING SYSTEM IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS
OBSERVATION.

THENCE: S 27°25'58" E ALONG THE NORTHEAST LINE OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST LINE OF THE 153.00 ACRE BEST OF TIMES TRACT FOR A DISTANCE OF 859.94 FEET TO A FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "XDS" MARKING THE EAST CORNER FOR THE 87.337 ACRE REMAINDER TRACT DESCRIBED ABOVE AND THE NORTH CORNER FOR THAT TRACT DESCRIBED AS LOT 1, OF THE WALLACE ROAD SUBDIVISION AS RECORDED IN VOLUME 2048, PAGE 69 AND CONVEYED AND DESCRIBED TO JAMES L. STANDLEY, LEXI JOHNSON AND JAMES D. STANDLEY IN VOLUME 2000, PAGE 200 OF THE OFFICIAL PUBLIC RECORDS OF MADISON COUNTY, TEXAS. FOR REFERENCE A FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "XDS" MARKING THE APPARENT SOUTH CORNER FOR THE SAID 153.00 ACRE BEST OF TIMES TRACT BEARS S 27°28'53" E A DISTANCE OF 81.08 FEET.

THENCE: S 61°47'20" W ALONG THE SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT AND THE NORTHWEST LINE OF LOT 1 OF THE WALLACE ROAD SUBDIVISION FOR A DISTANCE OF 415.22 FEET TO A FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "XDS" MARKING AN ELL CORNER FOR THE SAID LOT 1 AND THE SOUTH CORNER FOR THE 87.337 ACRE REMAINDER TRACT DESCRIBED ABOVE.

THENCE: S 12°28'26" E CONTINUING ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND LOT 1 OF THE WALLACE ROAD SUBDIVISION FOR A DISTANCE OF 16.08 FEET TO A FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "XDS" MARKING AN ELL CORNER AND THE EAST CORNER FOR THE 39.60 ACRE REMAINDER TRACT DESCRIBED ABOVE.

THENCE: S 63°37'26" W CONTINUING ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND LOT 1 OF THE WALLACE ROAD SUBDIVISION FOR A DISTANCE OF 394.07 FEET TO THE NORTHEAST LINE OF WALLACE ROAD AND A FOUND 1/2 INCH IRON ROD MARKING THE SOUTH CORNER FOR THE HEREIN DESCRIBED TRACT, THE SOUTH CORNER FOR THE 39.60 ACRE REMAINDER TRACT DESCRIBED ABOVE AND THE WEST CORNER FOR THE SAID LOT 1 OF THE WALLACE ROAD SUBDIVISION.

THENCE: N 27°33'22" W ALONG THE SOUTHWEST LINE OF THE HEREIN DESCRIBED TRACT AND THE NORTHEAST LINE OF WALLACE ROAD FOR A DISTANCE OF 362.99 FEET TO A CALCULATED POINT IN THE MARGIN OF SAID WALLACE ROAD MARKING AN ELL CORNER FOR THIS TRACT.

THENCE: THROUGH THE 39.60 ACRE REMAINDER TRACT FOR THE FOLLOWING 3 CALLS:

1. N 62°49'01" E A DISTANCE OF 1.07 FEET PASSING A FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "DW FREE" AND CONTINUING FOR A TOTAL DISTANCE OF 62.98 FEET TO A FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "DW FREE" FOR CORNER.
2. N 26°59'35" W A DISTANCE OF 62.02 FEET TO A FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "DW FREE" FOR CORNER.
3. S 62°53'05" W A DISTANCE OF 62.10 FEET PASSING A FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "DW FREE" AND CONTINUING TO THE NORTHEAST LINE OF WALLACE ROAD FOR A TOTAL DISTANCE OF 63.59 FEET TO A CALCULATED POINT FOR CORNER LOCATED WITHIN THE MARGIN OF SAID ROAD.

THENCE: N 27°33'22" W ALONG THE SOUTHWEST LINE OF THE HEREIN DESCRIBED TRACT AND THE NORTHEAST LINE OF WALLACE ROAD FOR A DISTANCE OF 994.75 FEET TO A CALCULATED POINT LOCATED IN THE MARGIN OF SAID ROAD AND MARKING THE WEST CORNER FOR THIS TRACT.

THENCE: N 82°11'56" E DEPARTING THE NORTHEAST LINE OF WALLACE ROAD AND ALONG THE NORTH LINE OF THE HEREIN DESCRIBED TRACT AT A DISTANCE OF 0.76 FEET PASSING A FOUND 100D SPIKE, CONTINUING ON AT APPROXIMATELY 4.6 FEET PASSING THE APPARENT SOUTH CORNER OF A CALLED 14.56 ACRE TRACT AS CONVEYED AND DESCRIBED TO MICHAEL AND PAULA WORTMAN IN VOLUME 1942, PAGE 164 OF THE OFFICIAL PUBLIC RECORDS OF MADISON COUNTY, TEXAS AND CONTINUING FOR A TOTAL DISTANCE OF 50.10 FEET TO A SET 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING AN ANGLE POINT IN THE COMMON LINE.

THENCE: S 68°54'41" E CONTINUING ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND THE 14.56 ACRE WORTMAN TRACT FOR A DISTANCE OF 14.18 FEET TO A SET 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING AN ANGLE POINT.

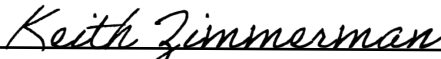
THENCE: N 72°25'12" E CONTINUING ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND THE 14.56 ACRE WORTMAN TRACT FOR A DISTANCE OF 29.57 FEET TO A SET 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING AN ANGLE POINT.

THENCE: S 84°47'53" E CONTINUING ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND THE 14.56 ACRE WORTMAN TRACT AT APPROXIMATELY 93.56 FEET PASSING THE APPROXIMATE COMMON CORNER FOR THE SAID 14.56 AND THE 3.7193 ACRE WORTMAN TRACTS AND CONTINUING FOR A TOTAL DISTANCE OF 130.06 FEET TO A SET X CARVED IN CONCRETE MARKING AN ELL CORNER FOR THIS TRACT AND THE SOUTHERN MOST CORNER FOR THE SAID 3.7193 ACRE WORTMAN TRACT.

THENCE: N 07°27'39" W ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND THE 3.7193 ACRE WORTMAN TRACT FOR A DISTANCE OF 106.73 FEET TO A SET 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING A COMMON ELL CORNER.

THENCE: N 65°46'16" E ALONG THE NORTH WEST LINE OF THE HEREIN DESCRIBED TRACT AND THE SOUTHEAST LINE OF THE 3.7193 ACRE WORTMAN TRACT FOR A DISTANCE OF 586.82 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 25.14 ACRES OF LAND MORE OR LESS ACCORDING TO A SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF KEITH ZIMMERMAN REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6723.





KEITH ZIMMERMAN, R.P.L.S. NO. 6723
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYORS NOTES:
BEARING SYSTEM IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.