

J.A. Nandian Survey Abstract 358  
Henry H. Turner Survey Abstract 548  
D. F. Williams Survey Abstract 578  
Z. Tate Survey Abstract 547  
B.B.B. C.R.R. CO. Survey Abstract 74  
Kaufman Co., Texas, 972804  
March 28, 1997  
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**FIELD NOTES FOR 700.222 ACRES OF LAND**

**BEING** 700.222 acres of land situated in the Henry H. Turner Survey Abstract 548, the J. A. Nandian Survey Abstract 358 the D. F. Williams Survey Abstract 578 Z. Tate Survey Abstract 547 and the B.B.B. C.R.R. CO. Survey Abstract 74 of Kaufman Co., Texas and being all of called 103.019 acres as described in a Deed from Bonnie Goodman Runnion and Fannie Mae Wilkinson to Jasper L. Wilson as recorded in Volume 533, Page 315 of the official Deed Records of Kaufman Co., Texas; also being part all of a second called 103.019 acre tract described in a Deed from Bonnie Goodman Runnion and Fannie Mae Wilkinson to Jasper L. Wilson as recorded in Volume 506, Page 629 of said Deed Records; also being all of a third called 103.019 acre tract described as tract #3 from Bonnie Goodman Runnion to Jasper L. Wilson as recorded in Volume 762, Page 360 of said Deed Records; also being all of a called 102 acre tract described as tract #2 from Bonnie Goodman Runnion to Jasper L. Wilson as recorded in Volume 762, Page 360 of said Deed Records and all of a called 332 acre tract described in a Deed from B. J. Wilson, et ux Mamie E. Wilson to the Jasper L. Wilson as recorded in Volume 449, Page 221 of said Deed Records according to the current Kaufman County Tax Map, and being more particularly described by metes and bounds as follows;

**BEGINNING** at a sucker rod found for the West corner of the first 103.019 acre tract also being the South corner of a called 1.000 acre tract described in a Deed from James Donald Fields and Doris J. Fields to Billy D. Alford, Sr., et ux Linda D. as recorded in Volume 1094, Page 441 of said Deed Records; also being the North corner of a called 4.179 acre tract from Jasper L. Wilson to the Texas Highway Commission as recorded in Volume 629, Page 770 of said Deed Records; and also being in the East Right-of-Way line of U. S. Highway 175;

**THENCE** N 44° 40' 37" E along the Northwest boundary line of the said first 103.019 acre tract also the Southeast boundary line of said 1.000 acre tract, the Southeast boundary line of a 6.000 acre tract described as tract 1 from James Donald Fields and Doris J. Fields to Albert Masih and Winnie R. Albert as recorded in Volume 1234, Page 0144 of said Deed Records, also the Southeast boundary line of a called 57.57 acre tract from James Donald Fields to Doris Jean Fields as recorded in Volume 1102, Page 195 a distance of 1952.23 feet to a point being the North corner of said first 103.019 acre tract, also being the East corner of the said 57.57 acre tract, also being in the Southwest line of a called 150.000 acre tract from L. L. Gilbert and wife Marie Gilbert to Michael E. Lambeth and wife Linda Jean Lambeth as recorded in Volume 586, Page 706 of said Deed Records, from said point a large square rod found for a control monument bears S 44° 40' 31" W - 34.04 feet, said point also being in the centerline of a County Road 148.

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**THENCE** along said centerline of County Road 148, the North boundary line of said first 103.019 acre tract, said second 103.019 acre tract, said 332 acre tract, the South boundary line of said 150.000 acre tract, the South boundary line of a called 70.7 acre tract from Hassie Lou Patterson to Hassie Lou Patterson Trustee of the Jessie Rayburn Patterson Family Trust as recorded in Volume 1069, Page 041 of said Deed Records as follows:

**THENCE** S 43° 47' 31" E a distance of 713.15 feet to a point from which a 1/2" iron rod set for reference bears S 42° 31' 17" W - 30.00';

**THENCE** S 51° 09' 55" E a distance of 93.72 feet to a point from which a 1/2" iron rod set for reference bears S 32° 20' 35" W - 30.00';

**THENCE** S 64° 08' 56" E a distance of 97.44 feet to a point from which a 1/2" iron rod set for reference bears S 22° 21' 39" W - 30.00';

**THENCE** S 71° 07' 46" E a distance of 535.87 feet to a point from which a 1/2" iron rod set for reference bears S 14° 27' 33" W - 30.00';

**THENCE** S 79° 57' 07" E a distance of 164.31 feet to a point from which a 1/2" iron rod set for reference bears S 04° 11' 52" W - 30.00';

**THENCE** N 88° 21' 26" E a distance of 452.09 feet to a point from which a 1/2" iron rod set for reference bears S 01° 14' 43" E - 30.00';

**THENCE** N 89° 13' 56" E, passing the Southwest corner of said 150.000 acre tract, same being the Southeast corner of said 70.7 acre tract, also passing the Northeast corner of said first 103.019 acre tract, same being a Northwest corner of said second 103.019 acre tract a distance of 1125.67 feet to a point from which a 1/2" iron rod set for reference bears S 00° 14' 25" E - 30.00';

**THENCE** S 89° 42' 46" E passing the Northeast corner of said second 103.019 acre tract, same being the Northwest corner of said 332 acre tract a distance of 983.82 feet to a point from which a 1/2" iron rod set for reference bears S 00° 12' 02" E - 30.00';

**THENCE** S 89° 43' 38" E a distance of 1620.11 feet to a point at the intersection of County Road 148 and County Road 146 said point being the Northeast corner of said 332 acre tract, said point also being the Southeast corner of said 70.7 acre tract also and being in the East boundary line of a called 22.338 acre tract in a Deed from F. E. Brennan and wife Mariam G. Brennan to Jerry C. Cordell and wife Glenda Cordell as recorded in Volume 0971, Page 126 from said point a 8" steel corner post bears N 44° 41' 21" W - 29.93' also, from said point a cross tie fence corner post bears S 52° 52' 53" W - 28.11';

**THENCE** along the East boundary line of the said 332 acre tract and the West boundary line of the said 22.338 acre tract and said county road centerline as follows:

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**THENCE** along the East boundary line of the said 332 acre tract and the West boundary line of the said 22.338 acre tract and said county road centerline as follows:

**THENCE** S 00° 47' 59" E a distance of 287.72 feet to a point from which a 1/2" iron rod set for reference bears S 89° 12' 53" W - 30.00';

**THENCE** S 00° 46' 06" E passing the Southwest corner of said 22.338 acre tract same being the Northwest corner of a called 17.782 acre tract to F. E. Brennan and Mariam Glenn Brennan a distance of 748.65 feet to a point from which a 1/2" iron rod set for reference bears S 89° 14' 47" W - 30.00';

**THENCE** S 00° 44' 21" E, along the West boundary line of said 17.782 acre tract a distance of 775.33 feet to a point from which a 1/2" iron rod set for reference bears S 89° 12' 52" W - 30.00';

**THENCE** S 00° 49' 07" E a distance of 773.64 feet to a point across from a fence corner marking the Southwest corner of said 17.782 acre tract same being the Northwest corner of a called 80.46 residue acre tract described as the first tract in a Deed from Garrett M. Smith to Keller Tinsley and wife Marie Tinsley as recorded in Volume 419, Page 201 of said Deed Records from said point a 1/2" iron rod set for reference bears S 89° 16' 34" W - 30.00';

**THENCE** S 00° 35' 27" E passing the current Southwest corner of said 80.46 acre residue tract same being the Northwest corner of a called 0.1674 acre tract described as a Road Easement in a Deed from James M. Halbert and wife Jeannie M. Halbert to a Stephen Dale Hege and Esther L. Hege as recorded in Volume 1079, Page 563 passing the Southwest corner of 0.1674 acre tract also being the Northwest corner of a called 0.0717 acre tract, as described as tract #2 from the Veterans Land Board of Texas to Grover Calhoun, Jr. as recorded in Volume 755, Page 11 of said Deed Records, a distance of 1190.77 feet to a point from which a 1/2" iron rod set for reference bears S 86° 45' 16"W - 30.00';

**THENCE** S 07° 04' 55" W passing the South corner of said 0.0717 acre tract, same being a West corner of a called 20.000 acre tract from the Veterans Land Board of Texas to Grover Calhoun Jr. as recorded in Volume 755, Page 11 of said Deed Records a distance of 243.54 feet to a point across from a fence marking the Southwest corner of said 20.000 acre tract same being the Northwest corner of a called 81 acre tract in a Deed from Edna Parrish et al to Frank E. Parrish and Lizzie Margaret Parrish as recorded in Volume 273, Page 407 of said Deed Record from said point a 1/2" iron rod set for reference bears S 86° 33' 11" W - 30.00';

**THENCE** S 00° 11' 17" E a distance of 348.67 feet to a point from which a 1/2" iron rod set for reference bears S 89° 30' 09" W - 30.00';

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**THENCE** S 00° 48' 25" E a distance of 625.67 feet to a point for the Southeast corner of the said 332 acre tract and said centerline of road. From said point a sucker rod found for a control monument bears S 89° 51' 21" W - 22.05';

**THENCE** S 89° 51' 21" W along the South boundary line of the said 332 acre tract, the North boundary line of a called 57.443 acre tract in a Deed from Mary F. Copeland and Mildred F. Flanders to Mildred F. Flanders as recorded in Volume 1009, Page 210 of said Deed Records a distance of 1811.48 feet to a 3/4 " iron rod found for the Northwest corner of said 57.443 acre tract also being the Northeast corner of a called 66.333 acre tract from George Lee and wife Helen Lee to Jackie Hill and wife Barbara Hill as recorded in Volume 0982, Page 579 of said Deed Records;

**THENCE** S 89° 42' 33" W along the South boundary line of said 332 acre tract and the North boundary line of said 66.333 acre tract a distance of 1069.02 feet to a 1/4 " steel bar found for the Southwest corner of said 332 acre tract also being the Southeast corner of said 102 acre tract;

**THENCE** S 89° 39' 16" W along the South boundary line of said 102 acre tract the North boundary line of said 66.333 acre tract a distance of 380.19 feet to a 3/8 " iron rod found for the Northwest corner of said 66.333 acre tract also being the Northeast corner of a called 32.105 acre tract from George Lee and wife Helen Lee to J. W. Hill and wife Barbara Hill as recorded in Volume 801, Page 521 of said Deed Records;

**THENCE** S 89° 32' 16" W along the South boundary line of said 102 acre tract a distance of 1036.27 feet to a 1/4 " iron rod found for the Northwest corner of said 32.105 acre tract also being the Northeast corner of a called 6.860 acre tract in a Deed from Harold Hardage to Antonio Medellin as recorded in Volume 1161, Page 0438 of said Deed Records;

**THENCE** S 88° 31' 34" W along the South boundary line of said 102 acre tract also the North boundary line of said 6.860 acre tract a distance of 458.63 feet to a cross tie corner post found for the Southwest corner of said 102 acre tract also being the Northwest corner of 6.860 acre tract also being the Southeast corner of a called 15.858 acre tract in a Deed from Bonnie Goodman Runnion to the Texas Highway Commission as recorded in Volume 629, Page 773 of said Deed Records, also being in the East Right-of-Way line of the U.S. Highway 175;

**THENCE** N 24° 09' 41" W along the Southwest boundary line of said 102 acre tract and the Northeast boundary line of said 15.858 acre tract and also being the Northeast Right-of-Way line of U.S. Highway 175 a distance of 63.55 feet to a concrete Right-of-Way monument found;

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**THENCE** N 23° 51' 19" W along said lines a distance of 498.17 feet to a concrete Right-of-Way monument found;

**THENCE** N 23° 45' 22" W along said lines a distance of 900.41 feet to a concrete monument found for corner at an angle break in said boundary lines;

**THENCE** S 66° 28' 45" W along said lines a distance of 177.04 feet to a concrete Right-of-Way monument found at an angle break in said lines;

**THENCE** N 23° 50' 04" W along said lines passing the Northwest corner of said 102 acre tract same being the Southwest corner of said second 103.019 acre tract a distance of 664.82 feet to a concrete Right-of-Way monument found;

**THENCE** N 23° 49' 05" W along said lines passing the Northeast corner of said 15.858 acre tract same being the Southeast corner of said 4.179 acre tract a distance of 434.81 feet to a concrete Right-of-Way monument found;

**THENCE** N 23° 40' 58" W along said lines a distance of 898.79 feet to a concrete Right-of-Way monument found, said point being the Northwest corner of said third 103.019 acre tract also being the Southwest corner of said second 103.019 acre tract;

**THENCE** N 23° 46' 02" W along said lines passing the Northwest corner of said second 103.019 acre tract also being the Southwest corner of said first 103.019 acre tract a distance of 1466.99 feet back to the place of BEGINNING and containing 700.222 acres of land.

A plat accompanies these field notes.

The bearings recited herein are rotated to fit deed call between the most Northerly Southwest corner of called 15.858 acre tract in Volume 629, Page 773, and the Northeast corner of called 4.179 acre tract in Volume 629, Page 770.

This description was prepared from a survey made under my supervision on March 20, 1997. Any copy of these notes bearing a signature Not in Red Ink will be considered altered and are therefore null and void.

E.L.S. SURVEYING & MAPPING, INC.



E. L. Sartain, Registered Professional Land Surveyor  
State of Texas No. 1978