



STATE OF TEXAS COUNTY OF DALLAS	
SURVEY PLAT	
THIS SURVEY PLAT IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY PLAT AS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF DALLAS, TEXAS, ON MAY 17, 1999.	
ATTEST: My commission expires on 05/17/2000.	
NOTARY PUBLIC	
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METES AND BOUNDS DESCRIPTION
164.9 ACRE TRACT

Being a tract of land containing 164.9 acres, in the David Wyatt Survey, A-242, D.P. Hadley Survey, A-119, and Calvin Nash Survey, A-288, in Madison County, Texas, and being all of the called 164.89 acre tract recorded in Vol. 789, Page 328, of the Madison County Official Records (M.C.O.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to TXDOT Type II concrete monuments found and referred to in said previously recorded deed, and as surveyed on the ground on September 28th of 2017. This description is also referred to the plat prepared by ATM Surveying, Project No. 2017-0281, and being more particularly described as follows:

BEGINNING at a TXDOT Type II concrete monument found for the southwest corner of this tract, also being the southeast corner of the Now or Formerly(N/F) Charles Drake called 84 acre tract, as recorded in Vol. 60, Page 329 of the M.C.D.R., and also being a point along the northwest right-of-way line of State Highway 21 (Variable Width R.O.W.);

THENCE North 06°54'55" East, a distance of 4855.63 feet along the common line between this tract, and said Drake tract to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the northwest corner of this tract, also being the northeast corner of said Drake tract, and also being a point along the south line of the Carl Robert Hibbetts called 56.085 acre tract, as recorded in Vol. 387, Page 838 of the Madison County Deed Records (M.C.D.R.);

THENCE South 83°45'49" East, a distance of 276.57 feet along the common line between this tract and said Hibbetts tract to a 10" creosote post found for a northeast corner of this tract, also being the southeast corner of said Hibbetts tract, and also being a point along the west line of the N/F Faye B. Andrews called 100 acre tract(1st tract), as recorded in Vol. 109, Page 311, from which a T-post found for reference bears S 06°49'26" W, a distance of 162.44 feet;

THENCE South 06°54'52" West, a distance of 1873.89 feet along the common line between this tract, and said 100 acre tract, and then along the N/F Faye B. Andrews, called 185 acre tract(4th tract), as recorded in said Vol. 109, Page 311, of the M.C.D.R. to an 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for an internal corner of this tract, also being the southwest corner of said 185 acre tract;

THENCE South 83°32'56" East, a distance of 3388.29 feet along the common line between this tract, and said 185 acre tract to a 12" creosote post found for a northeast corner of this tract, also being the northwest corner of the N/F Drake Estate remainder of 50 acres, as recorded in Vol. 27, page 577, of the M.C.D.R.;

THENCE South 08°21'54" West, a distance of 654.65 feet to a southeast corner of this tract, also being southwest corner of said drake remainder, also being a point on said north right-of-way line of State Highway 21, from which a 5" cedar fence corner bears N 08°21'54" E, a distance 0.41 feet, also being the southwest corner of said Drake estate tract, and also being a point along the northwest right-of-way line of said State Highway No. 21;

THENCE along the common line between this tract, and said State Highway 21 for the following calls:

South 63°40'41" West, a distance of 1798.19 feet to a TXDOT Type II concrete monument found for corner;

South 64°01'37" West, a distance of 1181.50 feet to a TXDOT Type II concrete monument found for corner;

South 74°53'57" West, a distance of 51.53 feet to a TXDOT Type II concrete monument found for corner;

South 64°07'10" West, a distance of 1313.67 feet to the **PLACE OF BEGINNING** containing 164.9 acres.



Adam Wallace

Texas Registered Professional Land Surveyor No. 6132

17-0281-Hwy 21 15818-legal.doc - 09/28/17

