

Z:\2021\Parker Properties\5684 N FM 730\Plat\TBD FM 730 - 44.281 ACRES.dwg, 7/5/2022 1:42:04 PM, Kyocera TASKalfa 3252ci KX Side

GENERAL NOTES

1. ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), DERIVED FROM GPS OBSERVATION AND DERIVED FROM AN ON-THE-GROUND SURVEY CONDUCTED ON OCTOBER 6, 2021.
2. ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.
3. THIS SURVEY MAY OR MAY NOT COMPLY WITH CITY AND/OR COUNTY PLATTING REGULATIONS.

FLOOD NOTE

THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE X AND DOES NOT APPEAR TO BE LOCATED IN A 100 OR 500 YEAR FLOOD AREA AS PLOTTED ON COMMUNITY PANEL # 48497C 0100 D OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING A REVISED EFFECTIVE DATE OF DECEMBER 16, 2011.

LINE	BEARING	DISTANCE
L1	S 45°22'26" E	213.90'
L2	N 39°21'33" E	278.75'

CLINT CARTER, TRUSTEE
OF THE WILL ROLAND CARTER,
JR. TESTAMENTARY TRUST
REMAINDER OF A
CALLED 103-1/8 ACRES
INST. NO. 2012-14600
O.R.W.C.T.

EQUITY TRUST COMPANY
THE REMAINDER OF A
CALLED 45.488 ACRES
INST. NO. 202117846
O.R.W.C.T.

SICKING REAL ESTATE, LLC
CALLED 18.813 ACRES
INST. NO. 202117845
O.R.W.C.T.

F.M. ROAD 730
CALLED 100' R.O.W.
(23' ASPHALT ROAD)

44.281 ACRES
1,928,884 SQ. FT.

EQUITY TRUST COMPANY
PART OF A
CALLED 45.488 ACRES
INST. NO. 202117846
O.R.W.C.T.

(NO BUILDINGS)

THE FOSTER SERIES
OF THE FLORIDA FARM L.L.C.
REMAINDER OF A CALLED 261.6 ACRES
INST. NO. 201612927
O.R.W.C.T.

BILLY RAY LOONEY AND WIFE,
MARGARET NELL LOONEY
CALLED 181.78 ACRES
VOL. 507, PG. 469
O.R.W.C.T.

JOHN W. CRUNK SURVEY
ABSTRACT NO. 160

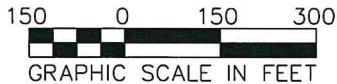
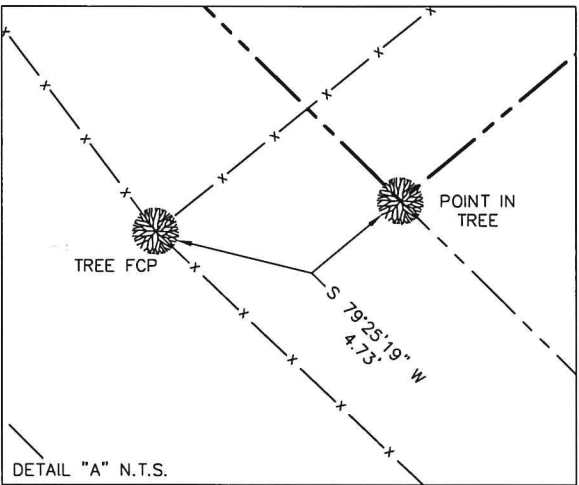
LEGEND

- PROPERTY LINE
--- EASEMENT LINE
--- ADJOINING PROPERTY LINE
○ CHAIN LINK FENCE
— II — II — II WOOD FENCE
— X — X — X BARBED WIRE FENCE
— PIPE FENCE
— OHE OVERHEAD UTILITIES
● = CAPPED IRON ROD SET MARKED "PLS INC"
⊙ = IRON ROD FOUND
E.M. = ELECTRIC METER
⊕ = WATER METER
■ = CONCRETE

NOTE:
LEGEND IS TYPICAL. NOT ALL ITEMS IN LEGEND
APPEAR IN DRAWING.



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2914.79'	294.10'	5°46'52"	N 48°46'32" E	293.97'



PLEASE REFER TO BAR SCALE. DRAWING
MAY HAVE BEEN REDUCED OR ENLARGED.

WISE COUNTY, TEXAS PROPERTY DESCRIPTION

Being a tract of land situated in the John W. Crunk Survey, Abstract No. 160, Wise County, Texas, being part of a called 45.488 acres tract of land described in Deed to Equity Trust Company as recorded in Instrument No. 202117846, Official Records, Wise County, Texas and being more particularly described herein as follows:

BEGINNING at a 6 inch wood fence corner post found at the East corner of said Equity tract and the South corner of a called 18.813 acres tract described in Deed to Sicking Real Estate, LLC as recorded in Instrument No. 202117845, said Official Records and said post being in the Northwest line of the remainder of a called 261.6 acres tract of land described in Deed to The Foster Series of the Florida Farm L.L.C. as recorded in Instrument No. 201612927, said Official Records for the East corner of the herein described tract;

THENCE with the Southeast line of said Equity tract and the Northwest line of said remainder tract, the following four (4) courses and distances:

1. South 59 degrees 14 minutes 59 seconds West, along and near a fence, a distance of 472.98 feet to a 6 inch wood fence corner post found for corner;
2. South 40 degrees 12 minutes 08 seconds East, along and near a fence, a distance of 183.67 feet to a 4 inch wood fence corner post found for corner;
3. South 45 degrees 33 minutes 45 seconds West, along and near a fence, a distance of 1,277.41 feet to a 4 inch wood fence corner post found for corner;
4. South 49 degrees 57 minutes 42 seconds West, a distance of 765.58 feet to a point in a tree for the South corner of said Equity tract and the West corner of said remainder tract, from which a tree fence corner post bears South 79 degrees 25 minutes 19 seconds West, a distance of 4.73 feet;

THENCE North 45 degrees 18 minutes 50 seconds West, with the Southwest line of said Equity tract, passing at a distance of 512.29 feet a 4" wood post for reference, and continuing for a total distance of 753.86 feet to a 5/8 inch iron rod with plastic cap stamped "PLS, INC" (typical) set for the West corner of said Equity tract;

THENCE North 44 degrees 06 minutes 38 seconds East, with the Northwest line of said Equity tract, a distance of 1,855.30 feet to a 5/8 inch iron rod set in the Southeast Right-of-Way line F.M. Road 730 (a called 100' ROW) for corner, and said corner being in a curve to the left having a radius of 2,914.79 feet;

THENCE along the arc of said curve, with the Northwest line of said Equity tract and the Southeast line of said F.M. Road 730, having an arc length of 294.10 with an interior (Delta) angle of 5 degrees 46 minutes 52 seconds, with a chord bearing of North 48 degrees 46 minutes 32 seconds East, and a chord length of 293.97 feet to a 5/8 inch iron rod set for a North corner of the herein described tract;

THENCE severing said Equity tract the following two (2) courses and distances:

1. South 45 degrees 22 minutes 26 seconds East, a distance of 213.90 feet to a 5/8 inch iron rod set for an interior corner of this herein described tract;
2. North 39 degrees 21 minutes 33 seconds East, a distance of 213.90 feet to a 5/8 inch iron rod set in the Northeast line of said Equity tract and the Southwest line of said Sicking tract for the most Easterly North corner of this herein described tract, from which the North Corner of said Equity tract bears North 53 degrees 45 minutes 42 seconds West, a distance of 185.09 feet;

THENCE South 53 degrees 45 minutes 42 seconds East, with the Northeast line of said Equity tract and the Southwest line of said Sicking tract, a distance of 595.90 feet to the **POINT OF BEGINNING** and containing, within the metes and bounds herein recited, 44.281 acres of land, more or less.

SURVEYOR'S CERTIFICATION

This is to certify that, under my personal supervision, a careful survey was made on the ground of the property shown hereon. This survey was prepared without the benefit of a current title report. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. The plat hereon is a careful representation of the subject property as determined by an on-the-ground survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements being as shown, the improvements being within the boundary of the property, setback from property lines the distance indicated and that the distance from the nearest intersecting street or road being as shown on said plat. EXCEPT AS SHOWN THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS APPARENT ON THE GROUND.

Joe C. Vaughn, Jr.
JOE C. VAUGHN, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5926
JULY 5, 2022
FIRM REGISTRATION NO. 10129300



LAND TITLE SURVEY

TBD F.M. ROAD 730

44.281 ACRES
JOHN W. CRUNK SURVEY
ABSTRACT NO. 160
WISE COUNTY, TEXAS

TBD FM 730 - 44.281 ACRES

DRAWN BY:	WDJ
CHECKED BY:	JCV
DATE:	7/5/22
SHEET:	1 OF 1
SCALE:	AS SHOWN