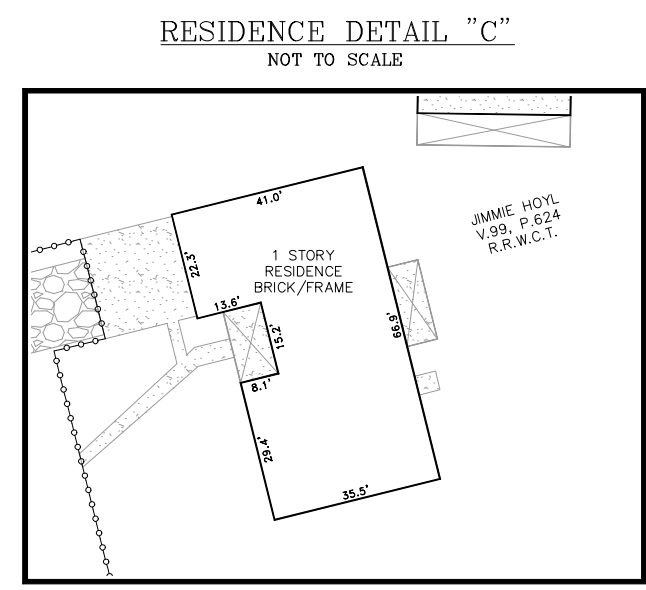
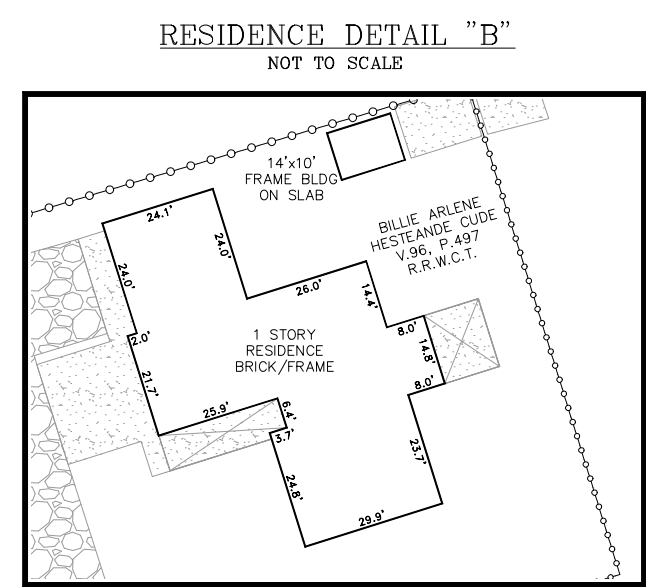
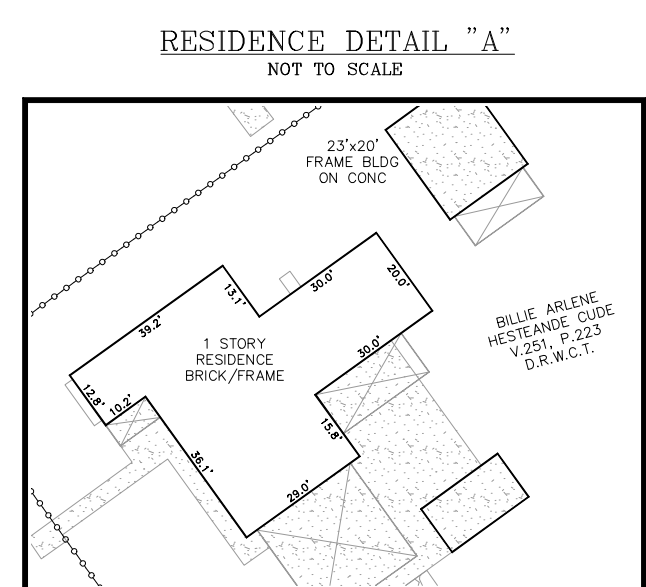


- | | |
|---|--|
| UTILITY LEGEND | AREA LEGEND |
| <ul style="list-style-type: none"> ⊕ PROPAANE TANK ⊙ WELL HOUSE/WATER WELL ⊙ GAS WELL ⊙ WATER VALVE ⊙ WATER METER ⊙ GAS VALVE ⊙ GAS METER ⊙ ELECTRIC MARKER ⊙ AIR CONDITIONER ⊙ ELECTRIC METER ⊙ TRANSFORMER PAD ⊙ SIGNAL BOX ⊙ TELEPHONE RISER/MARKER ⊙ FIBER OPTIC RISER/MARKER ⊙ SIGN ⊙ SEPTIC LID ⊙ STORM SEWER ⊙ SANITARY SEWER MANHOLE ⊙ MAILBOX ⊙ UTILITY POLE ⊙ LIGHT POLE ⊙ FIRE HYDRANT | <ul style="list-style-type: none"> ▭ CONCRETE ▭ ASPHALT ▭ GRAVEL ▭ DIRT ▭ AWNING OR CARPORT, COVERED AREA ▭ WOOD DECK ▭ WALL OR CONCRETE BEAM |
| SURVEY LEGEND | SETBACK & EASEMENT LEGEND |
| <ul style="list-style-type: none"> IRSC IRON ROD SET WITH A "TO BURKS #5509 CAP" IRFC CAPPED IRON ROD FOUND IRF IRON ROD FOUND CHSX CHISELED "X" SFP STEEL FENCE POST | <ul style="list-style-type: none"> — B.L. BUILDING LINE — U.E. UTILITY EASEMENT — G.E. GAS EASEMENT — V.E. VISIBILITY EASEMENT — P.O.S.E. PUBLIC OPEN SPACE EASEMENT — D.E. DRAINAGE EASEMENT — D.U.E. DRAINAGE/UTILITY EASEMENT — B.L.&D.U.E. BUILDING LINE & DRAINAGE/UTILITY EASEMENT — E.L.E.C. ELECTRIC EASEMENT |
| LINETYPE LEGEND | |
| <ul style="list-style-type: none"> — BARBED WIRE FENCE — WIRE FENCE — PIPE FENCE — GUY WIRE — OVERHEAD ELECTRIC — OVERHEAD TELEPHONE — OVERHEAD ELECTRIC & TELEPHONE — GAS LINE — WATER LINE — STORM SEWER LINE — SANITARY SEWER LINE | |

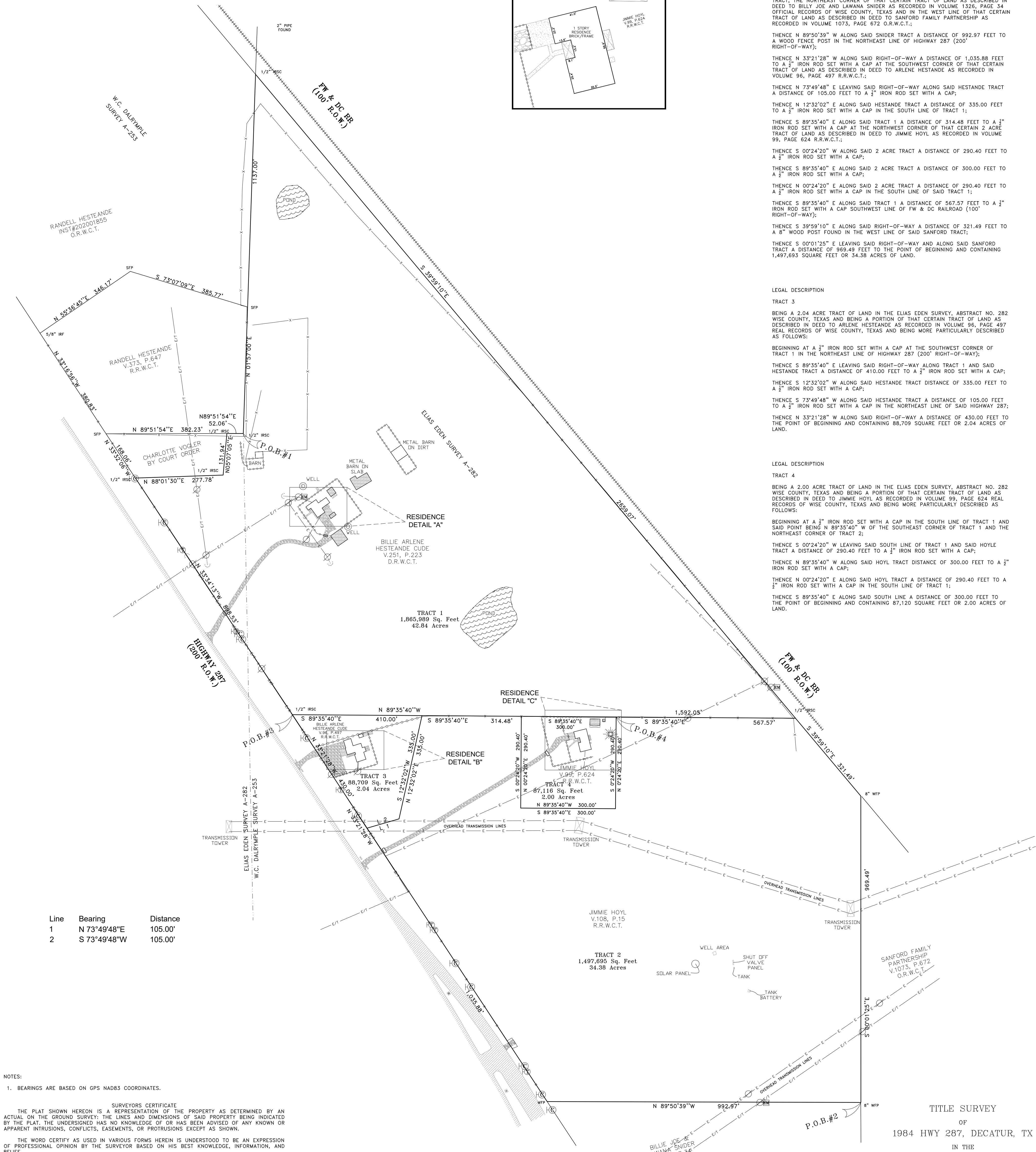


LEGAL DESCRIPTION
TRACT 1
 BEING A 42.84 ACRE TRACT OF LAND IN THE ELIAS EDEN SURVEY, ABSTRACT NO. 282 AND THE W.C. DALRYMPLE SURVEY, ABSTRACT NO. 253 WISE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DEED TO J.L. AND JEWEL HESTEADE AS RECORDED IN VOLUME 223, PAGE 251 D.R.W.C.T. AND PROBATED IN WILL TO ARLENE CUDE IN PROBATE R#4076 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A 1/2" IRON ROD SET WITH A CAP IN THE EAST LINE OF SAID DALRYMPLE SURVEY AND THE WEST LINE OF SAID EDEN SURVEY AND BEING AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DEED TO RANDELL HESTEADE AS RECORDED IN VOLUME 375, PAGE 647 REAL RECORDS OF WISE COUNTY, TEXAS;
 THENCE N 01°57'00" E ALONG SAID RANDELL TRACT A DISTANCE OF 1,137.00 FEET TO A 1/2" IRON ROD SET WITH A CAP ON THE SOUTHWEST LINE OF FW & DC RAILROAD (100' RIGHT-OF-WAY);
 THENCE S 39°59'10" E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 2,659.07 FEET TO A 1/2" IRON ROD SET WITH A CAP;
 THENCE N 89°35'40" W LEAVING SAID RIGHT-OF-WAY A DISTANCE OF 1,592.05 FEET TO A 1/2" IRON ROD SET WITH A CAP IN THE NORTHEAST LINE OF HIGHWAY 287 (200' RIGHT-OF-WAY);
 THENCE N 33°34'13" W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 898.53 FEET TO A 1/2" IRON ROD SET WITH A CAP AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS AWARDED TO CHARLOTTE VOGLER ER VIR BY THE DISTRICT COURT OF WISE COUNTY;
 THENCE N 89°01'30" E LEAVING SAID RIGHT-OF-WAY ALONG SAID VOGLER TRACT A DISTANCE OF 277.78 FEET TO A 1/2" IRON ROD SET WITH A CAP;
 THENCE N 05°07'05" E ALONG SAID VOGLER TRACT A DISTANCE OF 131.94 FEET TO A 1/2" IRON ROD SET WITH A CAP IN THE SOUTH LINE OF SAID RANDELL TRACT;
 THENCE N 89°51'54" E ALONG SAID RANDELL TRACT A DISTANCE OF 52.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,865,989 SQUARE FEET OR 42.84 ACRES OF LAND.

LEGAL DESCRIPTION
TRACT 2
 BEING A 34.38 ACRE TRACT OF LAND IN THE ELIAS EDEN SURVEY, ABSTRACT NO. 282 WISE COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DEED TO J.L. AND JEWEL HESTEADE AS RECORDED IN VOLUME 223, PAGE 251 D.R.W.C.T. AND PROBATED IN WILL TO ARLENE CUDE IN PROBATE R#4076 AND THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DEED TO JIMMIE HOYL AS RECORDED IN VOLUME 108, PAGE 15 R.R.W.C.T. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A 8" WOOD FENCE POST AT THE SOUTHWEST CORNER OF SAID HOYL TRACT, THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DEED TO BILLY JOE AND LAWANA SNIDER AS RECORDED IN VOLUME 1326, PAGE 34 OFFICIAL RECORDS OF WISE COUNTY, TEXAS AND IN THE WEST LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DEED TO SANFORD FAMILY PARTNERSHIP AS RECORDED IN VOLUME 1073, PAGE 672 O.R.W.C.T.;
 THENCE N 89°50'59" W ALONG SAID SNIDER TRACT A DISTANCE OF 992.97 FEET TO A WOOD FENCE POST IN THE NORTHEAST LINE OF HIGHWAY 287 (200' RIGHT-OF-WAY);
 THENCE N 33°21'28" W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 1,035.88 FEET TO A 1/2" IRON ROD SET WITH A CAP AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DEED TO ARLENE HESTEADE AS RECORDED IN VOLUME 96, PAGE 497 R.R.W.C.T.;
 THENCE N 73°49'48" E LEAVING SAID RIGHT-OF-WAY ALONG SAID HESTEADE TRACT A DISTANCE OF 105.00 FEET TO A 1/2" IRON ROD SET WITH A CAP;
 THENCE N 12°32'02" E ALONG SAID HESTEADE TRACT A DISTANCE OF 335.00 FEET TO A 1/2" IRON ROD SET WITH A CAP IN THE SOUTH LINE OF TRACT 1;
 THENCE S 89°35'40" E ALONG SAID TRACT 1 A DISTANCE OF 314.48 FEET TO A 1/2" IRON ROD SET WITH A CAP AT THE NORTHWEST CORNER OF THAT CERTAIN 2 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO JIMMIE HOYL AS RECORDED IN VOLUME 99, PAGE 624 R.R.W.C.T.;
 THENCE S 00°24'20" W ALONG SAID 2 ACRE TRACT A DISTANCE OF 290.40 FEET TO A 1/2" IRON ROD SET WITH A CAP;
 THENCE S 89°35'40" E ALONG SAID 2 ACRE TRACT A DISTANCE OF 300.00 FEET TO A 1/2" IRON ROD SET WITH A CAP;
 THENCE N 00°24'20" E ALONG SAID 2 ACRE TRACT A DISTANCE OF 290.40 FEET TO A 1/2" IRON ROD SET WITH A CAP IN THE SOUTH LINE OF SAID TRACT 1;
 THENCE S 89°35'40" E ALONG SAID TRACT 1 A DISTANCE OF 567.57 FEET TO A 1/2" IRON ROD SET WITH A CAP SOUTHWEST LINE OF FW & DC RAILROAD (100' RIGHT-OF-WAY);
 THENCE S 39°59'10" E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 321.49 FEET TO A 8" WOOD POST FOUND IN THE WEST LINE OF SAID SANFORD TRACT;
 THENCE S 00°01'25" E LEAVING SAID RIGHT-OF-WAY AND ALONG SAID SANFORD TRACT A DISTANCE OF 969.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,497,695 SQUARE FEET OR 34.38 ACRES OF LAND.

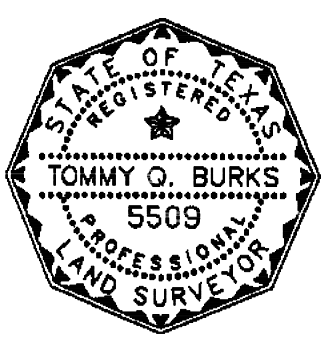
LEGAL DESCRIPTION
TRACT 3
 BEING A 2.04 ACRE TRACT OF LAND IN THE ELIAS EDEN SURVEY, ABSTRACT NO. 282 WISE COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DEED TO JIMMIE HOYL AS RECORDED IN VOLUME 96, PAGE 497 REAL RECORDS OF WISE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A 1/2" IRON ROD SET WITH A CAP AT THE SOUTHWEST CORNER OF TRACT 1 IN THE NORTHEAST LINE OF HIGHWAY 287 (200' RIGHT-OF-WAY);
 THENCE S 89°35'40" E LEAVING SAID RIGHT-OF-WAY ALONG TRACT 1 AND SAID HESTEADE TRACT A DISTANCE OF 410.00 FEET TO A 1/2" IRON ROD SET WITH A CAP;
 THENCE S 12°32'02" W ALONG SAID HESTEADE TRACT DISTANCE OF 335.00 FEET TO A 1/2" IRON ROD SET WITH A CAP;
 THENCE S 73°49'48" W ALONG SAID HESTEADE TRACT A DISTANCE OF 105.00 FEET TO A 1/2" IRON ROD SET WITH A CAP IN THE NORTHEAST LINE OF SAID HIGHWAY 287;
 THENCE N 33°21'28" W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 430.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 88,709 SQUARE FEET OR 2.04 ACRES OF LAND.

LEGAL DESCRIPTION
TRACT 4
 BEING A 2.00 ACRE TRACT OF LAND IN THE ELIAS EDEN SURVEY, ABSTRACT NO. 282 WISE COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DEED TO JIMMIE HOYL AS RECORDED IN VOLUME 99, PAGE 624 REAL RECORDS OF WISE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A 1/2" IRON ROD SET WITH A CAP IN THE SOUTH LINE OF TRACT 1 AND SAID POINT BEING N 89°35'40" W OF THE SOUTHWEST CORNER OF TRACT 1 AND THE NORTHEAST CORNER OF TRACT 2;
 THENCE S 00°24'20" W LEAVING SAID SOUTH LINE OF TRACT 1 AND SAID HOYL TRACT A DISTANCE OF 290.40 FEET TO A 1/2" IRON ROD SET WITH A CAP;
 THENCE N 89°35'40" W ALONG SAID HOYL TRACT DISTANCE OF 300.00 FEET TO A 1/2" IRON ROD SET WITH A CAP;
 THENCE N 00°24'20" E ALONG SAID HOYL TRACT A DISTANCE OF 290.40 FEET TO A 1/2" IRON ROD SET WITH A CAP IN THE SOUTH LINE OF TRACT 1;
 THENCE S 89°35'40" E ALONG SAID SOUTH LINE A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 87,120 SQUARE FEET OR 2.00 ACRES OF LAND.



Line	Bearing	Distance
1	N 73°49'48"E	105.00'
2	S 73°49'48"W	105.00'

NOTES:
 1. BEARINGS ARE BASED ON GPS NAD83 COORDINATES.
 SURVEYORS CERTIFICATE
 THE PLAT SHOWN HEREON IS A REPRESENTATION OF THE PROPERTY AS DETERMINED BY AN ACTUAL ON THE GROUND SURVEY. THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY THE PLAT. THE UNDERSIGNED HAS NO KNOWLEDGE OF OR HAS BEEN ADVISED OF ANY KNOWN OR APPARENT INTRUSIONS, CONFLICTS, EASEMENTS, OR PROTRUSIONS EXCEPT AS SHOWN.
 THE WORD CERTIFY AS USED IN VARIOUS FORMS HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR BASED ON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF.



PREPARED BY:
 BURKS LAND SURVEYING
 223 CR 1260
 DECATUR, TEXAS 76234
 (817)228-5577
 E-MAIL: tburvey98@yahoo.com
 CONTACT: QUINT BURKS

TITLE SURVEY
 OF
 1984 HWY 287, DECATUR, TX
 IN THE
 W.C. DALRYMPLE SURVEY, A-253,
 & ELIAS EDEN SURVEY, A-282
 SITUATED IN
 WISE COUNTY, TEXAS
 JULY 2023
 23193