



FIELD NOTES  
TRACT I  
2.716 ACRES

BEING all that certain lot, tract, or parcel of land situated in the T. Chambers Survey Abstract Number 223 in the City of Aubrey, Denton County, Texas, being a part of that certain tract of land conveyed by deed from Clarence E. Sheeder and Betty J. Sheeder to Miles G. Sheeder and Ward D. Sheeder recorded under Document Number 2006-61590, Deed Records, Denton County, Texas and being more particularly described as follows:

**BEGINNING** at a point in a collection of trees at the west line of United States Highway Number 377, a public roadway, said point being the southwest corner of that certain tract of land conveyed by deed from J. W. Sathorn, Jr. and Cathryn M. Sathorn to Bobby Gene Reed and Mary Lynn Reed recorded in Volume 1024, Page 455, Deed Records, Denton County, Texas;

- THENCE S 05° 25' 11" W, 271.52 feet with said west line of said U. S. Highway to an iron rod set for corner;
- THENCE N 02° 13' 08" W, 140.00 feet to an iron rod set for corner;
- THENCE N 84° 05' 36" W, 118.40 feet to an iron rod set for corner;
- THENCE S 04° 47' 31" W, 261.27 feet to an iron rod set for corner in the east line of the Texas and Pacific Railroad Company Right-of-way;
- THENCE along the arc of a curve to the left having a central angle of 05° 09' 58", a radius of 2864.79 feet, an arc length of 258.01 feet, whose chord bears N 17° 02' 10" E, 358.22 feet with said east line of said Texas and Pacific Railroad Company right-of-way to an iron rod found for corner, said point being the southwest corner of said Reed tract;
- THENCE S 04° 18' 33" E, 418.58 feet with the south line of said Reed tract to a fence corner for corner;
- THENCE N 04° 07' 09" E, 236.32 feet with said south line of said Reed tract to a fence corner for corner;
- THENCE S 05° 01' 47" E, 61.01 feet with said south line of said Reed tract to the **PLACE OF BEGINNING** and containing 2.716 acres of land.

FIELD NOTES  
TRACT II  
3.049 ACRES

BEING all that certain lot, tract, or parcel of land situated in the T. Chambers Survey Abstract Number 223 in the City of Aubrey, Denton County, Texas, being a part of that certain tract of land conveyed by deed from Clarence E. Sheeder and Betty J. Sheeder to Miles G. Sheeder and Ward D. Sheeder recorded under Document Number 2006-61590, Deed Records, Denton County, Texas and being more particularly described as follows:

**BEGINNING** at an iron rod found for corner in the west line of United States Highway Number 377, a public roadway, said point being the northwest corner of that certain tract of land conveyed by deed from Richard Garner and Helen Garner to Billy L. Whitmire and Raydale Whitmire recorded in Volume 1254, Page 183, Deed Records, Denton County, Texas;

- THENCE N 57° 42' 10" W, 595.59 feet with the north line of said Whitmire tract to an iron rod found for corner in the east line of the Texas and Pacific Railroad Company Right-of-way, said point being the northwest corner of said Whitmire tract;
- THENCE along the arc of a curve to the left having a central angle of 04° 45' 04", a radius of 2864.79 feet, an arc length of 238.38 feet, whose chord bears N 22° 01' 20" E, 236.32 feet with said east line of said Texas and Pacific Railroad Company right-of-way to an iron rod set for corner;
- THENCE N 96° 46' 31" E, 261.27 feet to an iron rod set for corner;
- THENCE S 54° 05' 36" E, 118.40 feet to an iron rod set for corner;
- THENCE S 42° 13' 08" E, 150.00 feet to an iron rod set for corner in said west line of said U. S. Highway;
- THENCE S 05° 25' 11" W, 277.63 feet with said west line of said U. S. Highway to the **PLACE OF BEGINNING** and containing 3.049 acres of land.

RICHARD GARNER AND HELEN GARNER TO BILLY L. WHITMIRE AND RAYDALE WHITMIRE VOL. 1254, PG. 183 D.R.D.C.T.



**TO THE LIENHOLDERS AND/OR THE OWNERS AND/OR PURCHASERS OF THE PREMISES SURVEYED**  
I hereby certify that on the 22nd day of May, 2012, this survey was made on the ground as per the field notes shown on this survey and a true, correct and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way easements and other matters of record of which I have knowledge or have been advised, whether or not of record, affecting the property. Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets or alleys by any improvements on the subject property and there are no conflicts or prohibitions.  
I further certify that no portion of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP by Denton County and Incorporated Area, Map Number 481100255, dated April 18, 2011. (Subject property lies in Zone X).

Gerald D. Yanson, Prof.  
Texas R.P.L.S. No. 456

**SURVEY PLAT**  
5.765 ACRES  
IN THE  
T. CHAMBERS SURVEY A-223  
CITY OF AUBREY  
DENTON COUNTY, TEXAS

**LANDMARK SURVEYORS, LLC.** 4238 I-35 NORTH DENTON, TEXAS 76207 (940) 382-4016 FAX (940) 387-9784  
DRAWN BY: BTH SCALE: 1"=50' DATE: 22 MAY, 2012 JOB NO: 121179