



LINE	BEARING	DISTANCE	NEED BEARING	DISTANCE
L1	N 45°04'35\"	E 394.74'		
L2	N 44°54'40\"	W 883.63'	N 44°50'58\"	W 884.01'
L3	N 06°16'50\"	E 46.46'		
L4	N 11°42'57\"	E 705.84'		
L5	N 03°49'45\"	E 222.00'		
L6	N 10°27'37\"	W 321.75'		
L7	N 29°01'21\"	W 205.23'		
L8	N 44°50'45\"	E 616.58'	N 45°00'00\"	E
L9	S 06°16'50\"	W 263.91'		
L10	S 00°47'28\"	E 194.47'		
L11	S 07°41'07\"	E 176.40'		
L12	S 32°33'16\"	E 216.57'		
L13	S 46°46'05\"	W 223.91'		
L14	N 45°04'35\"	E 394.74'		
L15	N 44°54'40\"	W 883.63'		
L16	N 32°33'16\"	W 216.57'		
L17	N 07°41'07\"	W 176.40'		
L18	N 00°47'28\"	W 194.47'		
L19	N 06°16'50\"	W 263.91'		
L20	N 11°42'57\"	E 705.84'		
L21	N 03°49'45\"	E 222.00'		
L22	N 10°27'37\"	W 321.75'		
L23	N 29°01'21\"	W 205.23'		
L24	N 44°50'45\"	E 616.58'	N 45°00'00\"	E

**METES & BOUNDS**

294.99 ACRES  
**G. WAGGONER SURVEY, ABSTRACT NUMBER 871, & S. BOSTICK SURVEY, ABSTRACT NUMBER 43, WISE COUNTY, TEXAS**

**FIELD NOTES** to all that certain lot, tract or parcel of land situated in **G. WAGGONER SURVEY, ABSTRACT NUMBER 871,** and the **S. BOSTICK SURVEY, ABSTRACT NUMBER 43,** Wise County, Texas, and being the remainder of a called 140 acre tract of land described as "First Tract" and the remainder of a called 80 acre tract of land described as "Second Tract" and being all of a called 132 acre tract of land described as "Third Tract" and all of a called 60 acre tract of land described as "Fourth Tract" in the deed to Wendell Elliot recorded in Volume 106, Page 521, Deed Records, Wise County, Texas the subject tract being more particularly described as follows:

**BEGINNING** at a cross tie wood fence corner post found in the Northeast line of said **G. WAGGONER SURVEY, ABSTRACT NUMBER 871,** and the Southwest line of said **S. BOSTICK SURVEY, ABSTRACT NUMBER 43,** and the Southwest line of said "Fourth Tract" for an interior ell corner of the herein described tract of land, same being the East corner of a called 150.75 acre tract of land described in the deed to Ronnie M. Woods and wife, Verona Woods recorded in Instrument Number 355060, Official Public Records, Wise County, Texas;

**THENCE** North 45 Degrees 18 Minutes 20 Seconds West with the Southwest line of said "Fourth Tract" and the Northeast line of said 150.75 acre tract of land, along or near a fence, passing the West corner of said "Fourth Tract" and the South corner of said "First Tract" and continuing on said course along or near a fence most of the way a distance of 2,712.96 feet to an X-Cut set in the Southeast line of a called 108.78 acre tract of land described in the deed to Danny Charles Taylor and Deann Carol Taylor recorded in Instrument Number 201502870, Official Public Records, Wise County, Texas said bridge being in an asphalt road under apparent public use known as Parker Dairy Road for corner;

**THENCE** North 44 Degrees 36 Minutes 33 Seconds East with the Northwest line of said "First Tract" and the Southeast line of said 108.78 acre tract of land, along or near said Parker Dairy Road part for a way a distance of 1,774.67 feet to a point for the North corner, same being the West corner of a called 101.20 acre tract of land described in the deed to Johnny Mack Parker recorded in Instrument Number 201908240, Official Public Records, Wise County, Texas, from which a 3 inch metal fence corner post found for reference bears North 44 Degrees 45 Minutes 51 Seconds West a distance of 3.07 feet, also from said point for corner a PK nail found for the North corner of said 101.20 acre tract of land bears North 45 Degrees 10 Minutes 51 Seconds East a distance of 1655.01 feet;

**THENCE** South 44 Degrees 40 Minutes 51 Seconds East with the Southwest line of said 101.20 acre tract of land, along or near a fence, a distance of 2,637.14 feet to a 4 inch metal fence corner post found for an interior ell corner in the Northwest line of said "Third Tract", same being the South corner of said 101.20 acre tract of land;

**THENCE** North 45 Degrees 04 Minutes 35 Seconds East with the Northwest line of said "Third Tract" and the Southeast line of said 101.20 acre tract of land a distance of 394.74 feet to a wood fence corner post found for the occupied and recognized North corner of said "Third Tract" and the West corner of a called 132 acre tract of land described in the deed to Herman King and wife Ora King recorded in Volume 205, Page 528, Deed Records, Wise County, Texas;

**THENCE** South 44 Degrees 43 Minutes 11 Seconds East with the Northeast line of said "Third Tract" and the Southwest line of said Herman tract of land, along or near a fence, a distance of 2,754.37 feet to wood fence corner post found for the occupied and recognized East corner of said "Third Tract" and the South corner of said Herman tract of land and being in the Northwest line of a called 77.87 acre tract of land described in the deed to Russell Coonley and wife, Bonnie M. Coonley recorded in Volume 300, Page 227, Deed Records, Wise County, Texas and being in the Southeast line of said **S. BOSTICK SURVEY, ABSTRACT NUMBER 43,** and the Northwest line of the **J. WADE SURVEY, ABSTRACT NUMBER 868,** Wise County, Texas;

**THENCE** South 45 Degrees 55 Minutes 06 Seconds West with the Southeast line of said "Third Tract" and the Northwest line of said 77.87 acre tract of land and the Southeast line of said **S. BOSTICK SURVEY, ABSTRACT NUMBER 43,** and the Northwest line of said **J. WADE SURVEY, ABSTRACT NUMBER 868** a distance of 2,114.81 feet to a wood cross tie fence corner post for corner, same being the South corner of said **S. BOSTICK SURVEY, ABSTRACT NUMBER 43,** and the East corner of said **G. WAGGONER SURVEY, ABSTRACT NUMBER 871** and being in a Northwest line of a called 293.719 acre tract of land described as "Tract Two" in the deed to Sandy Gallagher recorded in Instrument Number 283461, Official Public Records, Wise County, Texas;

**THENCE** North 44 Degrees 54 Minutes 40 Seconds West with the Southwest line of said "Third Tract" and the Northeast line of said 293.719 acre tract of land and with the Southwest line of said **S. BOSTICK SURVEY, ABSTRACT NUMBER 43,** and the Northeast line of said **G. WAGGONER SURVEY, ABSTRACT NUMBER 871,** along or near a fence, a distance of 883.63 feet to a 4 inch metal fence corner post for an interior ell corner, same being the East corner of said "Fourth Tract" and the North corner of said 293.719 acre tract of land;

**THENCE** South 46 Degrees 46 Minutes 05 Seconds West with the Southeast line of said "Fourth Tract" and the Northwest line of said 293.719 acre tract of land a distance of 2158.62 feet to a point in the center of Denton Creek for corner, from which a capped iron rod stamped "T. EDWARDS RPLS 1869" found for corner of a called 126.234 acre tract of land described in the deed to Wendell Elliot and wife Polly Elliot recorded in Volume 422, Page 608, Deed Records, Wise County, Texas bears South 46 Degrees 46 Minutes 05 Seconds West a distance of 223.91 feet;

**THENCE** with the center of Denton Creek and the West line of said "Fourth Tract" and the East line of said 126.234 acre tract of land the following courses and distances:

- North 32 Degrees 33 Minutes 16 Seconds West a distance of 216.57 feet to a point for corner;
- North 07 Degrees 41 Minutes 07 Seconds West a distance of 176.40 feet to a point for corner;
- North 00 Degrees 47 Minutes 28 Seconds West a distance of 194.47 feet to a point for corner;
- North 06 Degrees 16 Minutes 50 Seconds East a distance of 310.37 feet to a point for corner;
- North 11 Degrees 42 Minutes 57 Seconds East a distance of 705.84 feet to a point for corner;
- North 03 Degrees 49 Minutes 45 Seconds East a distance of 222.00 feet to a point for corner;
- North 10 Degrees 27 Minutes 37 Seconds West a distance of 321.75 feet to a point for corner;
- North 29 Degrees 01 Minutes 21 Seconds West a distance of 205.23 feet to a point for corner in the Northwest line of said "Fourth Tract" and the Southeast line of said 150.75 acre tract of land;

**THENCE** North 44 Degrees 50 Minutes 45 Seconds East with the Northwest line of said "Fourth Tract" and the Southeast line of said 150.75 acre tract of land a distance of 616.58 feet to the **POINT OF BEGINNING** and enclosing 294.99 acres of land, more or less.

**FLOOD STATEMENT:** I have examined the F.E.M.A. Flood Insurance Rate Maps for Wise County, Texas Map Numbers 48497C0100D, Community Number 481051, effective date 12-16-2011, and that map indicates that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance floodplain" as shown on Panel 0100 D of said map.

This survey represents the results of an on-the-ground survey made under my direction and supervision on 10-08-2020. There are no visible or apparent intrusions, protrusions or easements except as shown hereon. This survey is good for this transaction only. This survey was performed without the benefit of a commitment for title insurance. Only the following easements of record supplied to me have been reviewed. There may be other easements not shown that may affect this property. The reviewed easements are addressed as follows:

- Easement from Mart Frye and Cecile Frye to Denton-Wise Soil Conservation District, dated June 24, 1965, recorded in Volume 268, Page 349, Deed Records of Wise County, Texas is not shown on the map the 25 acre location cannot be determined from the record document. The surveyor has information indicating that it may have been released or otherwise terminated.
- Easement from Mart H. Frye and Cecile L. Frye to Denton-Wise Soil and Water Conservation District, dated September 22, 2066, recorded in Volume 276, Page 425, Deed Records of Wise County, Texas is not shown on the map the 0.7 acre location cannot be determined from the record document. The surveyor has information indicating that it may have been released or otherwise terminated.
- Easement from Elmo Parker and Rosa Parker to Denton-Wise Soil and Water Conservation District, dated September 23, 1966, recorded in Volume 276, Page 446, Deed Records of Wise County, Texas is not shown on the map the 3 acre location cannot be determined from the record document. The surveyor has information indicating that it may have been released or otherwise terminated.
- Easement from G. W. Rodgers, et al to Denton-Wise Soil and Water Conservation District, dated September 18, 1966, recorded in Volume 276, Page 477, Deed Records of Wise County, Texas is not shown on the map the 36 acre location cannot be determined from the record document. The surveyor has information indicating that it may have been released or otherwise terminated.
- Easement from Elmo Parker and Rosa Parker to Denton-Wise Soil and Water Conservation District, dated October 25, 1966, recorded in Volume 277, Page 183, Deed Records of Wise County, Texas. Said easement affected by Supplemental Easement recorded in Volume 287, Page 212, Deed Records of Wise County, Texas is shown on the map.
- Easement from Mart Frye and Cecile Frye to Denton-Wise Soil and Water Conservation District, dated June 13, 1967, recorded in Volume 278, Page 292, Deed Records of Wise County, Texas is shown on the map.
- Easement from Wendell Elliott and Pauline Elliott to Denton-Wise Soil and Water Conservation District, dated October 13, 1966, recorded in Volume 278, Page 351, Deed Records of Wise County, Texas is shown on the map.
- Right of Way from Kim L. French, as Attorney-in-Fact for Pauline Elliott to Targa Midstream Services, LLC, dated March 12, 2012, recorded in Volume 2447, Page 767, Official Records of Wise County, Texas is shown on the map.
- Right of Way from Kim L. French, as Attorney-in-Fact for Pauline Elliott to Targa Midstream Services, LLC, dated January 15, 2018, recorded under Document No. 201802411, Official Records of Wise County, Texas is shown on the map.
- Easement Agreement between Wise Soil and Water Conservation District and Targa Midstream Services, LLC, dated January 22, 2018, recorded under Document No. 201802716, Official Records of Wise County, Texas is shown on the map.

Note: No address observed posted.  
 Note: All Iron Rods Set with Caps (IRSC) are stamped "CASTLEROCK SURVEYING RPLS 6357".  
 Note: All gas pipeline markers are Targa.  
 Note: All interior fences have not been shown on this survey.  
 Note: Ponds and creeks shown are based upon a combination of field measurements and aerial photography.  
 Note: Bearings are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum 1983, U.S. Survey Feet from GPS observations. All distances shown are grid measurements. All areas shown are surface measurements. Combined scale factor: 0.99989344, Convergence angle: 0° 30' 26".

**LEGEND**

- IRFC = IRON ROD FOUND
- ⊙ TELEPHONE RISER (TR)
- ⊙ BURIED CABLE MARKER (BCM)
- ⊙ ELECTRIC RISER
- ⊙ ELECTRIC TRANSFORMER (ET)
- ⊙ GAS METER
- ⊙ OIL & GAS PIPELINE MARKER
- ⊙ UTILITY POLE
- ⊙ GUY ANCHOR
- ⊙ CLEAN OUT
- ⊙ SEPTIC LID
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM SEWER MANHOLE
- ⊙ CULVERT
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ WELL
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ LIGHT POLE
- ⊙ FIRE HYDRANT
- B.L. = BUILDING LINE
- G.P.L. = OIL/GAS PIPELINE MARKER
- R.O.W. = RIGHT OF WAY
- FF = FINISHED FLOOR
- CM = CONTROLLING MONUMENT
- \* = BASE BEARING
- ( ) = PLAT OR DEED CALL
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- BCM = BURIED CABLE MARKER
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- M.F.C.P. = METAL FENCE CORNER POST
- W.F.C.P. = WOOD FENCE CORNER POST
- PROPERTY LINE
- ADJOINER LINE
- EASEMENT
- UTILITY EASEMENT
- BUILDING LINE
- OVERHEAD ELECTRIC
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- GRAVEL
- CONCRETE



*Eric M. Zollinger*  
 Eric M. Zollinger R.P.L.S. No. 6357 Date 10-08-2020