

I. & G.N. RR. CO.

SECTION 2, BLOCK 4
A-1802 (PARKER COUNTY)
(2098)

P.O.B.
AT A 5/8" IRF
W/BLUE CAP
NAD 83 (TXNC)
Y=6,886,720.91
X=2,214,776.80

G.L. MILLER

A-2139 (PARKER COUNTY)
(1195)



SCALE: 1" = 600'

600' 0' 600' 1,200'

GRAPHIC SCALE

THOMAS PARKINSON

A-699
(2186)

ABNER P. CORNELIUS

A-116 (HOOD COUNTY)
(5102)

TIMOTHY E. CARPENTER

A-102
(5098)

MRS. ELSIE

MASON

A-928
(14634)

460.23 ACRES

HIRAM FRANKLIN

A-182
(5411)

JAMES F. FRANKLIN

A-183
(5415)

JOHN SEALEY

A-509
(1617)

THOMAS PARKINSON

A-700
(2185)

LEGEND

- APPROXIMATE COUNTY LINE
- APPROXIMATE SURVEY LINE
- BOUNDARY LINE
- x- EXISTING BARBED WIRE FENCE LINE
- FENCE CORNER POST
- ADJOINER
- EXISTING ROAD
- DHE- EXISTING OVERHEAD ELECTRIC
- ⊕ EXISTING POWER POLE
- E- EXISTING PIPELINE
- RISER

TRACT # INDICATES A TRACT DESCRIBED IN A DEED TO MILDRED J. MILBURN, TRUSTEE OF THE MILBURN LIVING TRUST ON OCTOBER 9, 2007 AND RECORDED IN VOULME 2343, PAGE 630 OF THE OFFICIAL PUBLIC RECORDS OF HOOD COUNTY

● MONUMENT FOUND AS NOTED (CONTROLLING MONUMENT)

P.O.B. POINT OF BEGINNING

IRF IRON ROD FOUND

FCP FENCE CORNER POST

D.J.H.C.T. DEED RECORDS OF HOOD COUNTY, TEXAS

O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS OF HOOD COUNTY, TEXAS

(R) RECORD MEASUREMENT

(M) MEASURED

A-# ABSTRACT NUMBER

(#) GENERAL LAND OFFICE FILE NUMBER



I, MARK DILLON HARP, DO HEREBY STATE THAT THE ABOVE AND FOREGOING SURVEY PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF JULY, 2021.

MARK DILLON HARP
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6445

GENERAL NOTES

- SURVEY WAS PREPARED FROM RECORD DATA FURNISHED BY THE CLIENT AND WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. SURVEYOR HAS MADE NO INVESTIGATION OR SEARCH FOR EASEMENTS OR OTHER MATTERS OF RECORD THAT A TITLE REPORT WOULD DISCLOSE.
- ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE 4202. AREA, DISTANCES, AND COORDINATES ARE "GRID" VALUES. TO CONVERT FROM "GRID" VALUES TO "SURFACE" VALUES, MULTIPLY BY A FACTOR OF 1.000135615.
- THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
- RECORD MEASUREMENTS SHOWN ARE REFLECTIVE OF THE ADJOINING TRACTS' MEASUREMENTS.

A BOUNDARY SURVEY OF:
460.23 ACRES

SITUATED IN THE THOMAS PARKINSON SURVEY, A-699 AND A-700, THE HIRAM FRANKLIN SURVEY, A-182, THE TIMOTHY E. CARPENTER SURVEY, A -102, AND THE JAMES F. FRANKLIN SURVEY, A-183 IN HOOD AND PARKER COUNTIES, TEXAS



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DATE: 07/28/2021 PROJECT NO: 2021050649
DRAWN BY: AW SCALE: 1" = 600'
CHECKED BY: DH SHEET: 1 OF 3
FIELD CREW: RD/RR/DH REVISION: NO

METES AND BOUNDS DESCRIPTION**460.23 Acre Tract**

Thomas Parkinson Surveys, Abstract Numbers 699 and 700, Hiram Franklin Survey, Abstract Number 182, Timothy E. Carpenter Survey, Abstract Number 102, James F. Franklin, Abstract Number 183, Hood County and Parker County, Texas

All that certain lot, tract, or parcel of land, being all of a called 100 acre tract, designated as Tract One, all of a called 96-1/2 acre tract, designated as Tract Two, save and except 40 acres leaving 56-1/2 acres, all of a called 80 acre tract, designated as Tract Three, all of a called 40 acre tract, designated as Tract Four, all of a called 5.4 acre tract, designated as Tract Five, part of a called 80 acre tract, designated as Tract Six, and all of a called 96-3/10 acre tract, designated as Tract Seven, all of which are described in a deed to Mildred J. Milburn, Trustee of the Milburn Living Trust on October 9, 2007 and recorded in Volume 2343, Page 630 of the Official Public Records of Hood County, Texas, and being situated in the Thomas Parkinson Surveys, Abstract Numbers 699 and 700, Hiram Franklin Survey, Abstract Number 182, Timothy E. Carpenter Survey, Abstract Number 102, and the James F. Franklin Survey, Abstract Number 183, Hood County and Parker County, Texas, and being more particularly described as follows, to wit:

BEGINNING at a 5/8 inch iron rod with a blue cap found (Y = 6,886,720.91, X = 2,214,776.80) in the intersection of the southeast right-of-way line of Monroe Highway, a 100' wide right-of-way, and the southwest right-of-way line of Milburn Road, a variable width right-of-way, for the north corner of the herein described tract;

THENCE South 45 degrees 29 minutes 05 seconds East with the west right-of-way line of said Milburn Road and along a fence line, a distance of 3,499.87 feet to an 8 inch wood fence corner post found for a point in the northeast line of the herein described tract, and being the west corner of a called 4.420 acre tract, designated as Parcel Number 2, described in a deed to Red Oak Ranch, Ltd. on November 18, 1997 and recorded in Volume 1561, Page 960 of the Deed Records of Hood County, Texas

THENCE South 45 degrees 13 minutes 00 seconds East along a fence line and with the southwest line of said Parcel Number 2, a distance of 691.57 feet to an old 12 inch cedar fence post found for the south corner of same and the northernmost east corner of the herein described tract, and being in the west line of a called 501.735 acre tract, designated as Parcel Number 1, as described in the above-mentioned deed to Red Oak Ranch, Ltd. on November 18, 1997 and recorded in Volume 1561, Page 960 of the Deed Records of Hood County, Texas;

THENCE South 00 degrees 02 minutes 41 seconds with the west line of said 501.735 acre Parcel Number 1, a distance of 1,279.97 feet to a 12 inch wood fence corner post found for the northwest corner of a called 1,141.698 acre tract described in a deed to Red Oak Ranch, Ltd. on August 19, 1998 and recorded in Volume 1599, Page 273 of the Deed Records of Hood County, Texas, and also being the southernmost east corner of the herein described tract;

THENCE southwesterly along a fence line, the following two (2) courses and distances:

1. South 44 degrees 11 minutes 38 seconds West with the northwest line of said 1,141.698 acre Red Oak Ranch tract, a distance of 2,322.09 feet to a 60D nail at or near a T-post found for a northwest corner of same, the northeast corner of a called 675.00 acre tract described in a deed to Red Oak Ranch, Ltd. on October 4, 2001 and recorded in Volume 1779, Page 386 of the Deed Records of Hood County, Texas, and a point in the southeast line of the herein described tract;
2. South 44 degrees 01 minutes 56 seconds West with the northwest line of said 675.00 acre Red Oak Ranch tract, a distance of 787.19 feet to a 3/8 inch iron rod welded to a 3 inch pipe fence corner post found for the east corner of a called 680.586 acre tract described in a deed to Sand Hill Land and Cattle, LLC on October 29, 2007 and recorded in Volume 2348, Page 934 of the Deed Records of Hood County, Texas, and the southernmost corner of the herein described tract;

THENCE northwesterly with the northeast line of said 680.586 acre Sand Hill Land and Cattle tract and generally with a fence line, the following six (6) courses and distances:

1. North 45 degrees 16 minutes 19 seconds West, a distance of 601.72 feet to a 2 inch steel fence corner post found;
2. North 67 degrees 52 minutes 59 seconds West, a distance of 60.89 feet to railroad tie fence corner found;
3. North 55 degrees 17 minutes 32 seconds West, a distance of 140.66 feet to a 3/8 inch iron rod found;

3. North 43 degrees 34 minutes 47 seconds West, a distance of 820.55 feet to a 3/8 inch iron rod found;
4. North 43 degrees 59 minutes 09 seconds West, a distance of 1,238.79 feet to a 60D nail found at a cedar fence corner post;
5. North 44 degrees 41 minutes 03 seconds West, a distance of 543.13 feet to a 3/8 inch iron rod found for the northernmost corner of said 680.586 acre Sand Hill Land and Cattle tract, a point in the southeast line of a called 150.414 acre tract described in a deed to Sand Hill Land and Cattle, LLC on December 29, 2011 and recorded in Document Number 2011-14161 of the Official Public records of Hood County, Texas, and the southernmost west corner of the herein described tract;

THENCE North 58 degrees 34 minutes 39 seconds East with a fence line and the southeast line of said 150.414 acre Sand Hill Land and Cattle tract, a distance of 442.04 feet to hackberry tree fence corner found for the east corner of same and an inner corner of the herein described 460.23 acre tract;

THENCE North 30 degrees 50 minutes 31 seconds West with the northeast line of said 150.414 acre Sand Hill Land and Cattle tract, a distance of 2,647.00 feet to a 5/8 inch iron rod stamped "BS Crossway 5594" found for the north corner of same and a point in the southeast right-of-way line of Monroe Highway, a 100 foot wide right-of-way, and also being the northernmost west corner of the herein described tract;

THENCE North 58 degrees 52 minutes 42 seconds East with said southeast right-of-way line of Monroe Highway, a distance of 2,999.32 feet to the **POINT OF BEGINNING**, containing 460.23 acres of land, more or less.

All bearings, distances and coordinates are grid and refer to the Texas State Plane Coordinate System of NAD 83, Texas North Central Zone 4202. Area, distances, and coordinates are "grid" values. To convert from "grid" values to "surface" values, multiply by a factor of 1.000135615.

The Square footage totals shown heron are based on the mathematical closure of the courses and distances reflected on the survey. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.

This Field Notes Description constitutes a legal document, and, unless it appears in its entirety, in its original form does not constitute a legal document. It is strongly recommended, for the continuity of future surveys, that this document be incorporated in *all* future conveyances, *without any revisions or deletions*.

This herein survey description was prepared from record data furnished by the client and was done without the benefit of a title report. Surveyor has made no investigation or search for easements or other matters of record that a title report would disclose and this survey does not represent warranty of title or a guarantee of ownership.

This description is based on a Boundary Survey made by Mark Dillon Harp #6445 Registered Professional Land Surveyor on July 28, 2021. A plat accompanies this description.




Mark Dillon Harp
 Registered Professional Land Surveyor No. 6445
 Project No. 2021050649

07/28/2021