LEGEND

▲	EM	ELECTRIC METER	SS		SANITARY SEWER
○	WV	WATER VALVE	SSCO		SANITARY SEWER CLEANOUT
⊠	WM	WATER METER	MH		MANHOLE
⊗	GV	GAS VALVE	TC		TOP OF CURB
○	GM	GAS METER	NG		NATURAL GROUND
○	SSMH	SANITARY SEWER MANHOLE	FL		FLOW LINE
○	MH	MANHOLE	STSMH		STORM SEWER MANHOLE
●	PP	POWER POLE	RCP		REINFORCED CONCRETE PIPE
●	LS	LIGHT STANDARD	CMP		CORRUGATED METAL PIPE
□	TR	TELEPHONE RISER	BLDG		BUILDING
-x-x-		FENCE	ASPH		ASPHALT
	OH	OVERHEAD	BM		BENCH MARK
	UG	UNDERGROUND	RR		RAILROAD
	W	WATER LINE	RW		RETAINING WALL
	FH	FIRE HYDRANT	AC		AIR CONDITION PAD
	G	GAS LINE	FNC		FENCE
	E	ELECTRIC	CONC		CONCRETE
	CBL	CABLE TELEVISION	COR		CORNER
	T	TELEPHONE	UTIL		UTILITY
	TYP	TYPICAL	ESMT		EASEMENT
	CTPLM	COWTOWN PIPELINE MARKER			

Field notes for:(TRACT 1)

All of Block 32, and a part of Blocks 31, 33, 34, 35 and 36 of the MILAM COUNTY SCHOOL LAND SURVEY, Abstract No. 348, and a part of the S. WATKINS SURVEY, Abstract No. 575 situated in Hood County, Texas; embracing all of the First Tract, the 156 acres tract, a portion of the Second Tract, the 160 acres tract, a portion of the Third Tract, a portion of the Sixth Tract, the 100 acres tract, all of the Seventh Tract, the "Second One", the 61-9/10 acres tract described in the deed to Craig Meyer, and Scott Meyer, Co-Trustees of t he Meyer Family Trust recorded in volume 1378, page 882 of the Real Records of Hood County, Texas and all of the 21-177/1000 acres tract described in the deed to Scott Meyer, and Craig Meyer, Co-Trustees of the Meyer Family Trust recorded in volume 1952, page 942 of the said Real Records, and all of the 10 acres tract described in the deed to James C. Meyer, and Scott D. Meyer, Trustees of the Meyer Family Trust recorded in volume 2436, page 92 of the said Real Records, and all of the 5-077/1000 acres tract described in the deed to Craig Meyer, and Scott Meyer, Trustees of the Meyer Family Trust recorded in volume 2531, page 725 of the said Real Records, and described by metes and bounds as follows:

The basis for bearings is the Texas Coordinate System North Central Zone NAD 83 (2011). All 5/8" capped irons set or recovered called for in this description are marked " Brookes Baker Surveyors".

Beginning at a ½" iron found for the southwest corner of said Third Tract, and for the southeast corner of the 5-00/100 acres tract described in the deed to TWCC Holdings, LLC. recorded in Document No. 2022-0016432 of the said Real Records, in the northerly line of U. S. Highway No. 377.

Thence north 27 degrees-45 minutes-56 seconds west, along the southwesterly line of said Third Tract, and the northeasterly line of said 5-00/100 acres tract, to and along the easterly line of the 5-00/100 acres tract described in the deed to Luis Hernandez and wife, Claudia Isabel Hernandez recorded in Document No. 2021-0003837 of the said Real Records, 1001-06/100 feet to a ½" iron found for the northeast corner of said Hernandez 5-00/100 acres tract, and for the northwest corner of said Third Tract, for the southeasterly line of said First Tract.

Thence south 59 degrees-00 minutes-06 seconds west, along the northwesterly line of said Hernandez 5-00/100 acres tract, for the southeasterly line of said First Tract, 425-85/100 feet to a 5/8" iron found for the northwesterly corner of said Hernandez 5-00/100 acres tract, and for the northeast corner of the 10-090/1000 acres tract described in the deed to Westgate Storage, LLC. recorded in Document No. 2022-0005863 of the said Real Records.

Thence south 58 degrees-50 minutes-07 seconds west, along the northwesterly line of said 10-090/1000 acres tract, for the southeasterly line of said First Tract, 472-76/100 feet to the northwesterly corner of said 10-090/1000 acres tract, and the northeasterly corner of the 8-751/1000 acres tract described in the deed to CornerStone Worship Center, Inc. recorded in Document No. 2022-0002127 of the said Real Records, from which a 2" pipe fence corner post bears south 08 degrees-54 minutes-37 seconds west 0-49/100 of a foot.

Thence south 58 degrees-40 minutes-04 seconds west, along the northwesterly line of said 8-751/1000 acres tract, for the southeasterly line of said First Tract, 676-66/100 feet to a 5/8" capped iron recovered for the northwesterly corner of said 8-751/1000 acres tract, for the southwesterly corner of said First Tract, in the northeasterly line of the 103-83/100 acres tract described in the deed to E. Noble Anderson, and Patricia A. Anderson recorded in volume 1439, page 755 of the said Real Records.

Thence north 30 degrees-33 minutes-59 seconds west, along the easterly line of said 103-83/100 acres tract, for the westerly line of said First Tract, 1624-04/100 feet to a cross-tie fence corner post for the northeasterly corner of said 103-83/100 acres tract, and the southeasterly corner of the 52-117/1000 acres tract described in the deed to Harold G. Price, and Sandra K. Price recorded in volume 2294, page 964 of the said Real Records.

Thence north 30 degrees-25 minutes-56 seconds west, along the easterly line of said 52-117/1000 acres tract, for the westerly line of said First Tract, 974-60/100 feet to a cross-tie fence corner post for a southwesterly corner of the 126-744/100 acres tract described in the deed to Mercer Real Estate Investments 6, LLC. recorded in Document No. 2012-0011796 of the said Real Records, and for the northwesterly corner of said First Tract.

Thence northeasterly, along the southeasterly line of said 126-744/1000 acres tract, for the northwesterly line of said First Tract, the following:

north 57 degrees-08 minutes-21 seconds east 973-70/100 feet to a 18" tree fence corner;
north 57 degrees-27 minutes-46 seconds east 1477-43/100 feet to a spike in a 20" tree;
north 60 degrees-52 minutes-34 seconds east 156-67/100 feet to a ½" iron found for the southeasterly corner of said 126-744/1000 acres tract, for the northeasterly corner of said First Tract, and for the northwesterly corner of said Second Tract, and the southwesterly corner of said Sixth Tract.

Thence north 30 degrees-22 minutes-10 seconds west, along the northeasterly line of said 126-744/1000 acres tract, for the southwesterly line of said Sixth Tract, to and along the southwesterly line of said Seventh Tract "Second One", a distance of 1846-54/100 feet to a ½" capped iron found for the northeasterly corner of said 126-744/1000 acres tract, and for the northwesterly corner of said Seventh Tract "Second One", in the southeasterly line of the Cen-Tex Rural Rail Transportation District Railroad right-of-way.

Thence northeasterly and southeasterly, along the northwesterly and northerly line of said Seventh Tract "Second One", and the southeasterly and southerly right-of-way of the said Cen-Tex Rural Rail Transportation District Railroad, the following:

north 19 degrees-52 minutes-53 seconds east 78-27/100 feet;
north 16 degrees-51 minutes-20 seconds east 78-27/100 feet to a 5/8" capped iron set;
north 15 degrees-48 minutes-34 seconds east 997-33/100 feet;
north 18 degrees-33 minutes-20 seconds east 100-00/100 feet;
north 24 degrees-42 minutes-25 seconds east 100-00/100 feet;
north 30 degrees-51 minutes-31 seconds east 100-00/100 feet;
north 37 degrees-00 minutes-36 seconds east 100-00/100 feet;
north 43 degrees-09 minutes-42 seconds east 100-00/100 feet;
north 49 degrees-18 minutes-47 seconds east 100-00/100 feet;
north 55 degrees-27 minutes-52 seconds east 100-00/100 feet;
north 60 degrees-55 minutes-24 seconds east 77-50/100 feet to a 5/8" capped iron set;
north 64 degrees-54 minutes-59 seconds east 100-00/100 feet;
north 68 degrees-44 minutes-50 seconds east 100-00/100 feet;
north 72 degrees-34 minutes-40 seconds east 100-00/100 feet;
north 76 degrees-24 minutes-31 seconds east 100-00/100 feet;
north 80 degrees-14 minutes-21 seconds east 100-00/100 feet;
north 84 degrees-04 minutes-12 seconds east 100-00/100 feet;
north 87 degrees-54 minutes-02 seconds east 100-00/100 feet;
south 88 degrees-39 minutes-23 seconds east 79-76/100 feet to a 5/8" capped iron set;
south 86 degrees-32 minutes-15 seconds east 367-57/100 feet to a 5/8" capped iron set;
south 87 degrees-27 minutes-08 seconds east 52-61/100 feet;
south 88 degrees-47 minutes-33 seconds east 52-56/100 feet to a 5/8" capped iron recovered for the northeasterly corner of said Seventh Tract "Second One", and for the northwesterly corner of the 69-552/1000 acres tract described in the deed to Michael L. Harris recorded in volume 1792, page 447 of the said Real Records.

Thence south 30 degrees-22 minutes-34 seconds east, along the northeasterly line of said Seventh Tract "Second One" and the southwesterly line of said 69-552/1000 acres tract, to and along the northeasterly line of said Sixth Tract, 1254-81/100 feet.

Thence south 18 degrees-29 minutes-14 seconds east, continuing along the northeasterly line of said Seventh Tract ?Second One", a distance of 99-89/100 feet to the northeasterly corner of said 5-077/1000 acres tract, from which a 3" pipe fence corner post bears south 14 degrees-08 minutes-06 seconds west 0-60/100 of a foot.

Thence southeasterly, along the northeasterly line of said Sixth Tract, and the northeasterly line of said 5-077/1000 acres tract, the following:

south 29 degrees-14 minutes-34 seconds east 200-00/100 feet;
south 30 degrees-59 minutes-34 seconds east 755-55/100 feet to a ½" iron found for the southeasterly corner of said 5-077/1000 acres tract.

Thence north 62 degrees-26 minutes-07 seconds east 16-42/100 feet to the northeasterly line of said Block 34, and the southwesterly line of said 69-552/1000 acres tract.

Thence south 30 degrees-22 minutes-34 seconds east, along the northeasterly line of said Block 34, and the southwesterly line of said 69-552/1000 acres tract, to and along the northeasterly line of said Second Tract, 440-85/100 feet to a 5/8" capped iron found for the southwesterly corner of said 69-552/1000 acres tract, and for an easterly corner of said Second Tract, in the northwesterly right-of-way of Loop 567.

Thence southwesterly and southeasterly, along the northwesterly right-of-way of said Loop 567, the following:

south 17 degrees-20 minutes-45 seconds west 17-57/100 feet to a 5/8" aluminum capped highway iron found;
south 06 degrees-50 minutes-50 seconds east 144-99/100 feet to a 5/8" aluminum capped highway iron found;
south 17 degrees-18 minutes-56 seconds west 2461-87/100 feet to a 5/8" aluminum capped highway iron found at the beginning of a curve to the left having a radius of 2534-44/100 feet;
along said curve to the left an arc length of 987-58/100 feet to a 5/8" iron found for the most northerly corner of the 6-693/1000 acres tract described in the deed to the City of Granbury recorded in Document No. 2016-0002226 of the said Real Records. The long chord of said 987-58/100 feet arc is south 06 degrees-08 minutes-55 seconds west 981-34/100 feet.

Thence south 25 degrees-10 minutes-04 seconds west, along the northwesterly line of said 6-693/1000 acres tract, 1149-20/100 feet to a 5/8" iron found for the most westerly corner of said 6-693/1000 acres tract.

Thence south 73 degrees-25 minutes-53 seconds east, along the southwesterly line of said 6-693/1000 acres tract, 136-19/100 feet to a 5/8" capped iron found marked "Lambstar" for the most southerly corner of said 6-693/1000 acres tract, in the northwesterly right-of-way of said U. S. Highway No. 377, for the southeasterly line of said Third Tract.

Thence south 62 degrees-30 minutes-24 seconds west, along the northwesterly line of said U. S. Highway No. 377, for the southeasterly line of said Third Tract, 412-93/100 feet to the place of beginning and containing 437-786/1000 acres.

Field notes for: (TRACT 2)

Parts of the S. WATKINS SURVEY, Abstract No. 575, and the R. ALWAY SURVEY, Abstract No. 4 situated in Hood County, Texas; embracing all of the Fifth Tract, the 96-5/10 acres tract, all of the Seventh Tract, the "First One", the 40-2/10 acres tract described in the deed to Craig Meyer, and Scott Meyer, Co-Trustees of the Meyer Family Trust recorded in volume 1378, page 882 of the Real Records of Hood County, Texas and described by metes and bounds as follows:

The basis for bearings is the Texas Coordinate System North Central Zone NAD 83 (2011). All 5/8" capped irons set called for in this description are marked " Brookes Baker Surveyors".

Beginning at a 1" iron recovered for the most easterly southeast corner of said Fifth Tract, in the northwesterly line of the 38-194/1000 acres tract described in the deed to Billie Harris recorded in Document No. 2014-0005699 of the said Real Records, and for the southwesterly corner of the Third Tract, the 109-80/100 acres tract described in the deed to Charles Avery Mason, as Bishop of the Protestant Episcopal Church, for the Diocese of Dallas recorded in volume 95, page 503 of the Deed Records of Hood County, Texas, by deed call being the southeast corner of said WATKINS SURVEY.

Thence south 58 degrees-50 minutes-06 seconds west, along the southeasterly line of said Fifth Tract, and the northwesterly line of said 39-194/1000 acres tract, 1235-02/100 feet to a 5/8" capped iron set for the most southerly southwest corner of said Fifth Tract, and for the northwesterly corner of said 39-194/1000 acres tract, in the northeasterly line of said Seventh Tract "First One".

Thence south 30 degrees-22 minutes-34 seconds east, along the northeasterly line of said Seventh Tract ?First One", and the southwesterly line of said 39-194/1000 acres tract, 144-31/100 feet to a 5/8" capped iron set for the most southerly southeast corner of said Seventh Tract ?First One", and the southwesterly corner of said 39-194/1000 acres tract, in the northerly line of the Cen-Tex Rural Rail Transportation District Railroad right-of-way.

Thence northwesterly and southwesterly, along the northerly line of said Cen-Tex Rural Rail Transportation District Railroad right-of-way, for the southerly line of said Seventh Tract ?First One", the following:

north 87 degrees-17 minutes-11 seconds west 39-70/100 feet to a 5/8" capped iron set;
north 86 degrees-32 minutes-17 seconds west 368-35/100 feet to a 5/8" capped iron set;
north 89 degrees-29 minutes-15 seconds west 131-86/100 feet;
south 86 degrees-20 minutes-58 seconds west 100-00/100 feet;
south 82 degrees-45 minutes-32 seconds west 100-00/100 feet;
south 79 degrees-10 minutes-06 seconds west 100-00/100 feet;
south 75 degrees-34 minutes-40 seconds west 100-00/100 feet;
south 71 degrees-59 minutes-13 seconds west 100-00/100 feet;
south 68 degrees-23 minutes-47 seconds west 100-00/100 feet;
south 64 degrees-48 minutes-21 seconds west 100-00/100 feet to a 5/8" capped iron set;
south 60 degrees-30 minutes-50 seconds west 100-01/100 feet;
south 54 degrees-57 minutes-30 seconds west 100-01/100 feet;
south 51 degrees-23 minutes-50 seconds west 28-22/100 feet to a 5/8" capped iron set for the southwesterly corner of said Seventh Tract ?First One", and for the southeasterly corner of Lot 3 in Block 7 of STROUDS CREEK ESTATES, an Addition to Hood County, Texas according to the plat thereof recorded in volume 1, page 69 of the Plat Records of Hood County, Texas.

Thence north 30 degrees-13 minutes-36 seconds west, along the northeasterly line of said Block 7, for the southwesterly line of said Seventh Tract "First One", and the southwesterly line of said Fifth Tract, 2003-30/100 feet to a 6" cedar fence corner post for the southwest corner of the 22-260/1000 acres tract described in the deed to Jerry Wayne Ables and wife, Yvonne Ables recorded in volume 246, page 463 of the said Deed Records, for the northwesterly corner of said Fifth Tract.

Thence north 57 degrees-59 minutes-24 seconds east, along the southeasterly line of said 22-260/1000 acres tract, for the northwesterly line of said Fifth Tract, 563-94/100 feet to a 3/8" iron found for the southeasterly corner of said 22-260/1000 acres tract, and for the southwesterly corner of the 39-946/1000 acres tract described in the deed to Ryan Moore and Catherine Moore recorded in Document No. 2021-0009661 of the said Real Records.

Thence north 57 degrees-42 minutes-30 seconds east, along the southeasterly line of said 39-946/1000 acres tract, for the northwesterly line of said Fifth Tract, 1991-78/100 feet to a ½" iron found for the southeast corner of said 39-946/1000 acres tract, and for the northeast corner of said Fifth Tract.

Thence southeasterly, along the northeasterly line of said Fifth Tract, by deed call along the westerly bank of a creek, the following:

south 26 degrees-37 minutes-39 seconds east 312-10/100 feet to a 6" cedar fence post;
south 43 degrees-14 minutes-45 seconds east 143-80/100 feet to a 36" oak tree fence corner;
south 11 degrees-30 minutes-13 seconds east 129-40/100 feet;
south 55 degrees-01 minute-36 seconds east 226-02/100 feet;
south 67 degrees-17 minutes-40 seconds east 233-01/100 feet;
south 20 degrees-35 minutes-04 seconds east 65-27/100 feet;
south 10 degrees-26 minutes-58 seconds west 227-68/100 feet;
south 10 degrees-07 minutes-14 seconds east 161-44/100 feet to a 24" post oak tree fence corner.

Thence south 32 degrees-17 minutes-13 seconds east, generally along a fence for the northeasterly line of said Fifth Tract, 1046-15/100 feet to the place of beginning and containing 134-635/1000 acres.

FLOOD ZONE LEGEND

ZONE A SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD BASE FLOOD ELEVATIONS NOT DETERMINED

ZONE X AREAS DETERMINED TO BE OUT-SIDE OF 500-YEAR FLOODPLAIN

NUMBER	DIRECTION	DISTANCE
L1	N19°52'53"E	78.27'
L2	N16°51'20"E	78.27'
L3	N18°33'20"E	100.00'
L4	N24°42'25"E	100.00'
L5	N30°51'31"E	100.00'
L6	N37°00'36"E	100.00'
L7	N43°09'42"E	100.00'
L8	N49°18'47"E	100.00'
L9	N55°27'52"E	100.00'
L10	N60°55'24"E	77.50'
L11	N64°54'59"E	100.00'
L12	N68°44'50"E	100.00'
L13	N72°34'40"E	100.00'
L14	N76°24'31"E	100.00'
L15	N80°14'21"E	100.00'
L16	N84°04'12"E	100.00'
L17	N87°54'02"E	100.00'
L18	S88°39'23"E	79.76'
L19	S86°32'15"E	367.57'
L20	S87°27'08"E	52.61'
L21	S88°47'33"E	52.56'
L22	S17°20'45"W	17.57'
L23	S06°50'50"E	144.99'
L24	N87°17'11"W	39.70'
L25	N86°32'17"W	368.35'
L26	N89°29'15"W	131.86'
L27	S86°20'58"W	100.00'
L28	S82°45'32"W	100.00'
L29	S79°10'06"W	100.00'
L30	S75°34'40"W	100.00'
L31	S71°59'13"W	100.00'
L32	S68°23'47"W	100.00'
L33	S64°48'21"W	100.00'
L34	S60°30'50"W	100.01'
L35	S54°57'30"W	100.01'
L36	S51°23'50"W	28.22'

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS AND OTHER MATTERS THAT AFFECT THIS TRACT THAT ARE NOT SHOWN HEREON.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR HOOD COUNTY TEXAS AND INCORPORATED AREAS MAP NO'S. 48221C0180E, AND 48221C0190E, EFFECTIVE DATE APRIL 5, 2019 IT APPEARS THAT A PART OF THE SUBJECT PROPERTY LIES WITHIN ZONE A, THE 100 YEAR FLOOD PLAIN.

400 200 0 400 800 1200

GRAPHIC SCALE

FILE NAME:f:\don23\mcslcm.dwg DRAWN BY:AWH

Sketch showing all of Block 32, and a part of Blocks 31, 33, 34, 35 and 36 of the MILAM COUNTY SCHOOL LAND SURVEY, Abstract No. 348, and parts of the S. WATKINS SURVEY, Abstract No. 575, and the R. ALWAY SURVEY, Abstract No. 4 situated in Hood County, Texas.
We marked or referenced the corners as shown hereon.
The location of the improvements relative to the Tract lines is as shown hereon.
The visible conditions along the Tract lines are as shown hereon.
The basis for bearings is the Texas Coordinate System, North Central Zone, NAD 83 (2011). The lengths shown hereon are horizontal ground lengths.
Surveyed on the ground in May and June, 2023.
BROOKES BAKER SURVEYORS

The information reflected by this survey should not be considered valid unless this print of said survey bears an original signature and seal of Registered Professional Land Surveyor.
BROOKES BAKER SURVEYORS, P.C.

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