

I, John E. McKint, Registered Professional Land Surveyor No. 1687, do hereby certify that this plat and description were prepared from actual and accurate surveys made on the ground under my personal supervision during the month of February, A.D. 2014.

DESCRIPTION OF PROPERTY

Being a tract of land located in the L. W. Gilliam Survey, Abstract No. 227, Wood County, Texas, the Polly Tier Survey, Abstract No. 578, Wood County, Texas, and the Henry L. Ward Survey, Abstract No. 616, Wood County, Texas, and also being (1) a part of the remainder of a called 23.619 acre tract conveyed to Donald R. Ditto and wife, Peggy D. Ditto in a Deed found in Volume 529, Page 654 of the Deed Records of Wood County, Texas; (2) a part of the remainder of a called 5.001 acre tract conveyed to Peggy D. Ditto in Volume 798, Page 213 of the Deed Records of Wood County, Texas; (3) a part of the remainder of a called 5.001 acre tract conveyed to Donald Ditto and Ken Hare d/b/a Kendon Properties in a Deed found in Volume 798, Page 207 of the Deed Records of Wood County, Texas; and the second ending found in Volume 798, Page 210 of the Deed Records of Wood County, Texas; (4) a part of the remainder of a called 8.270 acre tract conveyed to Donald Ditto and Ken Hare d/b/a Kendon Properties in a Deed found in Volume 798, Page 207 of the Deed Records of Wood County, Texas; (5) a part of a called 4.32 acre tract conveyed to Donald Roy Ditto d/b/a Kendon Properties in a Deed found in Volume 798, Page 213 of the Deed Records of Wood County, Texas; (6) all of the called 2.32 acre tract surveyed out of said 4.32 acre tract by Tommy H. Noble, RPLS No. 2097, dated December 1982; and (7) part of the called 2.32 acre tract in Volume 928, Page 526 of the Deed Records of Wood County, Texas (which includes part of a 150 foot radius easement to Sharon Water Corporation found in Volume 1025, Page 691 of the Deed Records of Wood County, Texas); (7) all of the called 0.2 acre/1186 square feet tract conveyed to Kendon Properties in a Deed found in Volume 1729, Page 794 of the Official Public Records of Wood County, Texas; (8) all of the called 0.2 acre/1186 square feet tract conveyed to Kendon Properties in a Deed found in Volume 1729, Page 794 of the Official Public Records of Wood County, Texas; (9) a part of the remainder of a called 40.0 acre tract described in a *Contract of Sale and Purchase* between the Veterans Land Board of Texas and Donald R. Ditto and wife, Peggy D. Ditto and found in Volume 715, Page 833 of the Deed Records of Wood County, Texas; and subsequently part of called 30 feet wide 3.44 acre Access Easement described in said *Contract of Sale and Purchase*), and being more particularly described as follows:

Beginning at a  $\frac{1}{2}$ " iron pipe found, beside a fence corner, at the southeast corner of said 2,501 acre tract and the northeast corner of a called 4,999 acre tract conveyed to P. J. Leslie and Patrice Leslie in a Deed known as Instrument No. 2012-2523 of the Official Public Records of Wood County, Texas, the same lying in the east line of said Tier Survey and the west line of said Ward Survey and the remainder of a called 116 acre tract conveyed to T. R. Denver and wife, Hazel C. Denver in a Deed found in Volume 632, Page 285 of the Deed Records of Wood County, Texas;

Thence South 89°21'38" West along the south line of said 2,501 acre tract and north line of said 4,999 acre tract for a distance of 298.15 feet to a  $\frac{1}{2}$ " iron rod found at the southwest corner of said 2,501 acre tract and northwest corner of said 4,999 acre tract, the same being an angle point in an east line of said 3.44 acre easement and the remainder of said 40.0 acre tract and lying approximately 2 feet West of the centerline of Private Road No. 8571;

Thence South 21°12'39" West, generally along the centerline of CR 8571, along an east line of said 3.44 acre easement and the remainder of said 40.0 acre tract and the west line of said 4,999 acre tract for a distance of 145.98 feet to a  $\frac{1}{2}$ " iron rod with a cap marked "McNair" set at the southeast corner of the remainder of said 40.0 acre tract and an angle point in the east line of a called 32.665 acre tract conveyed to Hans V. Hansen and wife, Karen M. Hansen in a Deed found in Volume 2061, Page 677 of the Official Public Records of Wood County, Texas, from which a 40d nail found in the centerline of PR 8571 at an angle point in the east line of said 32.665 acre tract and west line of said 4,999 acre tract bears South 21°12'39" West a distance of 177.84 feet;

Thence North 03°04'52" West along an east line of said 32.665 acre tract and a west line of the remainder of said 40.0 acre tract for a distance of 627.11 feet to a  $\frac{1}{2}$ " iron rod with a cap marked "Noble" found, beside a fence corner, at the northeast corner of said 32.665 acre tract and an ell corner of the remainder of said 40.0 acre tract, the same lying in the south line of said 3.44 acre easement and a south line of the remainder of said 40.0 acre tract; and approximately 30 feet south of the north line of said 3.44 acre easement, said 40.0 acre tract and said Tier Survey and the south line of said Gilliam Survey, and at a distance of approximately 51.84 feet (at 29.58 feet to the right) passing the southwest corner of said 8.270 acre tract and the southeast corner of said 5.001 acre tract, then continuing on for a total distance of 258.92 feet to a  $\frac{1}{2}$ " iron rod with a cap marked "McNair" set (approximately 3.75 feet south of said fence), from which a  $\frac{1}{2}$ " iron rod found at the southwest corner of said 5.001 acre tract and the southeast corner of the remainder of said 32.619 acre tract, the same lying in the north line of said 3.44 acre easement, said 40.0 acre tract, and said Tier Survey and in the south line of said Gilliam Survey; bears North 00°56'41" West a distance of 30.00 feet;

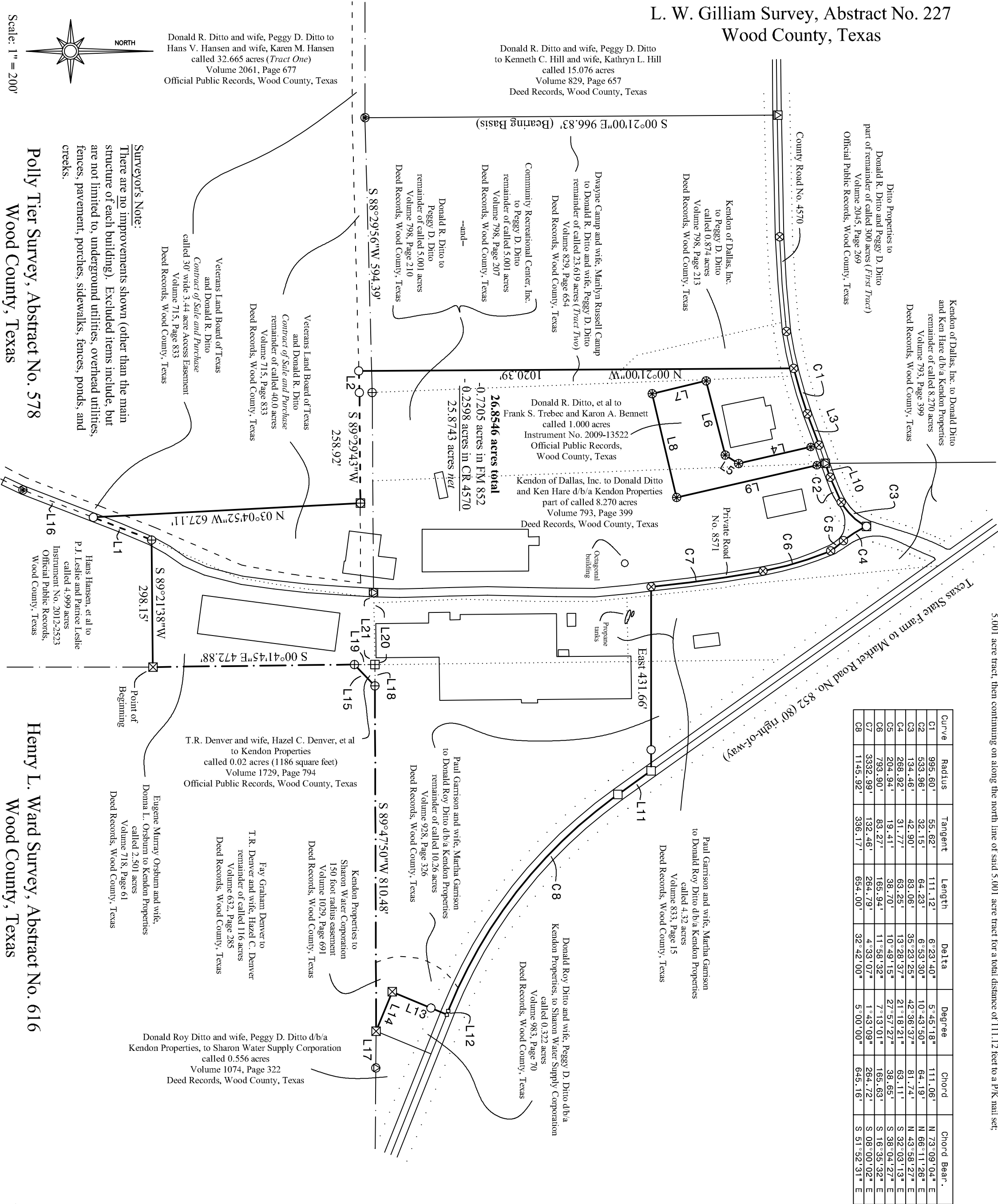
Thence South 88°29'56" West continuing on, generally south of said fence, along the south line of said 3.44 acre easement, said 40.0 acre tract, and the remainder of said 40.0 acre tract and approximately 30 feet south of the north line of said 3.44 acre easement, said 40.0 acre tract and said Tier Survey and the south line of said Gilliam Survey for a distance of 50.65 feet to a  $\frac{1}{2}$ " iron rod with a cap marked "McNair" set (approximately 6.2 feet south of said fence);

Thence South 09°21'00" West, parallel to the west line of the remainder of said 23.619 acre tract and the east line of a called 15.076 acre tract conveyed to Kenneth C. Hill and wife, Kathryn Hill in a Deed found in Volume 829, Page 657 of the Deed Records of Wood County, Texas, and at a distance of 30.00 feet passing the north line of said 3.44 acre easement and said Tier Survey and the south line of said Gilliam Survey and the remainder of said 23.619 acre tract, from which a 40d nail found at the southeast corner of the remainder of said 23.619 acre tract and said Tier Survey and in the center of line of said Gilliam Survey, bears South 88°29'56" West a distance of 594.39 feet; then continuing on and at a distance of approximately 61.733 feet passing the most southerly west line of said 0.874 acre tract, then continuing on and at a distance of approximately 899.39 feet passing the southern right-of-way line of County Road No. 4570, then continuing on for a total distance of 1020.39 feet to a PK nail set, at the beginning of a curve, in the centerline of CR 4570, the north line of said 0.874 acre tract and in the south line of part of the remainder of a called 300 acre tract (Part 1) conveyed to Donald R. Ditto and wife, Peggy D. Ditto in a Deed found in Volume 2048, Page 269 of the Official Public Records of Wood County, Texas, from which the northwest corner of said 0.874 acre tract bears approximately South 79°58'07" East a distance of 111.40 feet, and a  $\frac{1}{2}$ " iron rod set to replace a damaged bridge nail found at the northwest corner of the remainder of said 23.619 acre tract and the northeast corner of said 15.076 acre tract, and lying in the centerline of CR 4570, bears South 88°13'54" West a distance of 595.33 feet;

Thence in a northeasterly direction along the centerline of CR 4570, the north line of said 0.874 acre tract, and the south line of part of the remainder of said 300 acre tract with a curve to the left having Radius = 695.60 feet, Delta = 66°23'40", Long Chord = North 73°09'04" East 111.06 feet, and at a distance of approximately 18.59 feet passing the northeast corner of said 0.874 acre tract and the northwest corner of said 5.001 acre tract, then continuing on along the north line of said 5.001 acre tract for a total distance of 111.12 feet to a PK nail set.

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C1	999.60	55.82	111.12	6°33'40"	5.45'18"	N 73°09'04" E
C2	553.96	32.15	64.23	10.43'50"	64.19'	N 66°11'28" E
C3	134.46	42.90	83.08	35°23'28"	81.74'	N 3°46'27" E
C4	268.92	31.77	63.26	12°18'21"	63.11'	N 32°03'18" E
C5	200.94	19.41	38.70	10°49'15"	38.65'	S 36°04'27" E
C6	393.90	83.27	165.94	11°58'32"	165.63'	S 18°35'32" E
C7	3332.99	132.46	254.79	4°33'07"	254.72'	S 08°00'02" E
C8	1145.92	358.17	654.00	32°42'00"	500.00'	S 51°52'31" E

## L. W. Gilliam Survey, Abstract No. 227 Wood County, Texas



Donald R. Ditto and wife, Peggy D. Ditto to Kenneth C. Hill and wife, Kathryn L. Hill called 15.076 acres Volume 829, Page 657 Deed Records, Wood County, Texas

Dwayer Camp and wife, Martha Russell Camp to Donald R. Ditto and wife, Peggy D. Ditto remainder of called 23.619 acres (Tract Two) Deed Records, Wood County, Texas

Community Recreational Center, Inc. to Peggy D. Ditto remainder of called 5.001 acres Volume 798, Page 207 Deed Records, Wood County, Texas

Donald R. Ditto and wife, Peggy D. Ditto remainder of called 5.001 acres Volume 798, Page 210 Deed Records, Wood County, Texas

Kendon of Dallas, Inc. to Donald Ditto and Ken Hare d/b/a Kendon Properties remainder of called 8.270 acres Volume 793, Page 999 Deed Records, Wood County, Texas

Donald R. Ditto and wife, Peggy D. Ditto called 0.874 acres Volume 798, Page 213 Deed Records, Wood County, Texas

Donald R. Ditto, et al to Frank S. Trebec and Karen A. Bennett called 1,000 acres Instrument No. 2009-13522 Official Public Records, Wood County, Texas

Kendon of Dallas, Inc. to Donald Ditto and Ken Hare d/b/a Kendon Properties part of called 8.270 acres Volume 793, Page 399 Deed Records, Wood County, Texas

Paul Garrison and wife, Martha Garrison to Donald Roy Ditto d/b/a Kendon Properties called 4.32 acres Volume 833, Page 15 Deed Records, Wood County, Texas

Paul Garrison and wife, Martha Garrison to Donald Roy Ditto d/b/a Kendon Properties called 0.322 acres Volume 983, Page 70 Deed Records, Wood County, Texas

Donald Roy Ditto and wife, Peggy D. Ditto d/b/a Kendon Properties, to Sharon Water Supply Corporation called 150 foot radius easement Volume 1029, Page 691 Deed Records, Wood County, Texas

Fay Graham Denver to T.R. Denver and wife, Hazel C. Denver remainder of called 10.25 acres Volume 632, Page 285 Deed Records, Wood County, Texas

Donald Roy Ditto and wife, Peggy D. Ditto d/b/a Kendon Properties, to Sharon Water Supply Corporation called 0.556 acres Volume 1074, Page 322 Deed Records, Wood County, Texas

Donald R. Ditto and wife, Peggy D. Ditto to Hans V. Hansen and wife, Karen M. Hansen called 32.665 acres (Tract One) Official Public Records, Wood County, Texas

Veterans Land Board of Texas and Donald R. Ditto *Contract of Sale and Purchase* remainder of called 4.0 acres Volume 715, Page 833 Deed Records, Wood County, Texas

Veterans Land Board of Texas and Donald R. Ditto *Contract of Sale and Purchase* called 30' wide 3.44 acre Access Easement Volume 715, Page 833 Deed Records, Wood County, Texas

Surveyor's Note:  
There are no improvements shown (other than the main structure of each building). Excluded items include, but are not limited to, underground utilities, overhead utilities, fences, pavement, porches, sidewalks, fences, ponds, and creeks.

Polly Tier Survey, Abstract No. 578  
Wood County, Texas

Henry L. Ward Survey, Abstract No. 616  
Wood County, Texas

Thence North 69°41'37" East continuing along the centerline of CR 4570, the north line of said 5.001 acre tract and the south line of part of the remainder of said 300 acre tract for a distance of 78.33 feet to a PK nail set at the most northerly northwest corner of a called 1,000 acre tract conveyed to Frank S. Trebec and Karen A. Bennett in a Deed known as Instrument No. 2009-13522 of the Official Public Records of Wood County, Texas;

Thence South 12°56'27" East along the most northerly west line of said 1,000 acre tract and an east line of the remainder of said 5.001 acre tract, and at a distance of 20.00 feet passing a "Turner" found, then continuing on and at a distance of approximately 18.59 feet passing the southern right-of-way line of CR 4570, then continuing on and at a distance of 193.60 feet to a  $\frac{1}{2}$ " iron rod with a cap marked "Turner" found at an ell corner of the remainder of said 1,000 acre tract;

Thence South 32°23'20" West along a north-west line of said 1,000 acre tract and a southeast line of the remainder of said 5.001 acre tract for a distance of 37.34 feet to a  $\frac{1}{2}$ " iron rod with a cap marked "Turner" found at an ell corner of said 1,000 acre tract;

Thence South 75°32'29" West along a north line of said 1,000 acre tract and a south line of the remainder of said 1,000 acre tract for a distance of 179.61 feet to a  $\frac{1}{2}$ " iron rod with a cap marked "Turner" found at the most southerly northwest corner of said 1,000 acre tract;

Thence South 13°28'54" East along the most southerly west line of said 1,000 acre tract and an east line of the remainder of said 5.001 acre tract for a distance of 130.27 feet to a  $\frac{1}{2}$ " iron rod with a cap marked "Turner" found at the southwest corner of said 1,000 acre tract;

Thence North 76°42'20" East along the south line of said 1,000 acre tract and a north line of the remainder of said 5.001 acre tract, and at a distance of approximately 182.10 feet passing the east line of said 5.001 acre tract and the west line of said 270 acre tract, then continuing on along a north line of the remainder of said 1,000 acre tract;

Thence North 12°57'04" West along the east line of said 1,000 acre tract and a west line of the remainder of said 8.270 acre tract, and at a distance of approximately 327.61 feet passing the southern right-of-way line of CR 4570, then continuing on and at a distance of 337.71 feet passing a  $\frac{1}{2}$ " iron rod with a cap marked "Turner" found, then continuing on for a total distance of 357.75 feet to a 30d nail found in the centerline of CR 4570, the same lying in the northeast corner of said 5.001 acre tract, a southeast corner of part of the remainder of said 5.001 acre tract, and lying in the west line of the remainder of said 8.270 acre tract;

Thence North 69°54'12" East along the centerline of CR 4570 for a distance of 34.52 feet to a PK nail set at the beginning of a curve, then continuing along the centerline of CR 4570 in a northeasterly direction with a curve to the left having Radius = 553.96 feet, Delta = 06°55'40" and Long Chord = North 06°11'26" East 64.19 feet for a distance of 64.23 feet to a PK nail set at a point of compound curvature;

Thence continuing along the centerline of CR 4570 in a northeasterly direction with a curve to the left having Radius = 134.46 feet, Delta = 35°23'28" and Long Chord = North 43°58'27" East 81.74 feet for a distance of 83.06 feet to a bridge nail found at the centerline intersection of CR 4570 and PR 8571;

Thence along the centerline of PR 8571 in a southeasterly direction with a curve to the right having Radius = 204.94 feet, Delta = 13°28'37", Long Chord = South 52°05'15" East 63.11 feet, and at a distance of approximately 55.05 feet passing the southern right-of-way line of CR 4570, then continuing on for a total distance of 65.25 feet to a PK nail set at a point of reverse curvature;

Thence continuing along the centerline of CR 4570 in a southeasterly direction with a curve to the right having Radius = 795.90 feet, Delta = 11°58'32", Long Chord = South 16°35'52" East 165.63 feet for a distance of 165.64 feet to a PK nail set at a point of compound curvature;

Thence continuing along the centerline of PR 8571 in a southeasterly direction with a curve to the right having Radius = 335.29 feet, Delta = 04°33'07", Long Chord = South 08°00'02" East 254.72 feet for a distance of 254.79 feet to a PK nail set;

Thence East, and at a distance of approximately 20.18 feet passing the east line of said 8.270 acre tract and the west line of said 4.32 acre tract found said 2.32 acre tract, then continuing on and at a distance of approximately 174.96 feet passing the east line of said 4.32 acre tract (part of said 2.32 acre tract) and the west line of said 10.26 acre tract, then continuing on and at a distance of 382.51 feet passing an 80.0 foot right-of-way, then continuing on for a total distance of 431.66 feet to a point for corner in the centerline of FM 852, the same lying in the north-east line of said 10.26 acre tract;

Thence South 35°31'31" East along the centerline of FM 852 and the north-east line of said 10.26 acre tract for a distance of 95.83 feet to a point for corner at the beginning of a curve (at Station 431+97.67);

Thence continuing along the centerline of FM 852 and the north-east line of said 10.26 acre tract with a curve to the left having Radius = 1145.92 feet, Delta = 32°42'00", Long Chord = South 51°52'31" East 645.16 feet, and at a distance of 595.57 feet passing the northwest corner of said 130 foot radius easement, then continuing on for a total distance of 654.00 feet to a point for corner;

Thence South 68°13'31" East continuing along the centerline of FM 852 and the north-east line of said 10.26 acre tract for a distance of 9.54 feet to a point for corner at the most northerly northeast corner of the remainder of said 10.26 acre tract, the same being the northwest corner of a called 0.322 acre tract conveyed to Sharon Water Supply Corporation in a Deed found in Volume 983, Page 70 of the Deed Records of Wood County, Texas;

Thence South 22°47'53" West along the west line of said 0.322 acre tract and an east line of the remainder of said 10.26 acre tract, and at a distance of 40.01 feet passing a  $\frac{1}{2}$ " iron rod with a cap marked "McNair" set in the southwestern right-of-way line of FM 852 (and lying behind a telephone pedestal), then continuing on for a total distance of 138.38 feet to a  $\frac{1}{2}$ " iron pipe found at the southwest corner of said 0.322 acre tract and an ell corner of the remainder of said 10.26 acre tract, from which a chain link fence corner bears South 80°13'34" East a distance of 39.06 feet;

Thence South 67°37'07" East along the south line of said 0.322 acre tract and a north line of the remainder of said 10.26 acre tract, and gradually nearing a chain link fence, for a distance of 100.20 feet to a  $\frac{1}{2}$ " iron pipe found at the southeast corner of said 0.322 acre tract, the most easterly corner of the remainder of said 10.26 acre tract, and the southwest corner of a called 0.556 acre tract conveyed to Sharon Water Supply Corporation in a Deed found in Volume 1074, Page 322 of the Deed Records of Wood County, Texas, the same lying in the south line of said Gilliam Survey and the north line of said Ward Survey and the remainder of said 116 acre tract, from which a chain link fence corner bears North 47°06'24" East a distance of 14.24 feet and a  $\frac{1}{2}$ " iron rod with a cap marked "Swanman" found bears North 89°37'14" East a distance of 85.97 feet and the remainder of said 116 acre tract, and at a distance of 161.26 feet passing the southwest corner of said 150 foot radius easement, then continuing on for a total distance of 810.48 feet to a  $\frac{1}{2}$ " iron rod found, beside a fence corner, at the northeast corner of said 0.2 acre/1186 square feet tract, from which a  $\frac{1}{2}$ " sucker rod found at the northwest corner of said 0.2 acre/1186 square feet tract and said Ward Survey, the southwest corner of said 0.2 acre tract, the southeast corner of said 2.00 acre portion of said 4.32 acre tract, and a 3.2 acre tract (part of said 2.00 acre portion of said 4.32 acre tract), the southeast corner of said 4.32 acre tract, and a 3.2 acre tract (part of said 2.00 acre portion of said 4.32 acre tract) and the southeast corner of said 4.32 acre tract, then continuing on and at a distance of 145.00 feet and also from which a 30d nail found in the centerline of PR 8571, the south line of said Gilliam Survey and said 8.270 acre tract, and in the north line of said Tier Survey, the remainder of said 40.0 acre tract, and said 3.44 acre easement bears North 89°55'11" West 49.45 feet and South 88°59'59" West 168.90 feet;

Thence South 46°02'22" West along the south-east line of said 0.02 acre/1186 square feet tract and the north-west line of the remainder of said 116 acre tract for a distance of 69.04 feet to a  $\frac{1}{2}$ " iron rod found, beside a fence corner, in the east line of said 2,501 acre tract and said Tier Survey and in the west line of said Ward Survey;

Thence South 00°41'45" East along the east line of said Tier Survey and said 2,501 acre tract and west line of the remainder of said 116 acre tract and said Ward Survey for a distance of 472.88 feet to the place of beginning, and containing 26,854.6 total acres of land, with 0.7205 acres lying within the right-of-way of FM 852, and 0.2598 acres lying within the right-of-way of CR 4570, leaving a net average of 25,874.3 acres.



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Job No. 2014-004(D)

Course	Bearing	Distance
L1	S 21°12'39" W	145.98'
L2	S 88°29'56" W	50.63'
L3	N 69°41'37" E	78.33'
L4	S 12°56'27" E	193.60'
L5	S 32°23'20" W	37.34'
L6	S 75°32'29" W	179.61'
L7	N 13°28'54" E	130.27'
L8	N 76°42'20" E	250.05'
L9	N 12°57'04" W	357.75'
L10	S 35°31'31" E	34.52'
L11	S 68°13'31" E	95.83'
L12	S 68°13'31" E	9.54'
L13	S 22°47'53" W	138.38'
L14	S 67°37'07" E	100.20'
L15	S 46°02'22" W	69.04'
L16	S 21°12'39" W	177.84'
L17	S 89°37'14" E	85.92'
L18	N 89°55'51" W	49.45'
L19	N 00°17'27" E	47.99'
L20	S 88°55'59" W	145.00'
L21	S 88°55'59" W	168.90'

Iron rod with a cap marked "McNair" set  
 Point for corner  
 Bridge nail found  
 Iron rod found  
 Sucker rod found  
 Iron rod with a cap marked "Noble" found  
 PK nail set  
 Iron pipe found  
 Iron rod with a cap marked "Swanman" found  
 Iron rod set to replace damaged bridge nail found  
 30d nail found  
 40d nail found  
 Easement boundary line  
 Surveyor's field-right-of-way line  
 Edge of road right-of-way  
 Private tract boundary line

Scale: 1" = 200'