



26.252 Acres of Land

FIELD NOTES to all that certain tract of land situated in the E. Edens Survey, Abstract Number 282 and the W. C. Dalrymple Survey Abstract Number 253, Wise County, Texas and being a part of the called 42.84 acre tract described in deed from Billie Arlena Hesteande to Fondren Properties, LLC recorded in Document Number 202312291 of the Real Property Records of Wise County, Texas and more particularly described as follows:

BEGINNING for the Northwest corner of the tract being described herein at a 1/2 inch iron rod with a plastic cap stamped "BURKS" found at the Westerly Northwest corner of the said 42.84 acre tract and being on the Northeast right-of-way line of U. S. Highway 287 (variable width right-of-way);

THENCE North 88 Degrees 02 Minutes 41 Seconds East with the North line of the said 42.84 acre tract a distance of 277.63 feet to a 1/2 inch iron rod with a plastic cap stamped "BURKS" found for a reentrant corner thereof;

THENCE North 05 Degrees 05 Minutes 40 Seconds East with the West line of the 42.84 acre tract a distance of 132.09 feet to a 1/2 inch iron rod with a plastic cap stamped "BURKS" found at a salient corner thereof;

THENCE North 89 Degrees 56 Minutes 45 Seconds East with the West line of the 42.84 acre tract a distance of 52.04 feet to a 1/2 inch iron rod with a plastic cap stamped "BURKS" found at a reentrant corner thereof in the recognized East line of the said W. C. Dalrymple Survey and the recognized West line of the said E. Edens Survey;

THENCE North 01 Degree 56 Minutes 50 Seconds East generally along a wire fence with the West line of the 42.84 acre tract passing at a distance of 1,132.98 feet to a 1/2 inch iron rod with a plastic cap stamped "BURKS" found for reference and continuing along the same course, in all, a total distance of 1,136.78 feet to the North corner of the 42.84 acre tract in the Southwest right-of-way line of FW & DC Railroad (100-Ft. right-of-way);

THENCE South 40 Degrees 00 Minutes 03 Seconds East generally along a wire fence with the said Southwest right-of-way line of FW & DC Railroad and the East line of the 42.84 acre tract a distance of 1,995.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "COLEMAN RPLS 4001" set (hereinafter referred to as 1/2IRSC) for the Southeast corner of the herein described tract from which a 1/2 inch iron rod found at the Southeast corner of the 42.84 acre tract bears South 40 Degrees 00 Minutes 03 Seconds East a distance of 663.41 feet;

THENCE North 90 Degrees 00 Minutes 00 Seconds West across the 42.84 acre tract a distance of 946.75 feet to a 1/2IRSC for an angle point in the South line of the herein described tract;

THENCE South 65 Degrees 59 Minutes 41 Seconds West continuing across the 42.84 acre tract a distance of 463.85 feet to a 1/2IRSC for the Southwest corner of the herein described tract in the West line of the 42.84 acre tract and the Northeast right-of-way line of the said U. S. Highway 287 being just East of a gate pole from which a 1/2 inch iron rod found at the Southwest corner of the 42.84 acre tract bears South 33 Degrees 34 Minutes 13 Seconds East a distance of 370.38 feet;

THENCE North 33 Degrees 34 Minutes 13 Seconds West generally along a wire fence with the said Northeast right-of-way line and the West line of the 42.84 acre tract a distance of 528.13 feet to the PLACE OF BEGINNING and enclosing 26.252 acres of land.

LEGEND

()	DEED CALL
.....	CALL AND ACTUAL
CM	CONTROLLING MONUMENT
IRFC	IRON ROD FOUND W/PLASTIC CAP
IRS	1/2 INCH IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "COLEMAN RPLS 4001"
MFCP	METAL FENCE CORNER POST
PRDCoTx	PLAT RECORDS WISE COUNTY, TEXAS
RPRWCoTx	REAL PROPERTY RECORDS WISE COUNTY, TEXAS
DOC.#	DOCUMENT NUMBER
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
---	BOUNDARY LINE
---	PROPERTY LINE
---	EASEMENT
---	BOUNDARY MONUMENT
---	WIRE FENCE
---	SURVEY LINE

NOTES:
1. THIS BOUNDARY SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, EASEMENTS AFFECTING/NOT AFFECTING THE PROPERTY WERE NOT RESEARCHED.

TO: FONDREN PROPERTIES, LLC

I DO HEREBY STATE THAT THIS SURVEY MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON NOVEMBER 03, 2025.

NOTE: THIS SURVEY IS LICENSED FOR USE ONLY BY THE PARTIES LISTED ABOVE. THIS SURVEY IS NULL AND VOID UNLESS IT BEARS AN ORIGINAL IMPRESSION SEAL AND A RED INK SIGNATURE.

