

Legal Description

BEING all that certain lot, tract or parcel of land situated in the William Stonham Survey, Abstract No. 1144, the S. A. & M. G. R. R. Survey, Abstract No. 1228, the William C. Whorton Survey, Abstract No. 1360 and the S. Williams Survey, Abstract No. 1333, and being a part of the 369.667 acre tract conveyed by deed to William E. Campbell, Jr. as recorded in Volume 682 at Page 653 of the Deed Records of Denton County, Texas, and part of the 60 acre tract of land conveyed to Woodbine Limited Partnership by deed as recorded in Volume 758 at Page 69 of the Deed Records of Denton County, Texas, and the 2.766 acre tract of land conveyed to Woodbine Limited Partnership by deed recorded in Volume 758 at Page 77 of the Deed Records of Denton County, Texas and also a part of the 239.38 acre tract conveyed to Elm Fork Limited Partnership as recorded by deed in Volume 684 at Page 14 of the Deed Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a Corps of Engineers brass disc concrete monument found for the Southeast corner of Tract No. 217 and the Northeast corner of Tract 216-1 conveyed to the United States of America for the Lake Ray Roberts Project, and as shown in property descriptions in Volume 1136 at Page 801 of the Deed Records of Denton County, Texas, said monument having a Y= 615,210.2390 and an X= 2,143,622.3539 value as referenced to the Texas Plane Coordinate System, North Central Zone, said point also being on the South line of said Elm Fork Limited Partnership 239.38 acre tract and also on the North line of the William Campbell 369.667 acre tract;

THENCE North 45 degrees 43 minutes 37 seconds East along the Southeast line of said Lake Ray Roberts Project and following a new wire fence line for a distance of 2213.54 feet to a Corps of Engineers brass disc in concrete found for corner in the South line of Farm Market Road No. 455;

THENCE South 85 degrees 21 minutes 28 seconds East along the South line of Farm Market Road No. 455 a distance of 353.30 feet to a Corps of Engineers brass disc in concrete for corner, said point being common to the West line of the William E. Campbell 369.667 acre tract and the East line of the Elm Fork Limited 239.38 acre tract;

THENCE South 85 degrees 20 minutes 58 seconds East and continuing along the South line of said Farm Market Road 455 for a distance of 652.65 feet to a 5/8" iron rod set for corner, said point being common to the East line of said William E. Campbell 369.667 acre tract and the West line of the aforesaid Woodbine Limited Partnership 60 acre tract;

THENCE South 85 degrees 15 minutes 51 seconds East and continuing along the South line of Farm Market Road No. 455 for a distance of 1260.66 feet to a Corps of Engineers brass disc in concrete found for corner in the East line of the Woodbine Limited Partnership 60 acre tract;

THENCE South 0 degrees 50 minutes 52 seconds West along the East line of said Woodbine Limited Partnership 60 acre tract and the West line of a tract of land conveyed to Jerry Don Whitley as recorded in Volume 725 at Page 313 of the Deed Records of Denton County, Texas, a distance of 257.56 feet to a 5/8" iron rod set for corner, said point also being the Northwest corner of the aforesaid Woodbine Limited Partnership 2.766 acre tract;

THENCE North 88 degrees 53 minutes 36 seconds East along the North line of said Woodbine Limited Partnership 2.766 acre tract a distance of 302.51 feet to a 1/2" iron rod found for corner in the North line of an asphalt roadway now known as St. John Road, (an undedicated public right of way) said point being the Northwest corner of a 35.5551 acre tract of land conveyed to James Allan and Melinda Street by deed as recorded in CC No. 95-R0044749 Real Property Records of Denton County, Texas;

THENCE South 15 degrees 16 minutes 47 seconds West along St. Johns Road and following the East line of said Woodbine Limited Partnership 2.766 acre tract and the West line of the James Allan and Melinda Street 35.5551 acre tract for a distance of 529.50 feet to a survey marker nail in asphalt found for corner, said point being the Southeast corner of the Woodbine Limited Partnership 2.766 acre tract;

THENCE South 14 degrees 37 minutes 05 seconds West and continuing along St. Johns Road and along the East line of the William E. Campbell 369.667 acre tract and common to the West line of the James Allan and Melinda Street 35.5551 acre tract for a distance of 341.19 feet to a survey marker nail found in asphalt for corner;

THENCE South 41 degrees 02 minutes 31 seconds West along the East line of the William E. Campbell 369.667 acre tract and common to the West line of the James Allan and Melinda Street 35.5551 acre tract for a distance of 159.88 feet to a 1/2" iron rod found for corner;

THENCE South 34 degrees 46 minutes 47 seconds West and continuing along St. Johns Road and the East line of the William E. Campbell 369.667 acre tract and the West line of 6.50 acre tract of land conveyed to Dan M. Butler by deed recorded in Volume 2026 at Page 331 of the Real Property Records of Denton County, Texas, for a distance of 226.48 feet to a 5/8" iron rod found for corner;

THENCE South 31 degrees 15 minutes 19 seconds West and continuing along St. Johns Road and following the East line of the William Campbell 369.667 acre tract and the West line of the Butler 6.50 acre tract for a distance of 196.50 feet to a 1/2" iron rod found for corner;

THENCE South 02 degrees 37 minutes 15 seconds East and continuing along St. Johns Road and following the East line of the William E. Campbell 369.667 acre tract for a distance of 560.24 feet to a survey marker nail found in the north face of a 13" oak tree for corner, said point being the Southwest corner of a 3.626 acre tract of land conveyed to Russell Rowe by deed as recorded in Volume 3199 at Page 653 of the Real Property Records of Denton County, Texas, and also being the Northwest corner of a 15.5266 acre tract of land conveyed to Roy C. Brock by deed recorded in CC File No. 95-R0044747 of the Real Property Records of Denton County, Texas;

THENCE South 0 degrees 18 minutes 07 seconds West along the West line of said Brock 15.5266 acre tract for a distance of 657.00 feet to a 1/2" iron rod found for the Southeast corner said Brock 15.5266 acre tract and being the Northwest corner of a 30.13 acre tract of land conveyed to Marvin Springer;

THENCE South 00 degrees 00 minutes 16 seconds West along the West line of said Springer 30.13 acre tract and the East line of the William E. Campbell 369.667 acre tract for a distance of 1256.45 feet to a 1/2" iron rod found for the common corner of same and being along an old wire fence line, said point also being in the North line of a called 407.867 acre tract of land conveyed to Charles W. McCallum by deed recorded in Volume 458 at Page 362 of the Deed Records of Denton County, Texas;

THENCE Following the South line of the William E. Campbell 369.667 acre tract and the North line of said McCallum 407.867 acre tract and along the old wire fence line as follows:

(1) North 86 degrees 49 minutes 35 seconds West a distance of 259.58 feet to a survey marker nail set in a 24" tree for corner; (2) North 88 degrees 02 minutes 30 seconds West a distance of 89.38 feet to a survey marker nail set in a 14" tree for corner; (3) South 82 degrees 42 minutes 07 seconds West a distance of 41.58 feet to a survey marker nail set in a 10" tree for corner; (4) South 88 degrees 02 minutes 04 seconds West a distance of 415.00 feet to a survey marker nail set in a fence post for corner; (5) South 88 degrees 50 minutes 18 seconds West a distance of 199.86 feet to a survey marker nail set in a 6" tree for corner; (6) North 87 degrees 08 minutes 41 seconds West a distance of 189.86 feet to a survey marker nail set in a 15" tree for corner; (7) North 87 degrees 56 minutes 55 seconds West a distance of 125.53 feet to a survey marker nail set in a 16" tree for corner; (8) South 89 degrees 14 minutes 22 seconds West a distance of 253.04 feet to a survey marker nail set in a 15" tree for corner; (9) South 87 degrees 30 minutes 46 seconds West a distance of 136.62 feet to a survey marker nail set in a 8" tree for corner; (10) North 76 degrees 58 minutes 43 seconds West a distance of 38.86 feet to a steel post found for corner; (11) North 58 degrees 28 minutes 28 seconds West a distance of 19.21 feet to a steel post found for corner; (12) North 41 degrees 38 minutes 30 seconds West a distance of 26.13 feet to a survey marker nail set in a 24" tree for corner; (13) North 32 degrees 42 minutes 43 seconds West a distance of 100.34 feet to a survey marker nail set in a 24" tree for corner; (14) North 48 degrees 31 minutes 19 seconds West a distance of 127.06 feet to a survey marker nail set in a 24" tree for corner; (15) North 86 degrees 54 minutes 27 seconds West a distance of 89.89 feet to a survey marker nail set in a 10" tree for corner; (16) North 82 degrees 20 minutes 22 seconds West a distance of 200.27 feet to a survey marker nail set in a 11" tree for corner; (17) North 84 degrees 49 minutes 23 seconds West a distance of 222.22 feet to a survey marker nail set in a 24" tree for corner; (18) North 87 degrees 00 minutes 57 seconds West a distance of 365.67 feet to a pk nail in an 8" fence post for corner; (19) North 87 degrees 44 minutes 34 seconds West a distance of 271.28 feet to a survey marker nail set in a 24" tree for corner; (20) South 89 degrees 24 minutes 21 seconds West a distance of 592.73 feet to a Corps of Engineers brass disc in concrete found for the Southeast corner of Tract No. 217 conveyed to the United States of America for the Lake Ray Roberts Project;

THENCE North 01 degree 33 minutes 54 seconds East along the East line of said Tract No. 217 conveyed to the United States of America and following a wire fence line for a distance of 2400.97 feet to the PLACE OF BEGINNING AND CONTAINING 319.6336 ACRES OF LAND, more or less.