

Surveyed Aug. 2, 1935

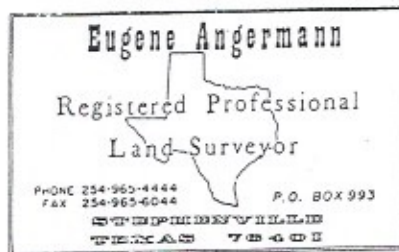
**Eugene Angermann**  
Registered Professional  
Land Surveyor

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Odia D. Wilson 108 acres  
Deed: 3-26-40

**E. WOOLEY SUR. A1677**



THE STATE OF TEXAS: Brooks Irrevocable Trust,  
COUNTY OF PARKER : John H. Meyer, Jr., Trustee  
W. A. Betzel and Jeanne Betzel  
166.86 acres, W. T. Butler, etal  
Surveys.

All that certain 166.86 acres, being about 92.96 acres in the W. T. Butler Survey, A-1930; 33.55 acres in the I.R. Co. Survey, A-1882; 32.30 acres in the F. F. Foscue Survey, A-477; and 8.05 acres in the W. R. Emery Survey, A-429, Parker County, Texas, being part of 53.69 acres (Third Tract, Tract A); part of 53.89 acres (Third Tract, Tract B); part of 84.5 acres (Second Tract, Tract A); and all of 4.90 acres (Fourth Tract); described in Deed dated March 31, 1991, from Helen Ann Kinlough, to W. A. Betzel and Jeanne Betzel, recorded in Vol. 1558, Page 441, Real Records of Parker County, Texas; and all of a certain 22.70 acre tract as shown by survey made by Rivers and Associates in September, 1998; and the 166.86 acres being described as follows:

BEGINNING at a 1/2" iron rod found at fence corner at inner corner of the W. T. Butler Survey, A-1930, and NWC of the J. F. Harp Survey, A-255, for East line of the former 84.5 acre tract, SWC of the former 22.70 acre tract and inner corner of this tract;

THENCE S. 01 22 48 E. with fence, East line of the Butler Survey, West line of the Harp Survey and West line of the Gayle Grant tract described in Deed recorded in Vol. 336, Page 475, Deed Records of Parker County, Texas, at 2355.82 feet, set 3/8" iron rod, a total distance of 2665.30 feet to a point in ravine, for a SEC of the Butler Survey, a SEC of the 84.5 acres, and a SEC of this tract;

THENCE S. 88 51 52 W. with a South line of the Butler Survey, North line of the E. Wooley Survey, A-1677 and North line of the Odis O. Wilson 108 acre tract described in Deed dated March 26, 1940, recorded in Deed Records of Hood County, Texas, at 102.21 feet, set 3/8" iron rod in fence, a total distance of 338.10 feet to a 1/2" iron rod found at NWC of the Wooley Survey, for corner of the 84.5 acres and inner corner of this tract;

THENCE S. 52 52 32 W. with fence, South line of the Butler Survey, South line of the W. R. Emery Survey and North line of said at 682.94 feet, found 1/2" iron rod, a total distance of 707.30 feet to a point in branch, for Southerly SEC of the 84.5 acres, and Southerly SEC of this tract;





(2)

THENCE N. 87 56 21 W. along branch, 209.01 feet to SWC of the 84.5 acres, for Southerly SWC of this tract;

THENCE with East line of Kinbrook Estates Subdivision, as follows: N. 09 21 21 E. at 50.00 feet, found 3/8" iron rod, and continuing with fence, a total distance of 431.87 feet, set 3/8" iron rod; N. 09 20 35 E. 81.67 feet, found 3/8" iron rod; N. 08 59 05 E. 608.88 feet, found 3/8" iron rod; N. 09 29 40 W. 299.88 feet, found 3/8" iron rod; N. 09 41 58 W. 2.63 feet, found bridge spike; N. 12 06 20 W. 127.86 feet, set 3/8" iron rod; and N. 42 10 59 W. 77.53 feet to a point in center of branch on South line of Kinbrook Estates Subdivision, Section 2, for a NWC of this tract;

THENCE with branch and South line of Kinbrook Estates Subdivision, Section 2, as follows:  
N. 66 51 12 E. 37.27 feet; N. 83 32 30 E. 89.20 feet;  
N. 64 51 33 E. 60.20 feet; N. 57 31 06 E. 82.50 feet;  
N. 66 40 38 E. 45.53 feet; N. 50 32 24 E. 40.50 feet;  
and N. 43 09 28 E. 16.24 feet to a point in branch, for inner corner of this tract;

THENCE leaving branch and along Easterly line of said Section 2, (corners being found 3/8" iron rods) as follows:  
N. 44 12 24 W. 114.64 feet; S. 75 59 54 W. 67.52 feet;  
N. 55 39 00 W. 52.48 feet; N. 10 21 06 W. 129.46 feet;  
N. 14 15 36 E. 136.04 feet; N. 28 43 24 W. 81.52 feet;  
S. 75 39 12 W. 196.93 feet; N. 78 49 54 W. 102.94 feet;  
N. 39 05 00 W. 80.78 feet; N. 18 27 30 W. 152.00 feet;  
N. 32 06 30 W. 90.21 feet; N. 19 27 43 E. 76.96 feet;  
N. 57 42 18 E. 160.53 feet; and N. 20 56 00 W. 419.04 feet  
to a point in center of branch, for NEC of Kinbrook Estates Subdivision, Section 2, and inner corner of this tract;

THENCE with center of branch and Northerly line of said Section 2, as follows:  
S. 09 55 30 W. 98.12 feet; S. 42 36 30 W. 81.08 feet;  
S. 58 56 12 W. 79.82 feet; S. 20 49 54 W. 106.46 feet;  
S. 45 06 42 W. 76.90 feet; S. 21 28 58 E. 62.29 feet;  
S. 14 05 35 W. 39.83 feet; S. 85 58 28 W. 33.77 feet;  
N. 06 43 14 W. 28.79 feet; S. 52 30 28 W. 174.46 feet;  
S. 29 34 10 W. 34.83 feet; S. 34 17 19 W. 43.35 feet;  
and S. 66 17 18 W. 50.00 feet to a point in North line of said Section 2, at SEC of Kinbrook Estates Subdivision, Section 3, for a SWC of this tract;





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THENCE leaving branch, with fence and East line of said Section 3, as follows: N. 28 52 39 W. 497.89 feet, found 3/8" iron rod; and N. 39 36 41 W. 1014.50 feet to a 3/8" iron rod found in fence, on North line of former 53.69 acre tract, for Northerly NWC of this tract;

THENCE N. 49 50 29 E. with fence, North line of the former 53.69 acres and South line of the Sam Robert Williams tract, described in Deed recorded in Vol. 634, Page 691, Deed Records of Parker County, Texas, 1937.14 feet to a concrete marker found at fence corner in East line of the I.R. Co. Survey and a West line of the W. T. Butler Survey, for NEC of the former 53.69 acres, and a NEC of this tract;

THENCE S. 40 43 01 E. with fence and common survey line, along East line of the former 53.69 acre tract and the former 53.89 acre tract and West line of the Edith Faun Woodfin Family Trust tract of 7.68 acres, described in Deed recorded in Vol. 1752, Page 1508, Real Records of Parker County, Texas, 833.62 feet to a 5/8" iron rod found at fence corner at SWC of the former 4.90 acres, for inner corner of this tract;

THENCE N. 07 47 45 E. with fence, East line of said 7.68 acres and West line of the 4.90 acre tract, 387.93 feet to a 5/8" iron rod found at fence corner at Westerly NWC of the 4.90 acres, for a NWC of this tract;

THENCE N. 89 40 49 E. with fence and South line of the E. D. Galbreath 2 acre tract, described in Deed recorded in Vol. 1114, Page 952, Real Records of Parker County, Texas, 200.10 feet to a 1/2" iron rod found at inner corner of the 4.90 acres, for inner corner of this tract;

THENCE N. 07 51 12 E. with fence and East line of said 2 acre tract, 439.62 feet to a 1/2" iron rod found in South line of Mountain View Road, at Northerly NWC of the 4.90 acres, for Northerly NWC of this tract;

THENCE N. 89 50 39 E. with fence and South side of road, 208.65 feet to a 5/8" iron rod found at NEC of the 4.90 acre tract and NWC of the former 22.70 acres, for corner of this tract;

THENCE N. 89 44 52 E. with fence and South side of road, 400.35 feet to a 1/2" iron rod found at NEC of the 22.70 acres, for Easterly NEC of this tract;

THENCE S. 00 14 37 W. with West line of an 8.00 acre tract made by common division with the 22.70 acre tract, 1914.69 feet to a 1/2" iron rod found in fence, at SEC of the 22.70 acres, in a South line of the Butler Survey and North line of the J.F. Harp Survey, for Easterly SEC of this tract;




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THENCE S. 88 38 52 W. with fence, common survey line and North line of the said Gayle Grant tract, 353.79 feet to the place of beginning, containing 166.86 acres.

RE: FIRM Flood Insurance Rate Map, Parker County, Texas, Community-Panel Number 480520 0200 B, dated Sept. 27, 1991. None of this tract is within Zone A (100 year flood zone).

Surveyed on the ground: *August 2, 1999*  
All visible and apparant easements and encroachments found by me are shown on attached plat, and areas within the 100 year flood zone, if any, are shown thereon.

  
Eugene Angermann, Texas Registered  
Professional Land Surveyor No. 1579.