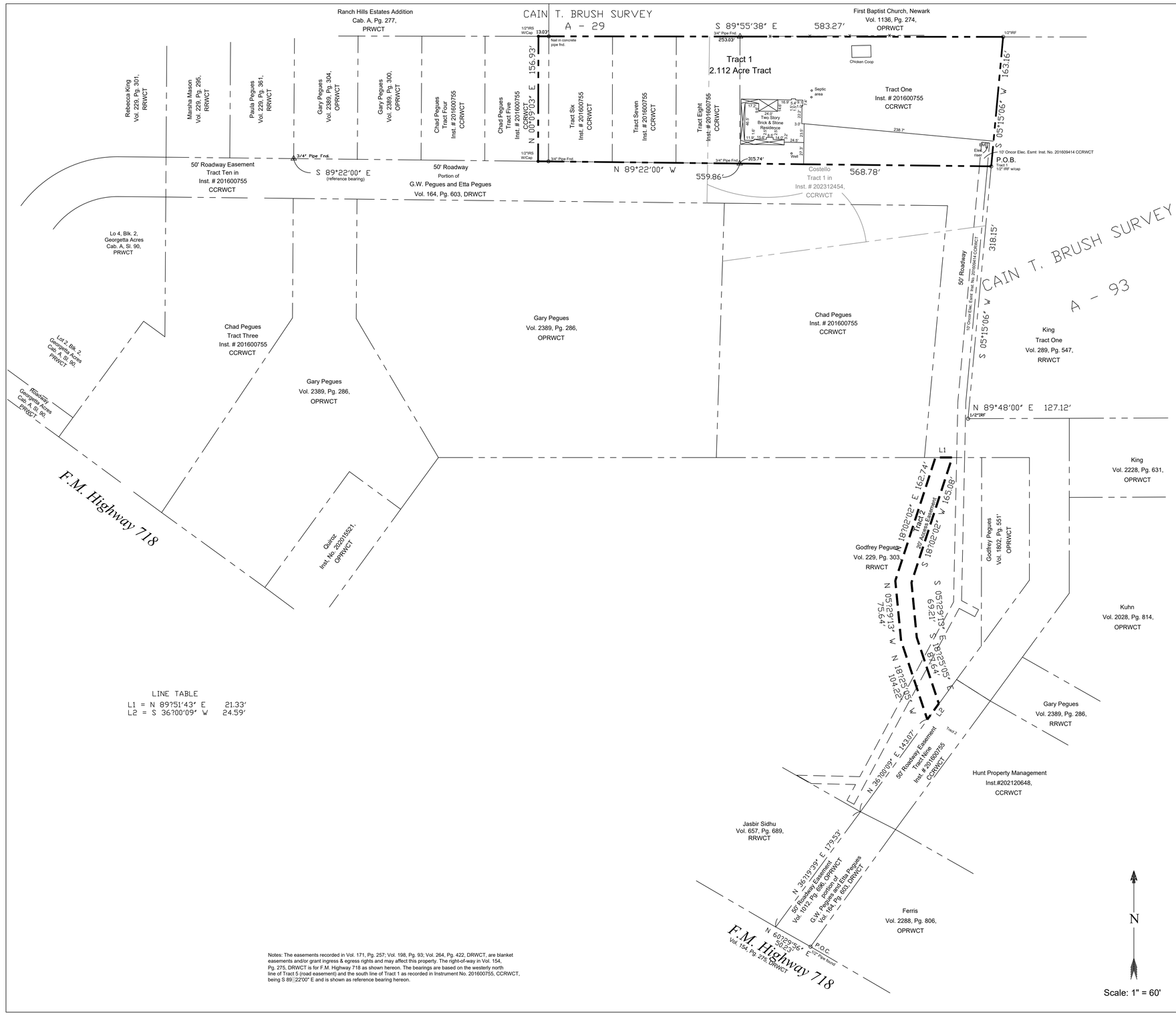

LINE TABLE

L1	= N 89°51'43" E	21.33'
L2	= S 36°00'09" W	24.59'

Notes: The easements recorded in Vol. 171, Pg. 257; Vol. 198, Pg. 93; Vol. 264, Pg. 422, DRWCT, are blanket easements and/or grant ingress & egress rights and may affect this property. The right-of-way in Vol. 154, Pg. 275, DRWCT is for F.M. Highway 718 as shown hereon. The bearings are based on the westerly north line of Tract 5 (road easement) and the south line of Tract 1 as recorded in Instrument No. 201600755, CCRWCT, being S 89°22'00" E and is shown as reference bearing hereon.

PROPERTY DESCRIPTION
Tract 1

BEING a tract of land situated in the Cain T. Brush Survey, Abstract Number 93, Wise County, Texas and being all of Tract One, Tract Six, Tract Seven and Tract Eight and a part of Tract 5 as described in deed to Chad Pegues and wife, Jennifer Pegues as recorded in Instrument No. 201600755, County Clerk Records, Wise County, Texas and being more particularly described as follows:
BEGINNING at a capped ½ inch iron rod found for corner at the southeast corner of said Tract One and by deed being North 36 degrees 06 minutes 40 seconds East 80.11 feet, East 660.10 feet, and North 05 degrees 15 minutes 06 seconds East 367.26 feet from the northeast corner of the John Moreland Tract as recorded in Volume 301, Page 70, Deed Records, Wise County, Texas and being in the west line of a 6.074 acre tract of land described in deed to Ricky D. King and wife, Rebecca J. King as recorded in Volume 289, Page 547, Real Records, Wise County, Texas and the north line of a 50 foot roadway;
THENCE North 89 degrees 22 minutes 00 seconds West, along the south line of said Tract One, Tract Eight, Tract Seven, Tract Six and Tract Five and the north line of said roadway, at 555.75 feet passing a ¾ inch pipe found for corner at the southwest corner of said Tract Six and being the southeast corner said Tract Five, in all a distance of 568.78 feet to a capped 1/2 inch iron rod set for corner;
THENCE North 00 degrees 09 minutes 03 seconds East, a distance of 156.93 feet to a capped 1/2 inch iron rod set for corner in the north line of said Tract Five;
THENCE South 89 degrees 55 minutes 38 seconds East, along the north line of said Tract Five, Tract Six, Tract Seven, Tract Eight and Tract One, at 13.03 feet passing a nail in concrete pipe found at the northwest corner of said Tract Six and the northeast corner of said Tract Five, at 253.03 feet passing a 3/4 inch pipe found at the northwest corner of said Tract One and the northeast corner of said Tract Eight, in all a distance of 583.27 feet to ½ inch iron rod found for corner at the northeast corner of said Tract One and the northwest corner of aforesaid 6.074 acre tract;
THENCE South 05 degrees 15 minutes 06 seconds West, along the east line of said Tract One and the west line of said 6.074 acre tract, 163.16 feet to the POINT OF BEGINNING and containing 2.112 acres of land, more or less.

EASEMENT DESCRIPTION
Tract 2

BEING a 20 foot access easement, situated in the Cain T. Brush Survey, Abstract Number 93, Wise County, Texas and being a portion of a 5.482 acre tract described in deed to Godfrey Pegues as recorded in Volume 229, Page 303, Real Records, Wise County, Texas, and being more particularly described as follows:
COMMENCING at a ½ inch iron pipe found for corner at the southwest corner of a tract of land described in a deed to Ann Ferris as recorded in Volume 2288, Page 806, Official Public Records, Wise County, Texas, said pipe also being in the northeast line of F. M. Highway No. 718, a variable right-of-way;
THENCE North 60 degrees 29 minutes 56 seconds West 50.23 feet, along the line between said Pegues tract and said F. M. Highway No. 718 to the southeast corner of a tract of land described in deed to Jasbir Sidhu as recorded in Volume 657, Page 689, Real Records, Wise County, Texas;
THENCE North 36 degrees 19 minutes 39 seconds East, along the southeasterly line of said Sidhu tract, 179.53 feet to the northeast corner of said Sidhu tract and the southerly southeast corner of said Godfrey Pegues tract;
THENCE North 36 degrees 00 minutes 09 seconds East, with the southerly east line of said Godfrey Pegues tract a distance of 143.07 feet to the POINT OF BEGINNING;
THENCE North 18 degrees 25 minutes 05 seconds West, leaving said line, a distance of 104.22 feet to a point;
THENCE North 05 degrees 29 minutes 13 seconds West a distance of 75.64 feet to a point;
THENCE North 18 degrees 02 minutes 02 seconds East a distance of 162.74 feet to the north line of said Godfrey Pegues tract;
THENCE North 89 degrees 51 minutes 43 seconds East, with said line, a distance of 21.33 feet to a point;
THENCE South 18 degrees 02 minutes 02 seconds West, leaving said line, a distance of 165.08 feet to a point;
THENCE South 05 degrees 29 minutes 13 seconds East a distance of 69.21 feet to a point;
THENCE South 18°25'05" East a distance of 87.64 feet to a point in the aforesaid southerly east line of the Godfrey Pegues tract;
THENCE South 36 degrees 00 minutes 09 seconds West, with said line, a distance of 24.59 feet to the POINT OF BEGINNING and containing 0.153 acres of land, more or less.

SURVEY SHOWING
A 2.112 ACRE TRACT AND A 0.153 ACRE EASEMENT TRACT IN THE CAIN T. BRUSH, ABSTRACT NO. 93, CITY OF NEWARK WISE COUNTY, TEXAS

I, the undersigned, hereby certify that the survey map hereon, and the accompanying description, depicts and describes the result of a careful and accurate survey, made on the ground, and to the best of my knowledge and belief, is a true and correct depiction and description of the property surveyed, and that there are no apparent encroachments or protrusions across boundary lines, shortages in area of boundary, except as shown hereon. The only easements the undersigned has knowledge, are those as shown, however this property is subject to any and all easements, reservations, and restrictions that may be of record, Any reference to the 100 year floodplain or flood hazardzone, is an estimate based on the data stated hereon, and should not be interpreted as a study or determination of the flooding propensities of the property.
Note: This survey was performed in connection with the transaction described in:
Survey performed for Chad Pegues without the benefit of a title commitment.

Arrow Surveying
FIRM REGISTRATION NO. 10010800
P.O. Box 902, Decatur, Texas 76234
Ph. (940) 626-8034 e-mail: arrowsurvey@aol.com

● Iron Rod Set ⚠ Control Monument ○ Gas Meter
○ Iron Rod Found ⊢x⊣ Wood or Wire Fence △ Electric Meter
Ⓐ Air Conditioner ⊢u⊣ Overhead Utilities Power Pole
All iron rods are capped 1/2" rebar unless otherwise noted.

STATE OF TEXAS
5141
REGISTERED
TROY ALLEN ROOP
5141
PROFESSIONAL
LAND SURVEYOR

Troy Allen Roop
Registered Professional
Land Surveyor No. 5141

Revised: 9-5-25
Date: 7-23-25
Drawn by: TR
Job No. 2507012-KPP