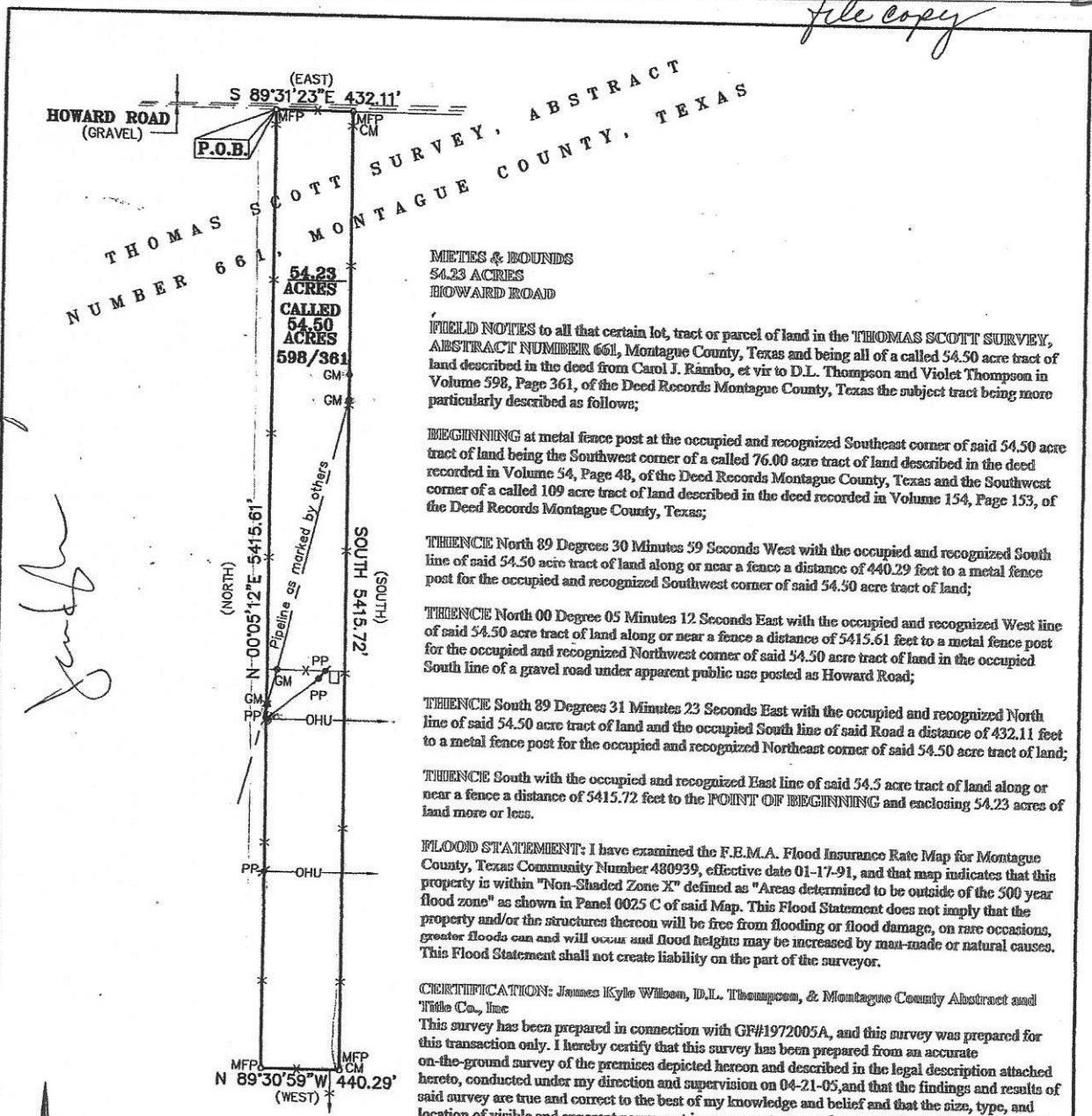


COPY

file copy

file



1. Pipeline
2. Power poles
3. Overhead Util

1" = 600'

LEGEND

- B.M. = BENCHMARK
- FF = FINISHED FLOOR
- NG = NATURAL GROUND
- BER = BURIED ELECTRIC RISER
- IRF = IRON ROD FOUND
- IRS/CAP = 1/2" IRON ROD SET W/CAP
- FCP = FENCE CORNER POST
- P.L. = PROPERTY LINE
- S.B. = SET BACK LINE
- S.Y.S.B. = SIDE YARD SET BACK LINE
- R.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- COMM. ESMT. = COMMUNICATION ESMT
- WM = WATER METER
- TR = TELEPHONE RISER
- ER = ELECTRIC RISER
- TRANS = ELECTRIC TRANSFORMER
- PP = POWER POLE
- LP = LIGHT POLE
- R.O.W. = RIGHT OF WAY
- P.D.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- OHU = OVER-HEAD UTILITY
- CATV = CABLE TV LINE
- E = ELECTRIC LINE
- T = TELEPHONE LINE
- W = WIRE FENCE
- W = WOOD FENCE
- PF = PIPE & CABLE FENCE
- CF = CHAINLINK FENCE
- () = PLAT OR DEED CALL
- CM = CONTROLLING MONUMENT
- = = BASE BEARING



GF# 1972005A

HOLAWAY
SURVEYING
(940)627-9105
P.O. BOX 405
DECATUR, TX 76234

JOB NUMBER: 05-100
DRAWN BY: ESH
CHECKED BY: ESH
DATE: 04-21-05

REV 1:	
REV2:	
REV3:	
REV4:	
REV5:	

METES & BOUNDS
54.23 ACRES
HOWARD ROAD

FIELD NOTES to all that certain lot, tract or parcel of land in the THOMAS SCOTT SURVEY, ABSTRACT NUMBER 661, Montague County, Texas and being all of a called 54.50 acre tract of land described in the deed from Carol J. Rambo, et vir to D.L. Thompson and Violet Thompson in Volume 598, Page 361, of the Deed Records Montague County, Texas the subject tract being more particularly described as follows;

BEGINNING at metal fence post at the occupied and recognized Southeast corner of said 54.50 acre tract of land being the Southwest corner of a called 76.00 acre tract of land described in the deed recorded in Volume 54, Page 48, of the Deed Records Montague County, Texas and the Southwest corner of a called 109 acre tract of land described in the deed recorded in Volume 154, Page 153, of the Deed Records Montague County, Texas;

THENCE North 89 Degrees 30 Minutes 59 Seconds West with the occupied and recognized South line of said 54.50 acre tract of land along or near a fence a distance of 440.29 feet to a metal fence post for the occupied and recognized Southwest corner of said 54.50 acre tract of land;

THENCE North 00 Degree 05 Minutes 12 Seconds East with the occupied and recognized West line of said 54.50 acre tract of land along or near a fence a distance of 5415.61 feet to a metal fence post for the occupied and recognized Northwest corner of said 54.50 acre tract of land in the occupied South line of a gravel road under apparent public use posted as Howard Road;

THENCE South 89 Degrees 31 Minutes 23 Seconds East with the occupied and recognized North line of said 54.50 acre tract of land and the occupied South line of said Road a distance of 432.11 feet to a metal fence post for the occupied and recognized Northeast corner of said 54.50 acre tract of land;

THENCE South with the occupied and recognized East line of said 54.5 acre tract of land along or near a fence a distance of 5415.72 feet to the POINT OF BEGINNING and enclosing 54.23 acres of land more or less.

FLOOD STATEMENT: I have examined the F.E.M.A. Flood Insurance Rate Map for Montague County, Texas Community Number 480939, effective date 01-17-91, and that map indicates that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside of the 500 year flood zone" as shown in Panel 0025 C of said Map. This Flood Statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the surveyor.

CERTIFICATION: James Kyle Wilson, D.L. Thompson, & Montague County Abstract and Title Co., Inc

This survey has been prepared in connection with GF#1972005A, and this survey was prepared for this transaction only. I hereby certify that this survey has been prepared from an accurate on-the-ground survey of the premises depicted hereon and described in the legal description attached hereto, conducted under my direction and supervision on 04-21-05, and that the findings and results of said survey are true and correct to the best of my knowledge and belief and that the size, type, and location of visible and apparent permanent improvements are as shown, and that said survey correctly shows the location of all alleys, streets, maintained right-of-way, and easements of record, as supplied by me of which the undersigned is aware or has been advised affecting the subject premises according to the descriptions of w.y record, and that except as shown there are no visible or apparent intrusions, conflicts, or protrusions.

NOTE: Only the following easements have been reviewed and are addressed as follows; Volume 96, Page 458, D.R.M.C.T., and amended in Volume 104, Page 659, R.R.M.C.T., does affect as shown.

C. Steven Holaway
ERNEST STEVEN HOLAWAY R.P.L.S. NO. 5479 DATE 05-06-2005

NOTE: All IRS/CAP are stamped with RPLS 5479.