

**METES & BOUNDS**  
**10.001 ACRES**  
**EAST SCHOOL ROAD**

**FIELD NOTES** to all that certain lot, tract or parcel of land in the **PANOLA COUNTY SCHOOL LAND SURVEY**, Abstract Number 587, Montague County, Texas and being a part of a called 20.04 acre tract of land described in the deed from Judy K. Thompson to The Veterans Land Board of Texas, recorded in Volume 760, Page 931, Deed Records Montague County, Texas, the subject tract being more particularly described as follows;

**BEGINNING** at a 1/2-inch iron rod found for the Northwest corner of said 20.04 acre tract of land in the South right-of-way of Sunset School Road with a 1/2-inch iron rod found at South 65 Degrees 20 Minutes 50 Seconds West at a distance of 28.39 feet;

**THENCE** North 65 Degrees 12 Minutes 00 Seconds East with the North line of said 20.04 acre tract of land also with the South right-of-way of said road a distance of 337.49 feet to a point for the Northeast corner of the said 10.001 acre tract of land;

**THENCE** South 39 Degrees 32 Minutes 51 Seconds East with the West line of a 1.24 acre tract of land surveyed by Alliance Area Surveying on April 16, 2003 passing a 2-inch steel corner post at a distance of 21.41 feet and continuing on said course a total distance of 342.63 feet to a capped iron rod found for corner;

**THENCE** South 51 Degrees 59 Minutes 21 Seconds East a distance of 274.96 feet to a 1/2-inch capped iron rod;

**THENCE** South 44 Degrees 46 Minutes 45 Second East a distance of 783.59 feet to a 1/2-inch capped iron rod (stamped RPLS 5479) set for the Southeast corner in the South line of said 20.04 acre tract of land;

**THENCE** South 56 Degrees 53 Minutes 18 Seconds West with the South line of said 20.04 acre tract of land a distance of 314.85 feet to a 1/2-inch capped iron rod (stamped RPLS 5479) set for the Southwest corner;


**THENCE** North 45 Degrees 15 Minutes 28 Seconds West with the West line of said 20.04 acre tract of land passing a 1/2-inch iron rod found at a distance of 1429.53 feet and continuing on said course a total distance of 1449.28 feet to the **POINT OF BEGINNING** and enclosing 10.001 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 0300 C of said map.

These field notes correctly represent the results of an on the ground survey made under my direction and supervision on 10-27-03. There are no visible or apparent intrusions, protrusions, or easements except as shown hereon.

**NOTE:** This survey was completed without the benefit of Schedule A & B or Title binder.

**NOTE:** This survey may not conform to Montague County or State Platting regulations.

  
ERNEST STEVEN HOLAWAY R.P.L.S. NO. 5479 DATE 11-12-2003

/RPLS 5479