

- LEGEND**
- PROPERTY LINE
 - EASEMENT LINE
 - ADJOINING PROPERTY LINE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - BARBED WIRE FENCE
 - OVERHEAD UTILITIES
 - = CAPPED IRON ROD SET MARKED "PLS INC"
 - ⊙ = IRON ROD FOUND
 - E.M. = ELECTRIC METER
 - ⊕ = WATER METER
 - = CONCRETE

NOTE:
LEGEND IS TYPICAL. NOT ALL ITEMS IN LEGEND
APPEAR IN DRAWING.

MONTAGUE COUNTY, TEXAS

PROPERTY DESCRIPTION

Being a tract of land situated in Block 62 of the Bell County School Land Survey, Abstract No. 940, Montague County, Texas and being all of a called 59.47 acres tract of land described in Deed to The David F. Sims Survivor's Trust "A", David F. Sims, Trustee and The Marilyn W. Sims GST Exempt Family Trust, David F. Sims, Trustee as recorded in Volume 694, Page 892, Deed Records, Montague County, Texas, and being more particularly described herein as follows:

BEGINNING at a 4 inch steel fence corner post found in the Southeast side Faulker Road (a public road) for the West corner of said Sims tract;

THENCE North 44 degrees 46 minutes 31 seconds East, with the Northwest line of said Sims tract, passing at a distance of 2,334.15 feet a 1/2 inch iron rod found for reference, and continuing for a total distance of 2,493.89 feet to a point in Panther Creek for the North corner of said Sims tract;

THENCE with the Northeast line of said Sims tract, along said Creek, the following nine (9) courses and distances:

South 51 degrees 09 minutes 54 seconds East, a distance of 151.40 feet to a point for corner;

South 15 degrees 34 minutes 51 seconds West, a distance of 241.10 feet to a point for corner;

South 30 degrees 29 minutes 24 seconds East, a distance of 157.45 feet to a point for corner;

South 17 degrees 20 minutes 36 seconds West, a distance of 185.40 feet to a point for corner;

South 73 degrees 03 minutes 39 seconds East, a distance of 217.65 feet to a point for corner;

South 09 degrees 19 minutes 21 seconds West, a distance of 152.50 feet to a point for corner;

South 17 degrees 25 minutes 54 seconds East, a distance of 213.15 feet to a point for corner;

South 01 degrees 10 minutes 51 seconds West, a distance of 178.10 feet to a point for corner;

South 12 degrees 09 minutes 39 seconds East, a distance of 108.65 feet to a point for the East corner of said Sims tract;

THENCE South 44 degrees 09 minutes 21 seconds West, with the Southeast line of said Sims tract, passing at a distance of 60.78 feet a 1/2 inch iron rod found for reference, and continuing for a total distance of 1,787.49 feet to a 5/8 inch iron rod with plastic cap stamped "PLS, INC"(typical) set for the South corner of said Sims tract;

THENCE North 45 degrees 04 minutes 33 seconds West, with the Southwest line of said Sims tract, passing at a distance of 412.33 feet a 1/2 inch iron rod found for the East corner of a called 11.90 acres tract of land described in Deed to Pamela Diane Laroux as recorded in Instrument No. 1801610, Real Property Records, Montague County, Texas, passing the North corner of said Laroux tract, and continuing for a total distance of 1,208.55 feet to the **POINT OF BEGINNING** and containing, within the metes and bounds herein recited, 59.550 acres of land, more or less.

GENERAL NOTES

- ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), DERIVED FROM GPS OBSERVATION AND DERIVED FROM AN ON-THE-GROUND SURVEY CONDUCTED ON OCTOBER 13, 2020.
- ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.
- THIS SURVEY MAY OR MAY NOT COMPLY WITH CITY AND/OR COUNTY PLATTING REGULATIONS.

TITLE REPORT NOTE

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT AS PROVIDED BY ALAMO TITLE INSURANCE COMPANY, REFERENCED BY GF NO. 20578-A AND BEARING AN EFFECTIVE DATE OF SEPTEMBER 16, 2020.

SCHEDULE B ITEMS

- THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE UPPER ELM RED SOIL CONSERVATION DISTRICT OF MONTAGUE COUNTY EASEMENT RECORDED IN VOLUME 527, PAGE 139, DEED RECORDS, MONTAGUE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10a)(BLANKET EASEMENT)
- THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE UPPER ELM RED SOIL CONSERVATION DISTRICT OF MONTAGUE COUNTY EASEMENT RECORDED IN VOLUME 664, PAGE 655, DEED RECORDS, MONTAGUE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10b) (BLANKET EASEMENT)
- THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE BOUNDARY AGREEMENT RECORDED IN VOLUME 96, PAGE 738, REAL RECORDS, MONTAGUE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10c)
- THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE WISE ELECTRIC COOP 10' ELECTRIC LINE EASEMENT RECORDED IN VOLUME 598, PAGE 72, REAL RECORDS, MONTAGUE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10d) (BLANKET EASEMENT)
- THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE TARGA MIDSTREAM 30' RIGHT-OF-WAY EASEMENT RECORDED IN VOLUME 709, PAGE 728, REAL RECORDS, MONTAGUE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10e)

FLOOD NOTE

FEMA HAS NOT COMPLETED A STUDY TO DETERMINE FLOOD HAZARD FOR THE SELECTED LOCATION; THEREFORE, A FLOOD MAP HAS NOT BEEN PUBLISHED AT THIS TIME.

SURVEYOR'S CERTIFICATION

This is to certify that, under my personal supervision, a careful survey was made on the ground of the property shown hereon. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. The plat hereon is a careful representation of the subject property as determined by an on-the-ground survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements being as shown, the improvements being within the boundary of the property, setback from property lines the distance indicated and that the distance from the nearest intersecting street or road being as shown on said plat. EXCEPT AS SHOWN THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS APPARENT ON THE GROUND.

JOE C. VAUGHN, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5926
OCTOBER 16, 2020
FIRM REGISTRATION NO. 10129300



LAND TITLE SURVEY

TBD FAULKNER ROAD

59.550 ACRES
BELL COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 940
MONTAGUE COUNTY, TEXAS

TBD FAULKNER RD(1)

LINE	BEARING	DISTANCE
L1	S 51°09'54" E	151.40'
L2	S 15°34'51" W	241.10'
L3	S 30°29'24" E	157.45'
L4	S 17°20'36" W	185.40'
L5	S 73°03'39" E	217.65'
L6	S 09°19'21" W	152.50'
L7	S 17°25'54" E	213.15'
L8	S 01°10'51" W	178.10'
L9	S 12°09'39" E	108.65'

150 0 150 300
GRAPHIC SCALE IN FEET

PLEASE REFER TO BAR SCALE. DRAWING
MAY HAVE BEEN REDUCED OR ENLARGED.



DRAWN BY:	WDF/CMW
CHECKED BY:	JCV
DATE:	10/16/20
SHEET:	1 OF 1
SCALE:	AS SHOWN