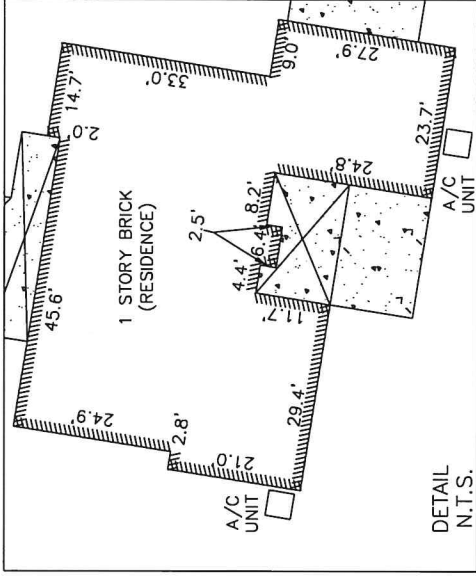
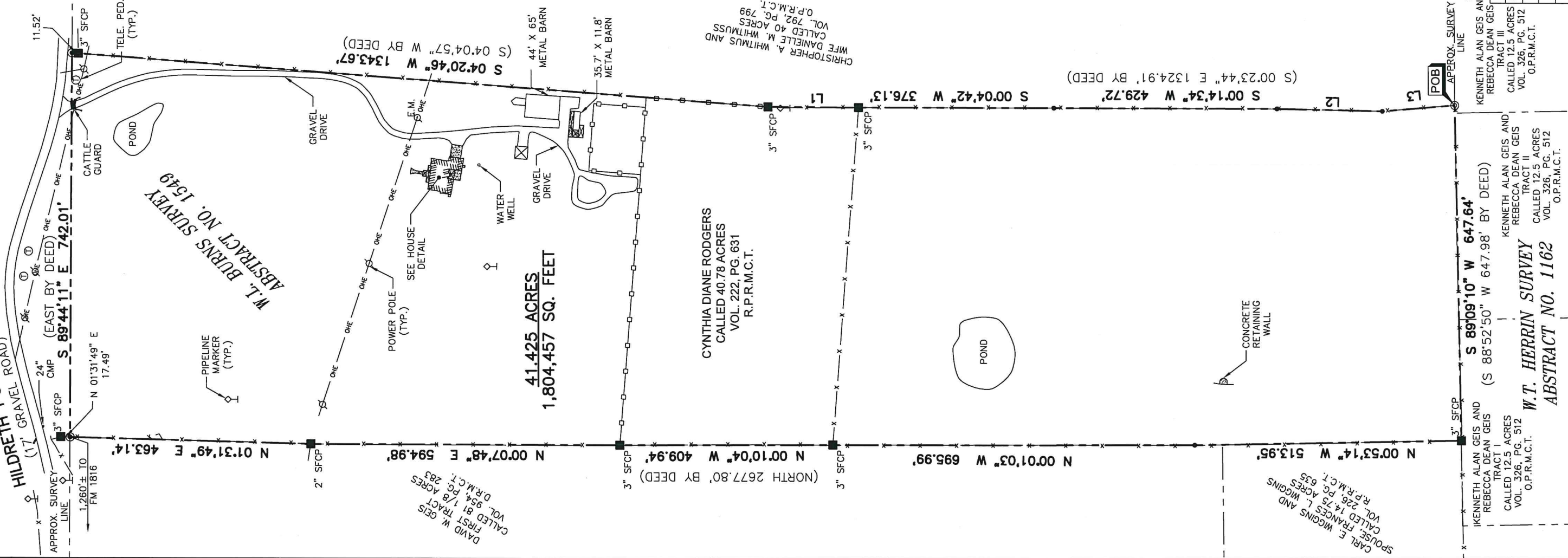


MONTAGUE COUNTY, TEXAS

E.T.R.R.CO. SURVEY
ABSTRACT NO. 249

HILDRETH POOL ROAD
(17' GRAVEL ROAD)



LINE	BEARING	DISTANCE
L1	S 00°15'50" W	175.06'
L2	S 01°22'38" W	203.60'
L3	S 04°30'34" E	140.96'

- LEGEND**
- PROPERTY LINE
 - EASEMENT LINE
 - ADJOINING PROPERTY LINE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - BARBED WIRE FENCE
 - PIPE 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.

100 0 100 200
GRAPHIC SCALE IN FEET
PLEASE REFER TO BAR SCALE. DRAWING MAY HAVE BEEN REDUCED OR ENLARGED.

THE COMPLETE LAND TITLE SURVEY SHOWN HEREON COMPRISES 2 PAGES AND "PAGE 2" ACCOMPANIES. AND IS ATTACHED HERETO BY THIS REFERENCE.

LAND TITLE SURVEY
4273 HILDRETH POOL ROAD

40.773 ACRES
W.L. BURNS SURVEY
ABSTRACT NO. 1549
MONTAGUE COUNTY, TEXAS

4273 HILDRETH POOL ROAD.DWG



1200 S. WOODROW LANE, SUITE 200 DENTON, TX 76205
PHONE 940-808-1191 FAX 940-808-1195

DRAWN BY:	JDF/NRL
CHECKED BY:	JCV
DATE:	12/7/21
SHEET:	1 OF 2
SCALE:	AS SHOWN

KENNETH ALAN GEIS AND REBECCA DEAN GEIS TRACT III CALLED 12.5 ACRES VOL. 326, PG. 512 O.P.R.M.C.T.

KENNETH ALAN GEIS AND REBECCA DEAN GEIS TRACT II CALLED 12.5 ACRES VOL. 326, PG. 512 O.P.R.M.C.T.

KENNETH ALAN GEIS AND REBECCA DEAN GEIS TRACT I CALLED 14.75 ACRES VOL. 326, PG. 512 O.P.R.M.C.T.

KENNETH ALAN GEIS AND REBECCA DEAN GEIS TRACT I CALLED 14.75 ACRES VOL. 326, PG. 512 O.P.R.M.C.T.

KENNETH ALAN GEIS AND REBECCA DEAN GEIS TRACT I CALLED 14.75 ACRES VOL. 326, PG. 512 O.P.R.M.C.T.

PROPERTY DESCRIPTION

Being a tract of land situated in the W.L. Burns Survey, Abstract No. 1549, Montague County, Texas and being all of a called 40.78 acres tract of land described in Deed to Cynthia Diane Rodgers as recorded in Volume 222, Page 631, Real Property Records, Montague County, Texas, and being more particularly described herein as follows:

BEGINNING at a 3 inch steel fence corner post found in the South line of said Burns Survey for the Southeast corner of said Rodgers tract and the Southwest corner of a called 40 acres tract of land described in Deed to Christopher A. Whitmus and wife, Donielle M. Whitmus as recorded in Volume 792, Page 799, said Official Public Records;

THENCE South 89 degrees 09 minutes 10 seconds West, with the South line of said Rodgers tract, generally with a fence, a distance of 647.64 feet to a 3 inch steel fence corner post found for the Southwest corner of said Rodgers tract and the Southeast corner of a called 14.75 acres tract of land described in Deed to Carl E. Wiggins and spouse, Frances L. Wiggins as recorded in Volume 226, Page 635, said Real Property Records;

THENCE with the occupied and recognized West line of said Rodgers tract, generally with a fence, the following five (5) courses and distances:

1. North 00 degrees 53 minutes 14 seconds West, a distance of 513.95 feet to a point in fence for corner;
2. North 00 degrees 01 minutes 03 seconds West, a distance of 695.99 feet to a 3 inch steel fence corner post for corner;
3. North 00 degrees 10 minutes 04 seconds West, a distance of 409.94 feet to a 3 inch steel fence corner post for corner;
4. North 00 degrees 07 minutes 48 seconds East, a distance of 594.98 feet to a 2 inch steel fence corner post for corner;
5. North 01 degrees 31 minutes 49 seconds East, a distance of 463.14 feet to a 5/8 inch iron rod set in the North line of said Burns Survey for the Northwest corner of said Rodgers tract, from which a 3 inch steel fence corner post on the South side of Hildreth Pool Road (a public road) bears North 01 degrees 31 minutes 49 seconds East, a distance of 17.49 feet;

THENCE South 89 degrees 44 minutes 11 seconds East, with the North line of said Rodgers tract and said Burns Survey, a distance of 742.01 feet to a 5/8 inch iron rod set on the South side of said Hildreth Pool Road for the Northeast corner of said Rodgers tract and the Northwest corner of said Whitmus tract;

THENCE with the occupied and recognized East line of said Rodgers tract and the West line of said Whitmus tract, the following six (6) courses and distances:

1. South 04 degrees 20 minutes 46 seconds West, passing at a distance of 11.52 feet a 3 inch steel fence corner post found for reference, continuing along said course, generally with a fence, for a total distance of 1,343.67 feet to a 3 inch steel fence corner post found for corner;
2. South 00 degrees 15 minutes 50 seconds West, generally with a fence, a distance of 175.06 feet to a 3 inch steel fence corner post for corner;
3. South 00 degrees 04 minutes 42 seconds West, generally with a fence, a distance of 376.13 feet to a point in fence for corner;
4. South 00 degrees 14 minutes 34 seconds West, generally with a fence, a distance of 429.72 feet to a point in fence for corner;
5. South 01 degrees 22 minutes 38 seconds West, generally with a fence, a distance of 203.60 feet to a point in fence for corner;
6. South 04 degrees 30 minutes 34 seconds East, generally with a fence, a distance of 140.96 feet to the **POINT OF BEGINNING** and containing, within the metes and bounds herein recited, 41.425 acres of land, more or less.

FLOOD NOTE

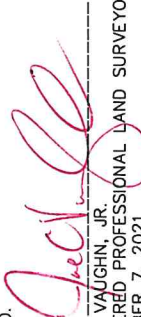
THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE X AND DOES NOT APPEAR TO BE LOCATED IN A 100 OR 500 YEAR FLOOD AREA AS PLOTTED ON COMMUNITY PANEL # 480939 0300 D OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING A REVISED EFFECTIVE DATE OF AUGUST 16, 2011.

GENERAL NOTES

1. 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 NOVEMBER 19, 2021.
2. ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.
3. THIS SURVEY MAY OR MAY NOT COMPLY WITH CITY AND/OR COUNTY PLATTING REGULATIONS.

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. This survey was prepared without the benefit of a current title report. 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
DECEMBER 7, 2021
FIRM REGISTRATION NO. 10129300



1200 S. WOODROW LANE, SUITE 200 DENTON, TX 76205
PHONE 940-808-1191 FAX 940-808-1155

DRAWN BY:	JDF/NRL
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SHEET:	2 OF 2
SCALE:	AS SHOWN

LAND TITLE SURVEY
4273 HILDRETH POOL ROAD

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