



- = SPIKE NAIL FOUND ON THIS SURVEY
- ▲ = SPINDLE FOUND ON THIS SURVEY
- ◎ = 1/2" IRON ROD WITH CAP MARKED "NEWTON SURVEYING" FOUND ON THIS SURVEY
- = 1/2" IRON ROD WITH CAP MARKED "NEWTON SURVEYING" SET ON THIS SURVEY

- ☒ = OWNER COPY
- ☐ = LENDER COPY
- ☐ = TITLE COMPANY
- ☐ = FAX COPY

GENERAL NOTES:

1. This property may be encumbered with any rights-of-way and easements not indicated hereon.
2. All bearings compared to the Texas Coordinate System of 1983, North Central Zone. All distances are true at an averaged surface elevation.
3. Call 1-800-DIG-TESS before excavating, digging, or placing any structures hereon.

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To: Charles and Gail Miller

I hereby certify that this plat correctly shows the results of an actual survey made upon the ground.

This the 27th day of March, 2017.

J.N. NEWTON, PROFESSIONAL LAND SURVEYOR NO. 1690  
JOHN KLASSEN, PROFESSIONAL LAND SURVEYOR NO. 6605

NOTE: If this plat does not bear the original signature in light blue and embossed seal this plat is an unauthorized copy and is in violation of the copyright.

Plat showing surveys of land located in the East part of Section 58, Block M, E.L. & R.R. Co. Survey, Dawson County, Texas.  
See separate legal descriptions.  
Page 1 of 3.

J. N. NEWTON & ASSOCIATES, INC.

TBPLS FIRM # 10052000  
Land Surveying and Mapping  
215 SW 2nd Street  
Seminole, Texas 79360

800-284-2607 or 432-758-2015 FAX 432-758-9090

Date of Survey: March 06, 2017

Drawn By: N.O.G.

Job No. 20029

# *J.N. NEWTON & ASSOCIATES, INC.*

TBPLS Firm #10052000

Land Surveying And Mapping

215 SW 2<sup>nd</sup> Street Seminole, Texas 79360

432-758-2015 / Fax 432-758-9090

jnnewton.com

## LEGAL DESCRIPTION

A 200.00 acre tract of land located in the Southeast part of Section 58, Block M, E.L. # R.R. R.R. Co. Survey, Dawson County, Texas, and being the South part of that certain 333.79 acre tract of land described in deed from Broyles-Lamesa Farms, Inc. to Charles and Gail Miller, dated May 12, 2011, and recorded in Volume 657, Page 37, Official Public Records, Dawson County, Texas, said 200.00 acre tract being more particularly described as follows:

BEGINNING at a spike nail found at the intersection of State Farm Road 829 West and North, for the Southeast corner of said Section 58, and for the Southeast corner of this tract;

THENCE S.77°00'40"W., along the centerline of said State Farm Road 829 and along the South line of said Section 58, a distance of 2800.00 feet to a spindle found for the Southwest corner of said 333.79 acre tract, and for the Southwest corner of this tract (bearings compared to the Texas Coordinate System of 1983, North Central Zone, distances are true at an averaged surface elevation);

THENCE N.12°38'33"W., along the West line of said 333.79 acre tract, at 50.00 feet pass a 1/2" iron rod with cap marked "NEWTON SURVEYING" found in the Northerly right-of-way line of said State Farm Road 829 (R/W V. 166, P. 405, D.R.), in all 3118.16 feet to a 1/2" iron rod with cap marked "NEWTON SURVEYING" set for the Northwest corner of this tract;

THENCE N.77°00'40"E., at 2378.00 feet pass a 1/2" iron rod with cap marked "NEWTON SURVEYING" set in the Westerly right-of-way line of said State Farm Road 829 (R/W V. 203, P. 405, D.R.), in all 2788.00 feet to the East line of said Section 58, for the Northeast corner of this tract;

THENCE S.12°51'45"E., along the centerline of said State Farm Road 829 and along the East line of said Section 58, a distance of 3118.10 feet to the PLACE OF BEGINNING, with 6.77 acres lying within State Farm Road rights-of-way, leaving a net area of 193.23 acres.

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J.N. NEWTON, PROFESSIONAL LAND SURVEYOR NO. 1690  
JOHN KLASSEN, PROFESSIONAL LAND SURVEYOR NO. 6605

Job No. 20010  
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# *J.N. NEWTON & ASSOCIATES, INC.*

TBPLS Firm #10052000

Land Surveying And Mapping

215 SW 2<sup>nd</sup> Street Seminole, Texas 79360

432-758-2015 / Fax 432-758-9090

jnnewton.com

## LEGAL DESCRIPTION

A 133.79 acre tract of land located in the Northeast part of Section 58, Block M, E.L. & R.R. R.R. Co. Survey, Dawson County, Texas, and being the North part of that certain 333.79 acre tract of land described in deed from Broyles-Lamesa Farms, Inc. to Charles and Gail Miller, dated May 12, 2011, and recorded in Volume 657, Page 37, Official Public Records, Dawson County, Texas, said 133.79 acre tract being more particularly described as follows:

BEGINNING at a spindle found in the East line of said Section 58, for the Northeast corner of said 333.79 acre tract, and for the Northeast corner of this tract, from which a spindle found for the Northeast corner of said Section 58 bears N. 12°51'45"W. 100.00 feet (bearings compared to the Texas Coordinate System of 1983, North Central Zone, distances are true at an averaged surface elevation);

THENCE S. 12°51'45"E., along the centerline of State Farm Road 829 and along the East line of said Section 58, a distance of 2088.10 feet to the Southeast corner of this tract;

THENCE S. 77°00'40"W., at 50.00 feet pass a 1/2" iron rod with cap marked "NEWTON SURVEYING" set in the Westerly right-of-way line of said State Farm Road 829 (R/W V. 203, P. 405, D.R.), in all 2788.00 feet to a 1/2" iron rod with cap marked "NEWTON SURVEYING" set in the West line of said 333.79 acre tract, for the Southwest corner of this tract;

THENCE N. 12°38'33"W., along the West line of said 333.79 acre tract, a distance of 2098.92 feet to a 1/2" iron rod with cap marked "NEWTON SURVEYING" found for the Northwest corner of said 333.79 acre tract, and for the Northwest corner of this tract;

THENCE N. 77°14'02"E., at 2729.93 feet pass a 1/2" iron rod with cap marked "NEWTON SURVEYING" set in said Westerly right-of-way line of State Farm Road 829, in all 2779.93 feet to the PLACE OF BEGINNING, with 2.39 acres lying within State Farm Road rights-of-way, leaving a net area of 131.40 acres.

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J.N. NEWTON, PROFESSIONAL LAND SURVEYOR NO. 1690  
JOHN KLASSEN, PROFESSIONAL LAND SURVEYOR NO. 6605

Job.No. 20029

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