

PROPERTY DESCRIPTION

STATE OF TEXAS,
COUNTY OF RAINS:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN JOHN MONTGOMERY SURVEY, ABSTRACT NO. 151, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED AS TRACT THREE TO NORRIS MANBERTY ET AL, RECORDED IN DOCUMENT NO. 2019-2107, REAL RECORDS, RAINS COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

STATE OF TEXAS:
COUNTY OF RAINES:

BEGINNING AT A 1/2 INCH IRON ROD SET WITH YELLOW GALL STAMPED BG&A RP15 5569 FOR CORNER IN THE RECOGNIZED NORTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY 514, SAID POINT BEING THE RECOGNIZED SOUTHEAST CORNER OF SAID MAYBERRY TRACT THREE AND THE APPARENT SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN JAMES O. TURNER ET AL, RECORDED IN VOLUME 506, PAGE 4, REAL RECORDS, TARRANT COUNTY, TEXAS, FROM WHICH A CONCRETE MONUMENT FOUND FOR REFERENCE BEARS SOUTH 88 DEGREES 14 MINUTES 15 SECONDS EAST - 353.75 FEET, AND FROM SAID CORNER A 1/2 INCH IRON ROD FOUND WITH BLUE GALL STAMPED BYLINE FOR REFERENCE BEARS SOUTH 00 DEGREES 42 MINUTES 39 SECONDS WEST 276 FEET AND A 1/2 INCH IRON ROD FOUND FOR REFERENCE BEARS NORTH 88 DEGREES 42 MINUTES 34 SECONDS WEST - 30.24 FEET;

NORTH 88 DEGREES 14 MINUTES 15 SECONDS WEST - 102.26 FEET TO A CONCRETE MONUMENT FOUND FOR:
ANGLE POINT:
SOUTH 85 DEGREES 52 MINUTES 55 SECONDS WEST - 101.92 FEET TO A CONCRETE MONUMENT FOUND FOR:
ANGLE POINT:
NORTH 88 DEGREES 32 MINUTES 52 SECONDS WEST - 91.20 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW
CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF HEREIN
DESCRIBED TRACT;

THENCE NORTH 01 DEGREES 33 MINUTES 28 SECONDS WEST, OVER AND UPON SAID MAYBERRY TRACT THREE, A DISTANCE OF 221.25 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED BEASLEY FOR THE CORNER, SAID POINT BEING THE APPARENT SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO KENNETH N. TURNER, SR. AND MAUDE TURNER HAY, RECORDED IN DOCUMENT NO. 2021-0636, REAL RECORDS, RAMS COUNTY, TEXAS AND THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 8 DEGREES 22 MINUTES 17 SECONDS EAST, ALONG THE RECOGNIZED MOST EASTERLY
NORTH LINE OF SAID MAYBERRY TRACT THREE AND THE APPARENT SOUTH LINE OF SAID TURNER TRACT
(DOC. NO. 2021-0656), PASSING A 1/2 INCH IRON ROD FOUND WITH BLUE CAP STAMPED BYLINE FOR WINNIES,
THE APPARENT NORTHWEST CORNER OF A 30 FOOT EASEMENT, RECORDED IN DOCUMENT NO. 2021-0656,
RANS COUNTY, TEXAS, AT 273.55 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 303.76 FEET
FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE MOST EASTERLY NORTHEAST
CORNER OF SAID MAYBERRY TRACT THREE, THE APPARENT NORTHWEST CORNER OF SAID TURNER TRACT
VOL. 506, PG. 4) AND THE APPARENT NORTHEAST CORNER OF SAID 30 FOOT EASEMENT;

THENCE SOUTH 00 DEGREES 42 MINUTES 39 SECONDS WEST, ALONG THE RECOGNIZED WEST LINE OF SAID MAYBERRY TRACT THREE AND THE APPARENT WEST LINE OF SAID TURNER TRACT (VOL. 506, PG. 4), A DISTANCE OF 215.99 FEET TO THE PLACE OF BEGINNING AND CONTAINING 65,330.02 SQ. FT. OR 1,500 ACRES OF LAND.

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO
(JANCIE DUNBAR)

IN CONNECTION WITH CLIENT TRANSACTION AGREEMENT DATED 09/27/2022. THE SURVEY IS AN ACCURATE REPRESENTATION OF THE PROFESSIONAL OPINION OF THE UNDERSIGNED. LOCATION AND DESCRIPTION SET FORTH HEREON WAS PREPARED FROM AN ACTUAL ON-THE-GROUND INSPECTION OF THE SUBJECT PROPERTY. SUCH SURVEY WAS CONDUCTED BY THE UNDERSIGNED, OR UNDER HIS DIRECTION. THITHERON CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME THE SURVEY WAS PERFORMED AND THERE ARE NO VISIBLE AND APPARENT ENCROACHMENTS OR PROTRUSIONS ON THE GROUND EXCEPT AS INDICATED. THE SURVEY IS AN ACCURATE REPRESENTATION OF THE PROFESSIONAL OPINION OF THE UNDERSIGNED. LOCATION AND DESCRIPTION SET FORTH HEREON WAS PERFORMED EXCLUSIVELY FOR THE BENEFIT OF THE ABOVE NOTED PARTIES AND AT USER'S OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

EXECUTED THIS 5TH DAY OF JULY, 2022

BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569



ACCEPTED BY:

SIGNATURE	DATE	SIGNATURE	DATE
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SURVEY PLAT

F.M. HIGHWAY 514






























JOHN MONTGOMERY SURVEY, ABSTRACT NO. 151

RAINS COUNTY, TEXAS

NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 48379C00035D THIS PROPERTY APPEARS TO LIE IN ZONE X&A AND APPEARS NOT TO LIE WITHIN THE SPECIAL FLOOD HAZARD AREA, EXCEPT AS SHOWN. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR 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 AND/OR FLOOD LINES SHOWN HEREON SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

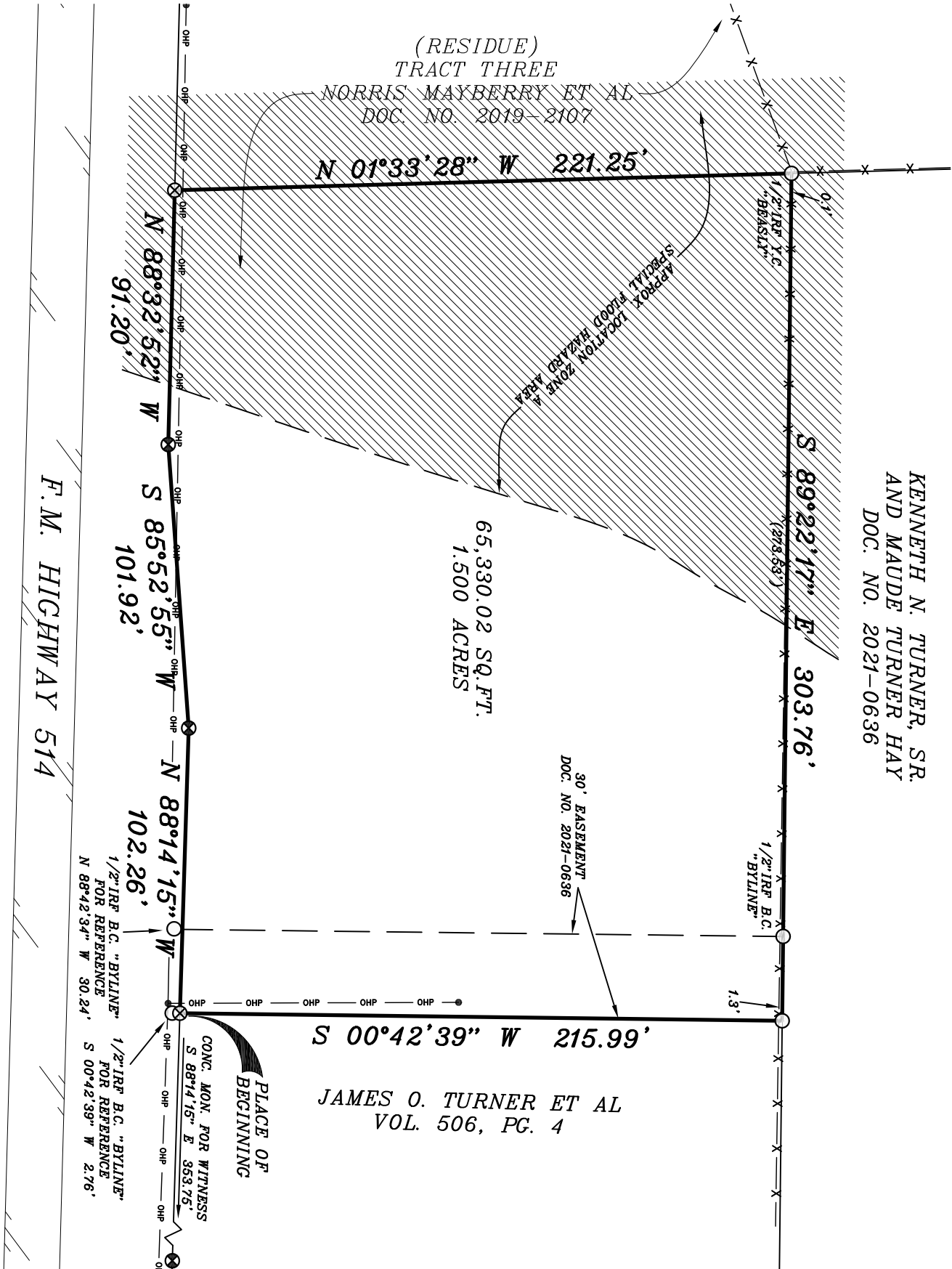
NOTE: BEARING BASIS, GEODETIC NORTH, WORLD GEODETIC SYSTEM 1984 (WGS84), GPS OBSERVED. THIS SURVEY IS NOT A REPRESENTATION OF WARRANTY OF TITLE OR GUARANTEE OF OWNERSHIP.

TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 101503000

	BRICK	IR / RS - IRON ROD FOUND / SET		MAIL FOUND / SET		1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)		1/2" IRON PIPE FOUND		1" IRON PIPE FOUND		WOOD DECK		STONE		GRAVEL-ROCK ROAD OR DRIVE		ASPHALT PAVING	
LEGEND																			
	DRAINAGE & UTILITY EASEMENT		BL - BUILDING LINE / SET BACK LINE		PPC - POINT FOR CONCRETE		ROW - RIGHT-OF-WAY		ACAS - EASEMENT		PE - AIR CONDITIONING		UGT - UNDERGROUND TELEPHONE		CATV - UNDERGROUND CABLE TV		TRANS - ELECTRIC TRANSFORMER		OWHP - OVERHEAD POWER LINE
	CHAIN LINK FENCE		WOOD FENCE		BARBED WIRE		METAL FENCE		PIPE FENCE		W - WATER LINE		G - GAS LINE		ELECTRIC METER		LP - LIGHT POLE		GUY WIRE

~BRIAN GALLIA & ASSOCIATES~
BG&A Land Surveying, Inc.
 9011 STATE HIGHWAY 34 S. SUITE - C
 QUINLAN, TEXAS. 754774
 PHONE: (903) 447-0658
 FAX: (903) 447-0931
www.bgasurveying.com

DB



GRAPHIC SCALE

0 25 50

(IN FEET)

1 inch = 50 ft.

NOTE: IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY WITH THE CITY AND/OR COUNTY REGARDING ZONING REGULATIONS (BUILDING SETBACK LINES, EASEMENTS, ETC.) THAT COULD EFFECT THE DEVELOPMENT OF THIS PROPERTY PRIOR TO ANY CONSTRUCTION.