

Montgomery - J.A. McCollough Survey A-529

7/12/2016

Scale: 1 inch= 200 feet

File: 220016.ndp

Tract 1: 40.4042 Acres, Closure: s89.5448e 0.09 ft. (1/60636), Perimeter=5248 ft.

01 n03.0530e 1368.06
02 s84.3720e 641.32
03 s68.4140e 782.55
04 s04.06w 1090.84
05 n87.1240w 1365.06

811-600-6000
MIKE KORNEGAY

Rex Coffelt

Registered Professional Land Surveyor

PAGE 2

STATE OF TEXAS:

COUNTY OF BOSQUE: Field Notes of 40.41 acres out of the J.A. McCullough Survey, A-529, , being part of 112.4 acres, more or less, described in a Deed dated June 12, 1995, from Marie Haney Admire to Troy and Cynthia Hunt, Recorded in Vol. 378 Page 365 of the Deed Records of Bosque County, Texas, further described as follows:

BEGINNING at an iron rod found in the north line of State Hwy. 6 and in the south line of said 112.4 acres, being S. 87-00 E. 1316.29 feet from the SWC of said 112.4 acres, also being the SEC of a 20.25 acre tract to Mr. Krause, for the SWC of this tract;

THENCE N. 3-05-30 E. with the east line of said 20.25 acres, 1368.06 feet to an iron rod found in the north line of County Road 2485 and in the north line of said 112.4 acres, for the NWC of this tract;

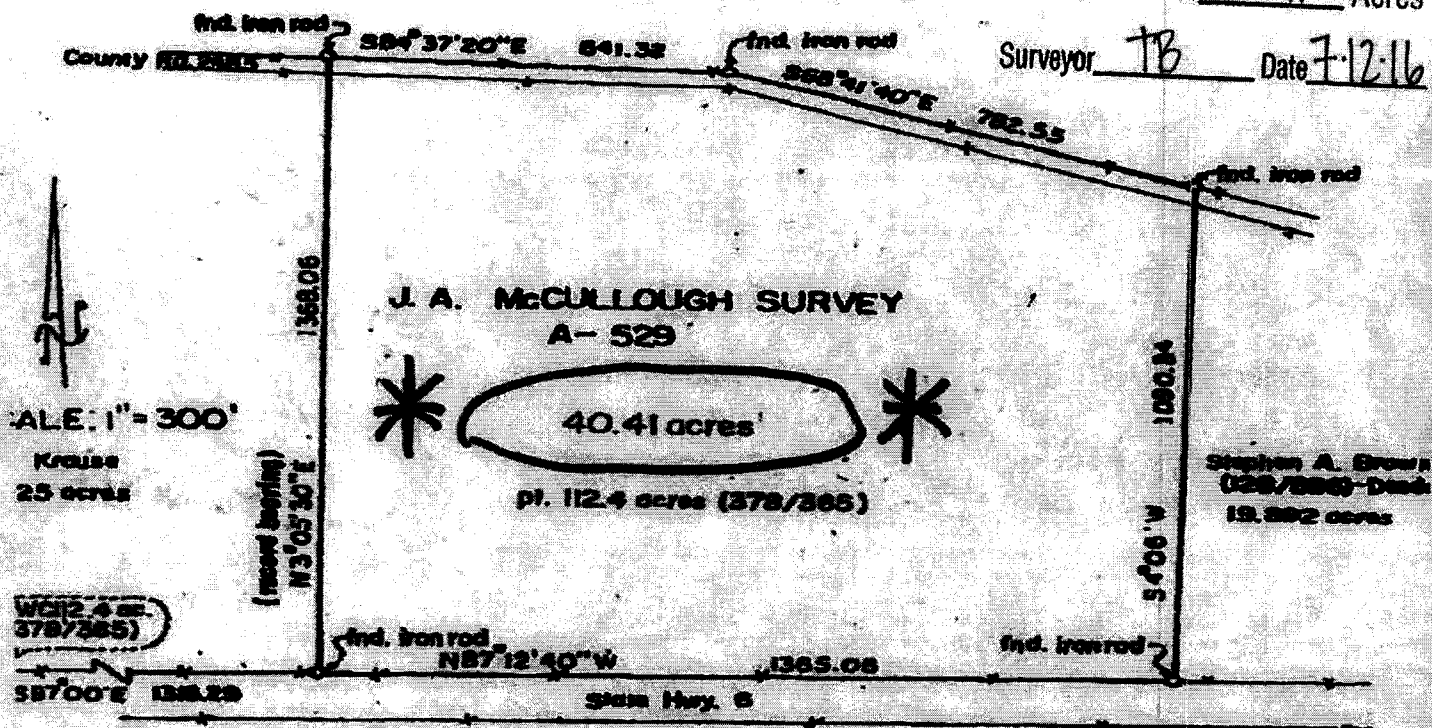
THENCE with fence and the north lines of said road and 112.4 acres to iron rods found as follows: S. 84-37-20 E. 841.32 feet; and S. 68-41-40 782.55 feet to the NEC of this tract, also being the NWC of a 19.892 acre tract deeded to Stephen A. Brown in Vol. 128 Page 866 of the Deed of Trust Records ;

THENCE S. 4-06 W. with the west line of said 19.892 acres, 1090.84 feet to an iron rod found in the north line of State Hwy. 6 and the south line of said 112.4 acres, for the SEC of this tract;

THENCE N. 87-12-40 W. with fence and the north line of said Hwy., 1365. feet to the place of beginning, containing 40.41 acres, being approx. 1.3 acres in said county road.

FNs Correct For 40.41 Acres

Surveyor TB Date 7-12-16



Surveyed Nov. 12, 1996 Field Party: Rex Coffelt & Jerry Stringer
I, Rex Coffelt, Registered Professional Land Surveyor of the State of Texas, hereby certify that the foregoing survey was made on the date, on the ground, and by field party observed, and that the boundaries, corners, and boundaries are truly and correctly described and set forth in the foregoing field notes or plat.

Rex Coffelt

Rex Coffelt, Registered Professional Land Surveyor No. 2695 of Texas





Texas Veterans Land Board Survey Requirements Checklist

General tract description 40.4 Acres J.A. McLoughlin A-529 Bosque County, VLB Account No. 220616

VLB Processor in charge of file GL Reviewed by TB Date 7-12-16 Veteran's Name MONTGOMERY

SELLER OR VETERAN: **GIVE THIS NOTICE TO THE SURVEYOR AS SOON AS POSSIBLE, IN ORDER TO BRING THE SURVEY WORK INTO COMPLIANCE FOR APPROVAL OF YOUR LAND LOAN.**

NOTICE TO SURVEYORS: Below are the VLB Survey Requirements and the items found in noncompliance in your survey document(s) as submitted by your client, which will need to be rectified and resubmitted before approval can be given.

Reviewed by GLO
Survey Staff member

- The items circled below (which may also contain amplifying notations or explanation) are noted as being needed, or do not comply.
- The check-boxes on the left only indicate that survey staff have checked the items to their right, or "N/A", if items below do not apply to this particular tract.

The VLB will not approve a survey of a tract that fails to meet any of the below requirements, or Any Survey Requirement promulgated by the Texas Board of Professional Land Surveying.

NOTE: If the surveyor needs additional explanation of items found lacking or in noncompliance as noted below, please call 1-800-252-8387, and ask for the VLB Processor in charge of the file (named above as well as the referenced VLB Account No.). You may also request her to bring the file to the surveyor responsible for this review and to transfer your call to him at the same time, if you have questions on, or need clarification of items noted below.

- ☒ **The adjusted mathematical closure of any survey shall be no less than 1:10,000.**

SUBDIVISIONS

City/County Approved and Recorded Subdivision

- ☐ If the land selected is a whole lot (or lots) in an approved and recorded subdivision, a lot and block description may be substituted for a metes and bounds description as long as all boundary data are shown on its face, and no significant deficiencies, major errors, or ambiguities as to tract boundaries exist on the recorded subdivision plat, or if any material discrepancy exists between recorded subdivision plat and a ground survey plat regarding boundaries, monumentation or acreage. If any of these exist, a metes and bounds description (or in some cases a re-recorded amended plat, if the County requires one) which accurately defines the boundaries will also be required.
- ☐ If a lot and block description is to be used, the VLB must be furnished with a Clearly Legible and Complete copy of ALL SHEETS in the recorded subdivision plat bearing the responsible surveyor's signed certificate, city/county approval, and the County Clerk's recording information.
- ☐ All data required of acceptable subdivision plats noted above shall be shown on the face of the recorded plat, including all courses, distances, and curve data necessary for mathematical closure of each lot. The subdivision plat may be acceptable alone without need of a survey plat, if said items are shown.
- ☐ All subdivision plats required for lot and block description shall indicate sufficient ties to existing monuments to locate the lot within the subdivision boundary.

ROAD ACCESS

IF A TRACT OF LAND DOES NOT ADJUT A "PUBLIC ROAD" an access easement must be provided that:

- ☐ is at least 60 feet wide or meet county width requirements for public roads whichever is greater.
- ☐ is a metes and bounds or centerline description that calls for tract and public road to adjoin with specific connecting language to locate its extent of connection with the tract and shown on the survey plat.
- ☐ if private and recorded, the volume and page of the recorded document which contains its specific location must be shown on the survey plat, and cited in the tract description with specific connecting location references.
- ☐ if recorded, a copy of the easement bearing the volume and page must also be submitted to verify width and complete legal access to VLB Requirements.
- ☐ defines the "nature" of the "Public Road" (i.e., whether it / or they are designated to be within a county road maintenance system, state or federal highway, or city street) and must be stated in the tract description and plat.
- ☐ if multiple easements are used, each segment must connect with and contain the calls to the segment(s) to which it connects.

THE STATE OF TEXAS I KNOW ALL MEN BY THESE PRESENTS: That John H. Thompson and Colene Jean Thompson, COUNTY OF BOSQUE I of BOSQUE County, Texas, for and in consideration of the sum of Ten Dollars Dollars (\$10.00) to (us) in hand paid by COMMUNITY PUBLIC SERVICE COMPANY (a corporation), have granted, sold and conveyed and by these presents do grant, sell and convey unto COMMUNITY PUBLIC SERVICE COMPANY hereinafter called "the Company", and its successors and assigns, an easement or right-of-way for an electric transmission line, with 10 poles, No guys, and other facilities, along the general course now located by the Company, over, across, along, and upon the following described lands located in Bosque County, Texas, to-wit:

430.05 acres out of the Jas. A. McCullough Survey, Abstract No. 524, deeded to John H. Thompson, et ux, by Harry F. Yocham, et ux, More fully described in deed recorded in Vol. 187, page 300, of the Deed Records of Hamilton County, Texas. (Described in 4 tracts in said deed).

BEGINNING at station 299/99 in the West line of 3rd tract described in said deed from which the S.W. corner of said 4th tract bears S. 30 E. 3378 feet; THENCE S. 87 deg. 42' E. 4146 feet to station 341/45 in the East line of First Tract described in said deed, from which the S.E. corner bears S. 30 E. 2250 feet. Community Public Service Co. agrees to pay for any and all damages in the construction and maintenance of said line.

Gate will be installed as per instructions from Mr. Thompson.

together with the right of ingress and egress to or from said right-of-way for the purpose of constructing, inspecting, maintaining, and removing said line and appurtenances; the right to relocate along the same general direction of said lines; the right to remove from said lands all trees and parts thereof or other obstructions, which endanger or may interfere with the efficiency of said line, or its appurtenances; and the right of exercising all other rights hereby granted.

TO HAVE AND TO HOLD the above described easement and rights unto the said Company, its successors and assigns, until said line shall be abandoned.

WITNESS OUR HAND(S) this 8 day of Jan., 1964.

John H. Thompson
Colene Jean Thompson

JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS I BEFORE ME, the undersigned, a Notary Public in and for said County and COUNTY OF BOSQUE I State, on this day personally appeared John H. Thompson and Colene Jean Thompson, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Colene Jean Thompson, wife of the said John H. Thompson, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Colene Jean Thompson, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 8 day of Jan., 1964.

(L.S.) Word Main

Notary Public in and for Bosque County, Texas.

FILED FOR RECORD March 6, 1964 at 9:00 A.M. and recorded March 6, 1964 at 11:00 A.M.

Patsy Owen

DEPUTY

Jimmie B. Hill

COUNTY CLERK

-0-