



**WALTERS**  
**LAND SURVEYING COMPANY, LLC**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
FIRM NO. 101306-00

105 N. Mason Street  
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March 4, 2022

0679-4360-6

Field Notes For:

A 36.88 acre tract of land in the Charles Morgan Survey A-493, Montague County, Texas and being part of a tract of land described in deed to Sicking Real Estate, LLC recorded in File No. 2200527, Official Public Records, Montague County, Texas and being more particularly described as follows:

BEGINNING at a point in the southwest line of the Joshua J. Hennis Survey A-327 and in the northeast line of said Morgan Survey and in the northeast line of Dewey Road for the east corner of a tract of land described in deed to Victor Marshall recorded in Volume 172, Page 318, Real Records, Montague County, Texas and for the most northerly north corner of said Sicking Real Estate tract from which a two inch iron post bears South 38°18'46" West 71.15 feet;

THENCE South 43°12'34" East with the southwest line of said Hennis Survey and with the northeast line of said Morgan Survey and with the northeast line of said road 60.66 feet to a point from which an iron rod set bears South 38°18'46" West 70.59 feet;

THENCE South 38°18'46" West at 70.59 feet pass said iron rod in the southwest line of said road as fenced and continuing in all 1226.76 feet to an iron rod set for corner;

THENCE South 45°00'00" East at 380.58 feet pass an iron rod set for reference and continuing in all 398.82 feet to a point in Little Dry Valley Creek and in the northwest line of a tract of land described in deed to Phyllis Teakell recorded in File No. 1704844, Official Public Records, Montague County, Texas and in the southeast line of said Sicking Real Estate tract;

THENCE with the meanders of said creek the following calls:

THENCE South 53°09'42" West 683.58 feet;

THENCE South 44°48'59" West 80.28 feet;

THENCE South 20°44'06" West 290.18 feet;

THENCE South 16°54'38" West 322.78 feet to a point for the east corner of a tract of land described in deed to Equity Trust Company Custodian FBO Jeffrey Sicking, IRA recorded in File No. 2200531, Official Public Records, Montague County, Texas and for the west corner of said Teakell tract and for the south corner of said Sicking Real Estate tract from which a three inch iron post bears South 72°20'52" East 26.48 feet;

THENCE North 70°33'13" West with the northeast line of said Equity Trust Company tract 337.70 feet to the remains of a cross tie fence corner in the southwest line of said Sicking Real Estate tract;

THENCE North 71°42'50" West 929.22 feet to a point in the southeast line of a tract of land described as tract one in deed to J. R. Reynolds recorded in Volume 82, Page 537, Deed Records, Montague County, Texas for the north corner of said Equity Trust Company tract and for the west corner of said Sicking Real Estate tract from which a cedar post bears North 29°14'20" East 12.43 feet;

THENCE North 42°41'55" East with the northwest line of said Sicking Real Estate tract 402.80 feet to a cedar post for the south corner of a tract of land described in deed to Marshall Ranch, LLC recorded in File No. 1904154, Official Public Records, Montague County, Texas and for the east corner of said Reynolds tract one;

THENCE North 58°41'47" East with the general course of a fence and the southeast line of said Marshall Ranch tract 760.78 feet to a cross tie fence corner in the northwest line of said Sicking Real Estate tract;

THENCE North 33°33'22" East with the general course of a fence 918.88 feet to a point in the southwest line of said Marshall tract and in the northeast line of said Marshall Ranch tract for the most westerly north corner of said Sicking Real Estate tract from which a three inch iron post bears North 33°33'22" East 1.08 feet;

THENCE South 52°55'09" East 495.86 feet to a three inch iron post for the south corner of said Marshall tract and for an inner corner of said Sicking Real Estate tract;

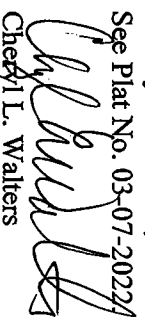
THENCE North 38°18'46" East with the general course of a fence at 914.95 feet pass said two inch iron post in the southwest line of said road as fenced and continuing in all 986.10 feet to the POINT OF BEGINNING.

The foregoing field notes were prepared from a survey made on the ground under my supervision.

There are no visible easements or encroachments except as shown.

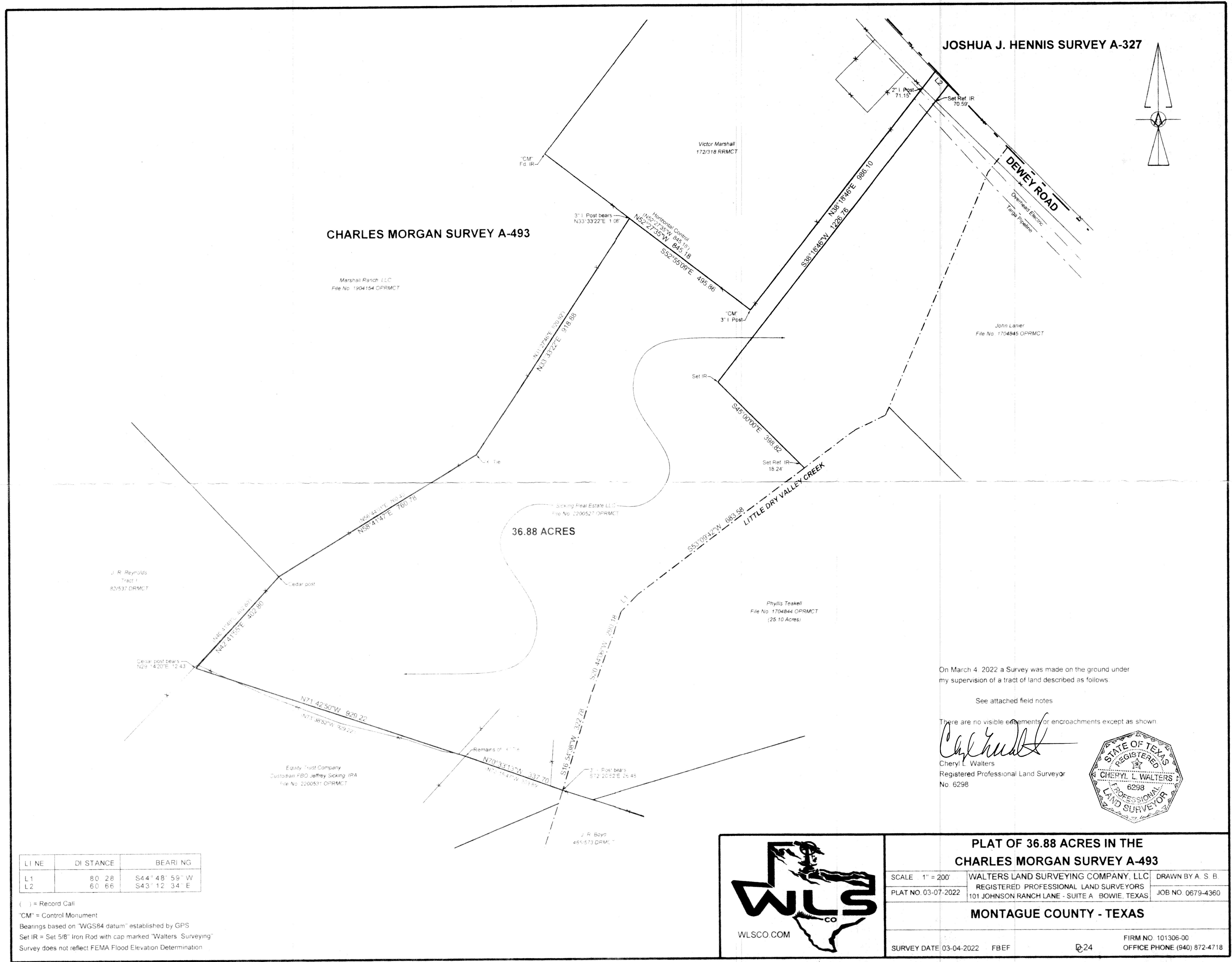
Surveyed March 4, 2022.

See Plat No. 03-07-2022A



Cheryl L. Walters

Registered Professional Land Surveyor No. 6298



CHARLES MORGAN SURVEY A-493

JOSHUA J. HENNIS SURVEY A-327

DEWEY ROAD

"CM" Fd. IR

Victor Marshall  
172/318 RRMCT

3" I. Post bears  
N33°33'22"E 1.08'

Horizontal Control  
(N52°27'05"W 845.16')  
N52°27'05"W 845.16'

N38°18'46"E 986.10'  
N38°18'46"W 1226.16'

Set Ref. IR  
70.59'

Overhead Electric  
Tangle Pipeline

Marshall Ranch LLC  
File No. 1904154 OPRMCT

John Lanier  
File No. 1704845 OPRMCT

"CM" 3" I. Post

Set IR

Set Ref. IR  
18.24'

S45°00'00"E 398.82'  
S53°09'42"W 683.58'

36.88 ACRES

Sicking Real Estate LLC  
File No. 2200527 OPRMCT

Phyllis Teakell  
File No. 1704844 OPRMCT  
(25.10 Acres)

J. R. Reynolds  
Tract 1  
82/537 DRMCT

Equity Trust Company  
Custodian FBO Jeffrey Sicking, IRA  
File No. 2200531 OPRMCT

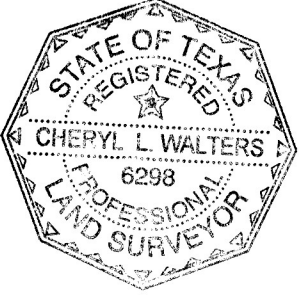
J. R. Boyd  
465/573 DRMCT

On March 4, 2022 a Survey was made on the ground under my supervision of a tract of land described as follows:

See attached field notes

There are no visible easements or encroachments except as shown

Cheryl L. Walters  
Registered Professional Land Surveyor  
No. 6298



LINE	DI STANCE	BEAR I NG
L1	80.28	S44°48'59"W
L2	60.66	S43°12'34"E

( ) = Record Call  
"CM" = Control Monument  
Bearings based on "WGS84 datum" established by GPS  
Set IR = Set 5/8" Iron Rod with cap marked "Walters Surveying"  
Survey does not reflect FEMA Flood Elevation Determination



PLAT OF 36.88 ACRES IN THE CHARLES MORGAN SURVEY A-493			
SCALE 1" = 200'	WALTERS LAND SURVEYING COMPANY, LLC REGISTERED PROFESSIONAL LAND SURVEYORS 101 JOHNSON RANCH LANE - SUITE A BOWIE, TEXAS	DRAWN BY A. S. B.	JOB NO. 0679-4360
MONTAGUE COUNTY - TEXAS			
SURVEY DATE 03-04-2022	FBF	24	FIRM NO. 101306-00 OFFICE PHONE (940) 872-4718