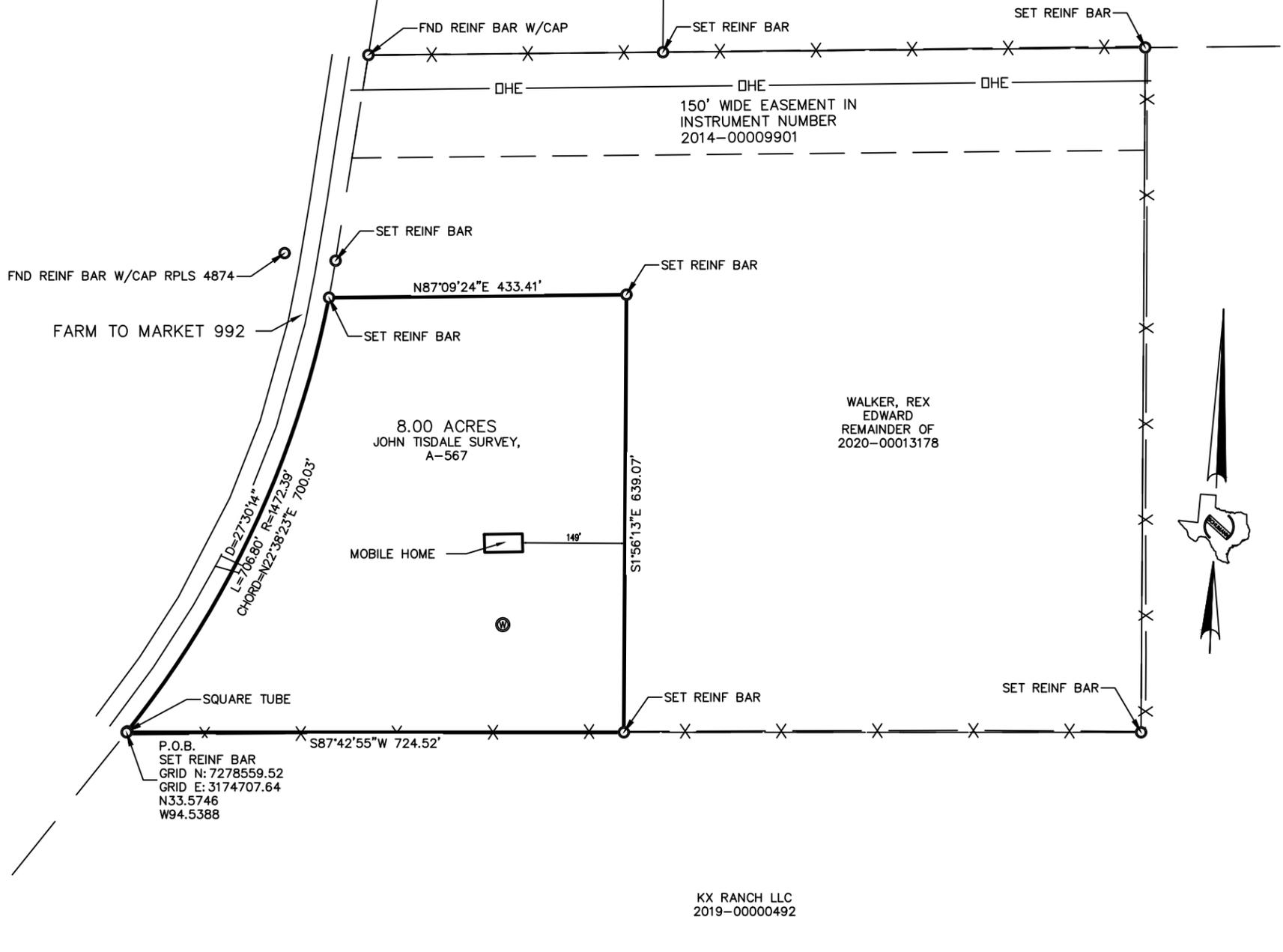


BIRDS NEST PROPERTIES LLC  
2022-5478

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ROSALYN  
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NEAL, MARY  
WILLIAM M MAHONE  
SURVEY  
A-395



FIELD NOTE DESCRIPTION OF A 8.00 ACRE TRACT OF LAND LOCATED IN THE JOHN TISDALE SURVEY, ABSTRACT 567, BOWIE COUNTY, TEXAS, BEING A PART OF THAT TRACT OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED TO DIANE BURKE SMITH, DATED OCTOBER 14, 2020, RECORDED IN INSTRUMENT NUMBER 2020-00013178, REAL PROPERTY RECORDS, BOWIE COUNTY, TEXAS. SAID 8.00 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR SET (N:7278559.52, E:3174707.64) IN THE EAST RIGHT OF WAY LINE OF FARM TO MARKET 992 FOR THE SOUTHWEST CORNER OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN SAID INSTRUMENT NUMBER 2020-00013178;

THENCE ALONG A CURVE WITH A RADIUS OF 1472.39' AND A DELTA ANGLE OF 27°30'14", AND A CHORD BEARING OF NORTH 22°38'23" EAST 700.03 FEET, AT 1.80' FEET PASSING A SQUARE TUBE FOUND, CONTINUING ALONG SAID CURVE FOR A TOTAL DISTANCE OF 706.80' TO A REINF BAR SET IN THE EAST RIGHT OF WAY LINE OF SAID FARM TO MARKET 992 FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 87°09'43" EAST 433.41 FEET TO A REINF BAR SET FOR THE NORTHEAST CORNER OF THIS TRACT

THENCE SOUTH 1°56'13" EAST 639.07 FEET TO A REINF BAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 87°42'55" WEST 724.52 FEET TO THE PLACE OF BEGINNING.

AREA, BEARINGS AND DISTANCES SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.

NOTES:

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF TITLE COMMITMENT. NOT ALL EASEMENTS OR MATTERS OF TITLE MAY BE SHOWN.

THIS SURVEY DOES NOT GUARANTEE OWNERSHIP.

MONUMENTS ARE A 1/2" REINFORCING BAR SET WITH PLASTIC CAP STAMPED "SCHUMANN" UNLESS OTHERWISE NOTED.

**Surveyor Certification**

TO THE LIENHOLDERS, DIANE BURKE SMITH

(OWNER) OF THE PREMISES AND TO THE ISSUING TITLE INSURANCE UNDERWRITER:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO KNOWN DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS-OF-WAY, EXCEPT AS SHOWN HEREON.

DATED THIS 23RD DAY OF APRIL, 2024

*[Signature]*

RJ DAUM  
TEXAS RPLS 4826



**LEGEND:**

- MONUMENT AS DESCRIBED
- PROPERTY LINE
- ADJOINING PROPERTIES
- UTILITY EASEMENT
- FENCE LINE
- OVERHEAD ELECTRIC
- WATER WELL

**SURVEY**

A 8.00 ACRE TRACT OF LAND,  
LOCATED IN THE,  
JOHN TISDALE SURVEY,  
ABSTRACT 567,  
BOWIE COUNTY, TEXAS

SCALE: 1" = 200'

PROJECT: 80155  
JOB NO: 80155



**SCHUMANN**  
SURVEYING, INC.

A LATERAL LAND COMPANY

TEXAS FIRM No. 10149500

412 BROADWAY AVENUE  
MAUD, TEXAS 75567

Office (903) 417-2914