

FIELD NOTE DESCRIPTION OF A 30.00 ACRE TRACT OF LAND LOCATED IN THE JOHN PRICE TIMBER SURVEY, ABSTRACT 674, RED RIVER COUNTY, TEXAS. BEING OUT OF THAT 68.23 ACRE TRACT OF LAND, DESCRIBED IN WARRANTY DEED FROM LAURA DIANN GRAYSON TO SHANE EVANS AND WIFE, SHELLY EVANS. DEED DATED AUGUST 27, 2015, RECORDED IN VOLUME 709, PAGE 239, DEED RECORDS OF RED RIVER COUNTY, TEXAS. SAID 30.00 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A FENCE POST FOUND (N: 7223137.85, E: 2975770.67) FOR THE NORTHWEST CORNER OF THIS TRACT, SAME BEING THE NORTHWEST CORNER OF SAID EVANS TRACT;

THENCE NORTH  $89^{\circ}51^{\circ}56^{\circ}$  EAST 821.16 FEET TO A REINF BAR SET IN THE NORTH LINE OF SAID EVANS TRACT FOR THE NORTHERN MOST NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 2°24'08" EAST 243.43 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE NORTH 89°51'56" EAST 745.55 FEET TO A REINF BAR SET IN THE WEST LINE OF COUNTY ROAD 1460 FOR A CORNER OF THIS TRACT:

THENCE SOUTH 2°24'08" EAST 709.38 FEET TO A REINF BAR SET IN THE WEST LINE OF COUNTY ROAD 1460 AND THE WEST LINE OF SAID EVANS TRACT FOR THE SOUTHEAST CORNER OF THIS TRACT:

THENCE SOUTH 89°51'56" WEST 1559.48 FEET TO A REINF BAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 2°50'11" WEST 953.12 FEET TO THE PLACE OF BEGINNING.

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.

## LEGEND:

FENCE LINE UTILITY POLE MONUMENT AS DESCRIBED PROPERTY LINE

ADJOINING PROPERTIES

## SURVEY

A 30.00 ACRE TRACT OF LAND, LOCATED IN THE,

JOHN PRICE TIMBER SURVEY. ABSTRACT 674,

RED RIVER COUNTY, TEXAS

**SCHUMANN** ENGINEERING GO. A LATERAL LAND COMPANY CIVIL ENGINEERING - LAND SURVEYING

TEXAS FIRM No. F1880 - TEXAS FIRM No. 10149500

SCALE: 1" = 200'

(903) 417-2914

PROJECT: 78533 JOB NO.: 78533

412 BROADWAY AVENUE MAUD, TEXAS 75567

Surveyor Certification

SHANE EVANS TO THE LIENHOLDERS,

(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.

DAUM

4826

EXCEPT AS SHOWN HEREON.

DATED THIS 31ST DAY OF OCTOBER, 2022

RJ DAUM TEXAS RPLS 4826

BEARINGS AND DISTANCES SHOWN ARE GRID BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS NORTH CENTRAL

ZONE, NORTH AMERICAN DATUM OF 1983.

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.



NOTES: