

JDS SURVEYING, INC.

T.B.P.E.L.S. Firm Registration No. 10194118
159 W. MAIN - VAN, TX 75790 – Phone: (903) 963-2333

11.00 ACRES

All that certain lot, tract or parcel of land located within the R. C. Wilson Survey, Abstract No. 873 of Bosque County, Texas, and being a portion of a called 230 acre tract as described in a deed from James Arnold Clements and Elvice M. Clements to Allen Shows and Robert Shows, dated June 25, 2004 and recorded in Volume 568, Page 685 of the Official Public Records of Bosque County, Texas, and this 11.00 acre tract being more fully described as follows:

BEGINNING at a 1/2" Iron Rod Set for corner in the Northwest line of County Road 3535 and the Southeast line of said 230 acre tract, from which a 1/2" Iron Rod Found at the South corner of said 230 acre tract and at the intersection of the Northeast line of County Road 3545 with the Northwest line of said County Road 3535 bears South 57 deg. 43 min. 42 sec. West, a distance of 1,249.45 feet;

THENCE across said 230 acre tract, the following three (3) courses and distances:

North 33 deg. 08 min. 31 sec. West, a distance of 1,562.85 feet to a 1/2" Iron Rod Set for corner;

North 57 deg. 43 min. 42 sec. East, a distance of 306.63 feet to a 1/2" Iron Rod Set for corner;

South 33 deg. 08 min. 31 sec. East, a distance of 1,562.85 feet to a 1/2" Iron Rod Set for corner in the Northwest line of said County Road 3535 and the Southeast line of said 230 acre tract, from which a 1/2" Iron Rod Found at the East corner of said 230 acre tract, same being the most southerly corner of a called 9.966 acre tract as described in a deed from Tammy Sue Dow to Jonathon Kyle Fields, dated August 21, 2015 and recorded in Document No. 2015-00002453 bears North 57 deg. 43 min. 42 sec. East, a distance of 2,289.94 feet;

THENCE South 57 deg. 43 min. 42 sec. West, with the Northwest line of said County Road 3535 and the Southeast line of said 230 acre tract, a distance of 306.63 feet to the POINT OF BEGINNING AND CONTAINING 11.00 ACRES OF LAND. See Map No. 1492-TRACT 8 prepared in conjunction with these field notes. The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX Central Zone – NAD 83). I, Ryan J. Maxfield, do hereby state that the field notes hereon were prepared from a survey made on the ground under my supervision during the month of December, 2019.

GIVEN UNDER MY HAND & SEAL, this the 6th day of March, 2020.


Ryan J. Maxfield
Registered Professional Land Surveyor
State of Texas No. 6763



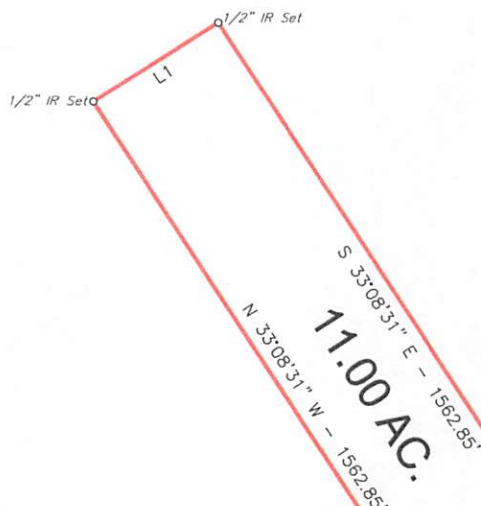
PLAT OF SURVEY

R. C. WILSON
SURVEY, A-873



SCALE: 1" = 300'

CALLED 230 ACRES
JAMES ARNOLD CLEMENTS
AND ELVICE M. CLEMENTS
TO
ALLEN SHOWS AND
ROBERT SHOWS
JUNE 25, 2004
VOLUME 568, PAGE 685



1/2" IR Set
1/2" IR Found bears:
N 57°43'42" E - 2289.94'

P.O.B.: 1/2" IR Set
1/2" IR Found bears:
S 57°43'42" W - 1249.45'

LINE	BEARING	DISTANCE
L1	N 57°43'42" E	306.63'
L2	S 57°43'42" W	306.63'

NOTE: FIELD NOTES TO ACCOMPANY THIS PLAT.

NOTE: NO ATTEMPT WAS MADE TO LOCATE
UNDERGROUND PIPELINE OR UTILITIES.

NOTE: THIS SURVEY WAS COMPLETED WITHOUT
THE BENEFIT OF AN ABSTRACT OF TITLE.
THERE MAY BE EASEMENTS OF OTHER MATTERS
OF RECORD NOT SHOWN.

0 300 600 900

The bearings hereon were oriented to agree with Grid North and were
derived by the use of G.P.S. equipment. (TX Central Zone - NAD 83)

I, Ryan J. Maxfield, do hereby state that this plat
represents a survey made on the ground under my
supervision during the month of December, 2019.

GIVEN UNDER MY HAND & SEAL, this the
6th day of March, 2020.

Ryan J. Maxfield
RYAN J. MAXFIELD - R.P.L.S. No. 6763



(Call Overall:
S 59°14'44" W - 3846.23')
C.R. 3535

CALLLED 1518.02 ACRES
JOSEPH A. OWENS II AND WIFE,
ROBERTA MARCHMAN OWENS
TO
LOGAN RANCH PARTNERS, LP
NOVEMBER 30, 2013
DOCUMENT NO. 2013-00003934

T. & N. O. RR. CO.
SURVEY, A-816



JDS SURVEYING, INC.
WWW.JDSSURVEY.COM

PROFESSIONAL SURVEYING & MAPPING
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159 W. Main, Van, TX 75790 - Phone: (903) 963-2333

LEGEND	
Barbed Wire Fence	— X —
Pipeline	— E —
Pipe Fence	— —
IRF	IRON ROD FOUND
IRS	IRON ROD SET
PFC	POINT FOR CORNER

PLAT OF SURVEY
11.00 ACRES LOCATED IN THE
R. C. WILSON SURVEY, A-873
BOSQUE COUNTY, TEXAS

DRAWN BY: SJ	SCALE: 1" = 300'
SURVEYED BY: MA	REF: Valley Mills - Tract 8
DATE: 3-6-2020	FILE NO: 1492-TRACT 8.DWG