



FIELD NOTES

Dated: July 30, 2021

SITUATED in the State of Texas and County of Montague, being part of the A. M. Moore Survey, Abstract No. 1247, being all of a called 19.33 acre tract as recorded in Volume 826, Page 586 of the Deed Records of Montague County, Texas, said premises being more particularly described as follows:

BEGINNING at a fence corner post found marking the southwest corner of said premises and said Moore Survey;

THENCE with the west line of said premises and said survey, North 01°07'53" East, 1,735.82 feet to a fence corner post found marking the northwest corner of said premises;

THENCE with the north line of said premises, South 45°10'37" East, passing an old wire fence at 1232.60 feet and continuing in all 1,260.12 feet to a capped iron rod set marking the northeast corner of said premises, said corner being in the curving right-of-way line of F. M. Highway No. 101;

THENCE with said road, the east line of said premises and said curve to the left having a radius of 2,864.94 feet, a chord of South 41°45'21" West, 1,125.69 feet, and an arc distance of 1,133.06 feet to a capped iron rod set marking the southeast corner of said premises;

THENCE departing said road and with the south line of said premises, South 87°36'41" West, 178.55 feet to the point of beginning and containing 18.846 acres of land.

CERTIFICATION

To: Crosstimbers Title Company

I hereby certify that this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and areas of the subject property and if shown the location and type of buildings and other visible improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way of which I have been informed of by title commitment or survey request, or other source, affecting the subject property.

Joel Wilhite
 Registered Professional Land Surveyor, No. 5190

NOTE: 1) Source bearing is based on GPS recordings North Central Texas Zone. 2) CM = Controlling Monuments. 3) Surveyors seal will appear in red ink on original survey plats. 4) This Survey was performed with the benefit of title commitment no 350-21 effective April 5, 2021. 5) The property is affected by blanket easements recorded in Vol. 134, Pg. 95.

Note: Topography shown on this plat is for informational purposes only. This site has numerous trees and needs a more comprehensive topography before designing any structures or drainage.


 Wilhite Land Surveying, Inc.
 PO Box 407
 Valley View, Texas 76272
 940-726-6150
 Fax 940-726-6151
 www.wilhitelandsurveying.net
 Firm No. 10083800

Job No. 20211925

