

L.OWNINGS SURVEY,
ABSTRACT NO.583

STEADHAM
VOL.850 PG.246
DRMCT

ALNA LTD
VOL.327 PG.604
RRMCT

22.57'
S60° 41'52"E

G.ARLEDGE SURVEY,
ABSTRACT NO.1016

C.A.ROHRBACHER
SURVEY
ABSTRACT NO.645

B.B.B. & C.R.R. CO.
SURVEY, ABSTRACT NO.88

WEBER
VOL.213 PG.310
RRMCT

145.83 ACRES
OWNER OF RECORD
MARK A. SELF
and wife, BIRGIT A. SELF
DOC NO.1700926
ORMCT

POINT OF
BEGINNING

J.M.BRYANT SURVEY
ABSTRACT NO.119

152.57'
N46° 51'54"E

959.95'
N42° 2'29"W

1529.68'
S47° 57'31"W

US 677
PER RIGHT OF WAY EASEMENT
VOL. 418 PG. 63
DRMCT

GRAVEL
ROAD

CATTLE
GUARD

METAL
BUILDING

PP

PP

PP

PP

PP

PP

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PP

Δ= 5° 20' 5" (RT)
L= 533.47'
R= 5729.58
CHORD= S45° 17'29"W
533.27'

452.48'
N42° 37'26"E

FOUND
100d
NAIL

FIR

WALDEN
VOL.137 PG.200
RRMCT

354.02'
S71° 53'10"E

THE STATE OF TEXAS
COUNTY OF MONTAGUE

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND
SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT
THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED
FROM AN ACTUAL SURVEY OF THE PROPERTY MADE
UNDER MY SUPERVISION ON THE GROUND.

JASON G. SWAIM RPLS #5550

LEGEND

1/4" F.I.R. ● FOUND IRON ROD
S.I.R. ○ FND IRON ROD WITH
YELLOW CAP
- x - x - EXISTING FENCE LINE
— OHE — OVERHEAD ELECTRIC LINE
PP POWER POLE
----- PROPERTY LINE
—— SURVEY LINE
IPFC IRON PIPE FENCE CORNER

LEGAL DESCRIPTION

BEING 145.83 acres of land, more or less, in the J. M. Bryant Survey, Abstract No. 119, and in the B.B.B. & C.R.R. CO. Survey, Abstract No. 88, Montague County, Texas, and being part of that certain tract described in Warranty Deed to Mark A. Self and wife Birgit A. Self, of record in Document No. 1700926, Official Records of Montague County, Texas, said 145.83 acres being more particularly described as follows:

BEGINNING at a set iron rod on the northwest line of said Bryant Survey in an existing wire fence, from which a found 2 inch pipe fence corner post at the north corner of said Bryant Survey bears N 46 deg. 51 min. 54 sec. E a distance of 152.57 feet;

THENCE N 46 deg. 51 min. 54 sec. E a distance of 152.57 feet to said found 2 inch pipe fence corner post at the north corner of said Bryant Survey, for corner;

THENCE N 42 deg. 52 min. 38 sec. W a distance of 886.31 feet to a found 100d nail for corner at the west corner of said B.B.B. & C.R.R. CO. Survey;

THENCE N 47 deg. 50 min. 49 sec. E a distance of 826.06 feet to a found 2 inch pipe fence corner post for corner on the northwest line of said B.B.B. & C.R.R. CO. Survey;

THENCE S 60 deg. 41 min. 52 sec. E a distance of 22.57 feet to a found 3 inch pipe fence corner post for corner;

THENCE S 69 deg. 59 min. 56 sec. E a distance of 2902.62 feet to a found iron rod for corner;

THENCE S 43 deg. 42 min. 46 sec. W a distance of 28.08 feet to a found 100d nail for corner;

THENCE S 46 deg. 13 min. 56 sec. E a distance of 703.17 feet to a found iron rod for corner;

THENCE S 71 deg. 53 min. 10 sec. E, passing a found 2 inch pipe fence corner post at a distance of 298.25 feet, in all a total distance of 354.02 feet to a point for corner in the middle of US 677 (Easement Vol. 418 page 63, DRMCT);

THENCE N 42 deg. 37 min. 26 sec. E, along said middle of US 677, a distance of 452.48 feet to a point for corner at the beginning of a curve to the right having a radius of 5729.58 feet, a central angle of 05 deg. 20 min. 05 sec., and a long chord that bears S 45 deg. 17 min. 29 sec. W a distance of 533.27 feet;

THENCE along said curve to the right and with said middle of US 677, a distance of 533.47 feet to a point for corner at the end of said curve to the right;

THENCE S 47 deg. 57 min. 31 sec. W with said middle of US 677, a distance of 1529.68 feet, to a point from which a set iron rod bears N 42 deg. 02 min. 29 sec. W a distance of 50.00 feet;

THENCE N 42 deg. 02 min. 29 sec. W passing said set iron rod at a distance of 50.00 feet, in all a total distance of 959.95 feet to the POINT OF BEGINNING, and containing 6,352,338 square feet or 145.83 acres, more or less, of which 2.87 acres lie within the right of way of US 677.

BOUNDARY SURVEY
OF

145.83 ACRES

BEING PART OF

B.B.B. & C. R.R. CO. SURVEY
ABSTRACT NO.88

AND

J.M.BRYANT SURVEY
ABSTRACT NO.119

MONTAGUE COUNTY, TEXAS

OCTOBER 12, 2020

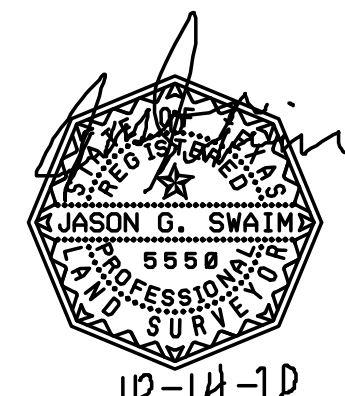
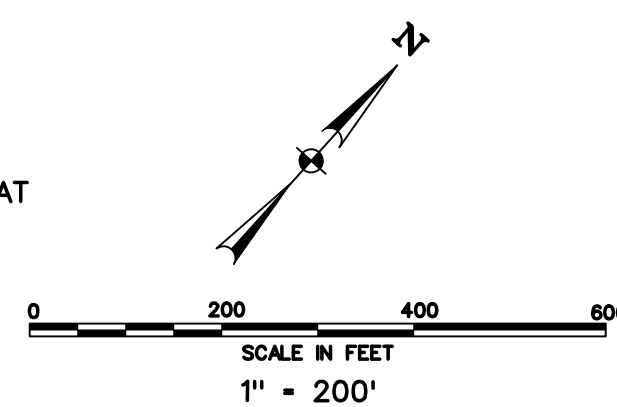
NOTES:

1. BASIS OF BEARING FOR THIS SURVEY IS US STATE PLANE 1983, NORTH CENTRAL TEXAS ZONE 4202, NAD 1983, USING GEOID 12A (CONUS)

2. TITLE POLICY TO BE ISSUED BY CROSS TIMBERS TITLE CO.

3. SWAIM PROJECT #20136 SELF 142.56 AC TR, MCT

4. TEXAS LICENSE SURVEY FIRM NO. 100736-00



PREPARED BY:

SWAIM
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