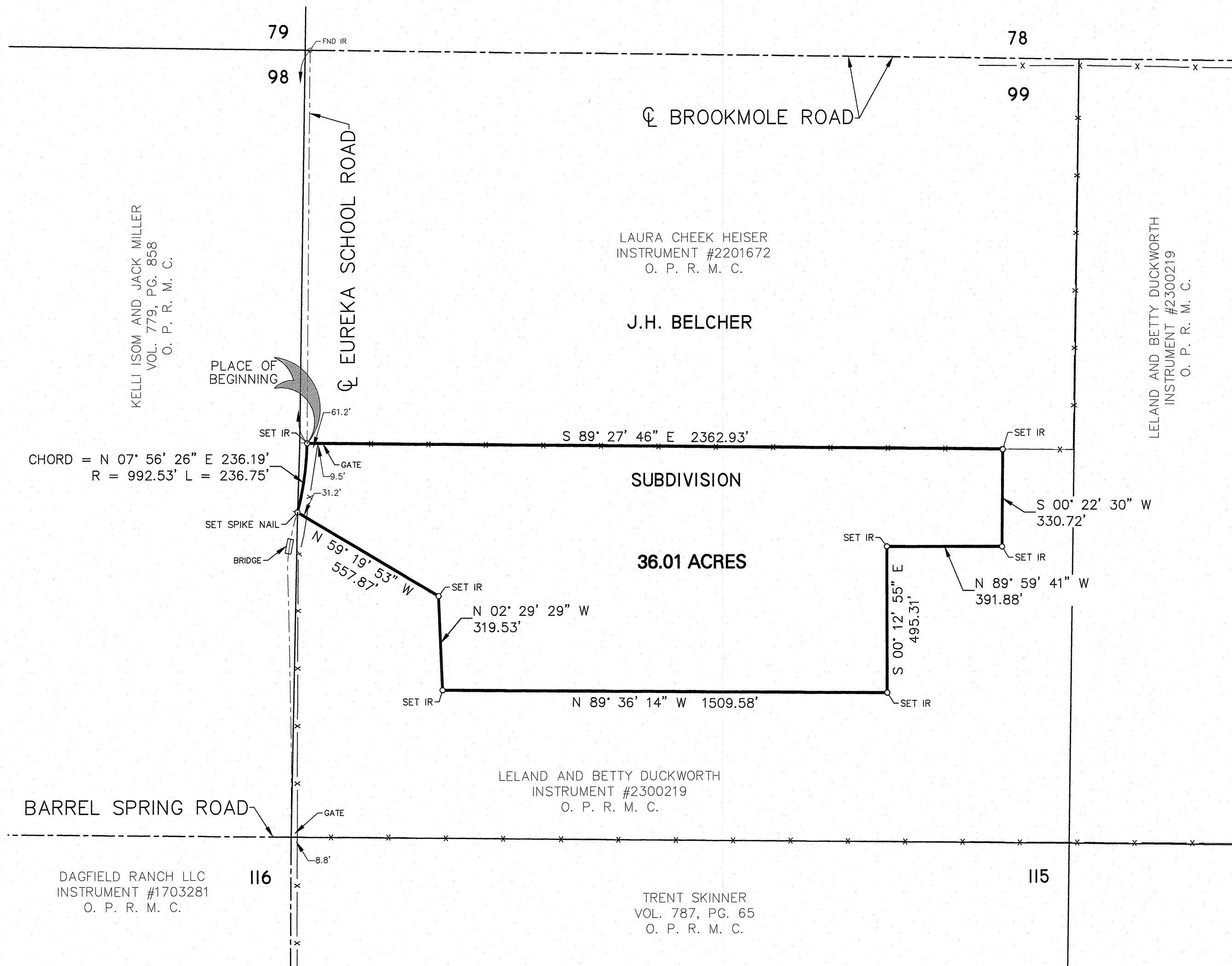


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FIELD NOTES

FIELD NOTES OF 36.01 ACRES OUT OF THE BLOCK 99, J.H. BELCHER SUBDIVISION, MONTAGUE COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod set in the centerline of Eureka School Road in the West line of a tract of land conveyed to Leland and Betty Duckworth by deed recorded in Instrument #2300219, Official Public Records of Montague County, in the East line of a tract of land conveyed to Kelli Isom and Jack Miller by deed recorded in Volume 779, Page 858, Official Public Records of Montague County and at the Southeast corner of a tract of land conveyed to Laura Cheek Heiser by deed recorded in Instrument #2201672, Official Public Records of Montague County, for the Northwest corner of this tract;

THENCE S 89° 27' 46" E, with the South line of said Heiser tract at 61.2 feet pass a fence line and continuing on the same course a total distance of 2362.93 feet to an iron rod set, for the Northeast corner of this tract;

THENCE S 00° 22' 30" W a distance of 330.72 feet to an iron rod set, for the most Easterly Southeast corner of this tract;

THENCE N 89° 59' 41" W a distance of 391.88 feet to an iron rod set, for an angle corner of this tract;

THENCE S 00° 12' 55" E a distance of 495.31 feet to an iron rod set, for most Southerly Southeast corner of this tract;

THENCE N 89° 36' 14" W a distance of 1509.58 feet to an iron rod set, for the most Southerly Southwest corner of this tract;

THENCE N 02° 29' 29" W a distance of 319.53 feet to an iron rod set, for an angle corner of this tract;

THENCE N 59° 19' 53" W a distance of 557.87 feet to a spike nail set in the centerline of Eureka School Road in the East line of said Duckworth tract and the West line of said Isom and Miller tract at the beginning of a curve to the left having a radius of 992.53 feet, for most Westerly Southwest corner of this tract;

THENCE Northeasterly with the centerline of Eureka School Road, the West line of said Duckworth tract and the East line of said Isom and Miller tract and said curve to the left an arc length of 236.75 feet (Chord = N 07° 56' 26" E a distance of 236.19 feet) to the PLACE OF BEGINNING and containing 36.01 acres of land, of which 0.17 acre lies within the easement of Eureka School Road.

The herein described property does not lie within the Special Flood Hazard Areas inundated by 100 Year Flood as delineated on the Flood Insurance Rate Map for Montague County, Texas,

Panel Number: 48337C01750,

Dated: 8/16/2011,

as published by the U.S. Department of Homeland Security, Federal Emergency Management Agency.

Flood Zone designation is Zone X.

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

BASIS OF BEARINGS ARE NAD 83 - TEXAS NORTH CENTRAL

BOUNDARY SURVEY OF 36.01 ACRES OUT OF BLOCK 99 J.H. BELCHER SUBDIVISION MONTAGUE COUNTY, TEXAS

DRAWN	IMM
CHECKED	DGS
APPROVED	DGS
PHONE (940)723-1455	
WO#23-1205	

CORLETT, PROBST & BOYD, P.L.L.C.
ENGINEERS - SURVEYORS
4605 OLD JACKSBORO HIGHWAY
WICHITA FALLS, TEXAS 76302

TBPLS-100541-00

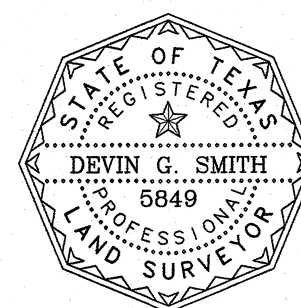
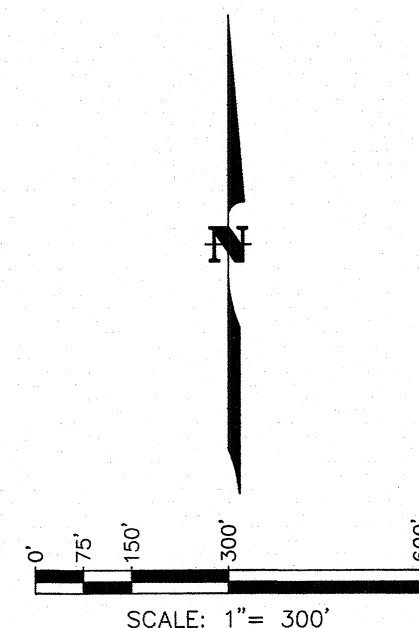
SCALE: 1" = 300'

JANUARY, 2024

SHEET 1 OF 1

LEGEND

PP	POWER POLE
E	EXISTING ELECTRIC LINE
X	EXISTING FENCE
FND IR	PROPERTY CORNER (AS NOTED)



DEVIN G. SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5849