



WALTERS
LAND SURVEYING COMPANY, LLC
REGISTERED PROFESSIONAL LAND SURVEYORS
FIRM NO. 101306-00

105 N. Mason Street
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Bowie, Texas 76230

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OFFICE: (940) 872-4718

December 5, 2021

0368-1374-1

Field Notes For:

A 31.25 acre tract of land in Block 78 and Block 91 Panola County School Land Survey A-587, Montague County, Texas and being the same tract of land described as 8.50 acres in deed to Montague River Crossers, LLC recorded in File No. 2103159, Official Public Records, Montague County, Texas and being the same tract of land described as 22.75 acres in deed to Montague River Crossers, LLC recorded in File No. 2102081, Official Public Records, Montague County, Texas and being more particularly described as follows:

BEGINNING at an iron rod set in the northeast right of way of U. S. Highway No. 287 for the west corner of a tract of land described in deed to SRVP Investments, LLC recorded in File No. 2101449, Official Public Records, Montague County, Texas and for the south corner of said Montague River Crossers 22.75 acre tract;

THENCE North $32^{\circ}03'57''$ West with the northeast right of way of said U. S. Highway No. 287 a distance 1271.06 feet to an iron rod set in the southwest line of a tract of land described in deed to W. C. & Donna Gilbert recorded in Volume 813, Page 117, Official Public Records, Montague County, Texas and for the most westerly west corner of said Montague River Crossers 8.50 acre tract;

THENCE North $57^{\circ}58'22''$ East 668.80 feet to an iron rod set for an inner corner of said Montague River Crossers 8.50 acre tract;

THENCE North $32^{\circ}01'05''$ West 339.78 feet to an iron rod set for the most easterly south corner of a tract of land described in deed to Anton and Christian Van Vuuren recorded in File No. 2106240, Official Public Records, Montague County, Texas and for the most northerly west corner of said Montague River Crosser 8.50 acre tract;

THENCE North $57^{\circ}58'22''$ East 414.58 feet to an iron rod set in Oak Circle and in the southwest line of Block 90 and in the northeast line of said Block 91 for the east corner of said Van Vuuren tract and for the north corner of said Montague River Crossers 8.50 acre tract;

THENCE South $44^{\circ}39'02''$ East with said Oak Circle 410.29 feet to the north corner of said Block 78 and for the east corner of said Block 91 and for the south corner of said Block 90 and for the north corner of a

tract of land described in deed to Rhonda Cantu recorded in Volume 40, Page 495, Real Records, Montague County, Texas and for the east corner of said Montague River Crossers 8.50 acre tract from which an iron rod found bears South $45^{\circ}33'58''$ West 15.80 feet;

THENCE South $45^{\circ}33'58''$ West with the northwest line of said Block 78 and with the southeast line of said Block 91 at 15.80 feet pass said iron rod fin the southwest line of said Oak Circle and continuing in all 227.35 feet to an iron rod found for the west corner of said Cantu tract;

THENCE South $44^{\circ}40'02''$ East with the general course of a fence 125.08 feet to a fourteen inch Post oak Tree for corner;

THENCE South $15^{\circ}05'45''$ East with the general course of a fence 284.52 feet to a cross tie fence corner for the south corner of said Cantu tract and for an inner corner of said Montague River Crossers 22.75 acre tract;

THENCE North $48^{\circ}59'33''$ East with the general course of a fence at 212.29 feet pass a cross tie fence corner and continuing in all 212.88 feet to a point in the southwest right of way of State Highway No. 101 for the east corner of said Cantu tract, said point being in a 3039.35 foot radius curve, the center of circle of said curve bears North $70^{\circ}54'06''$ East;

THENCE Southeasterly along said curve to the left through a central angle of $11^{\circ}43'20''$ for an arc length of 621.82 feet to an iron rod set for the north corner of said SRVP Investments tract and for the east corner of said Montague River Crossers 22.75 acre tract;

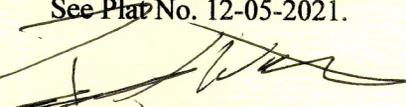
THENCE South $47^{\circ}47'56''$ West 1045.04 feet to the POINT OF BEGINNING.

The foregoing field notes were prepared from a survey made on the ground under my supervision.

There are no visible easements or encroachments except as shown.

Surveyed March 15, 2021, June 10, 2021 and June 1, 2022.

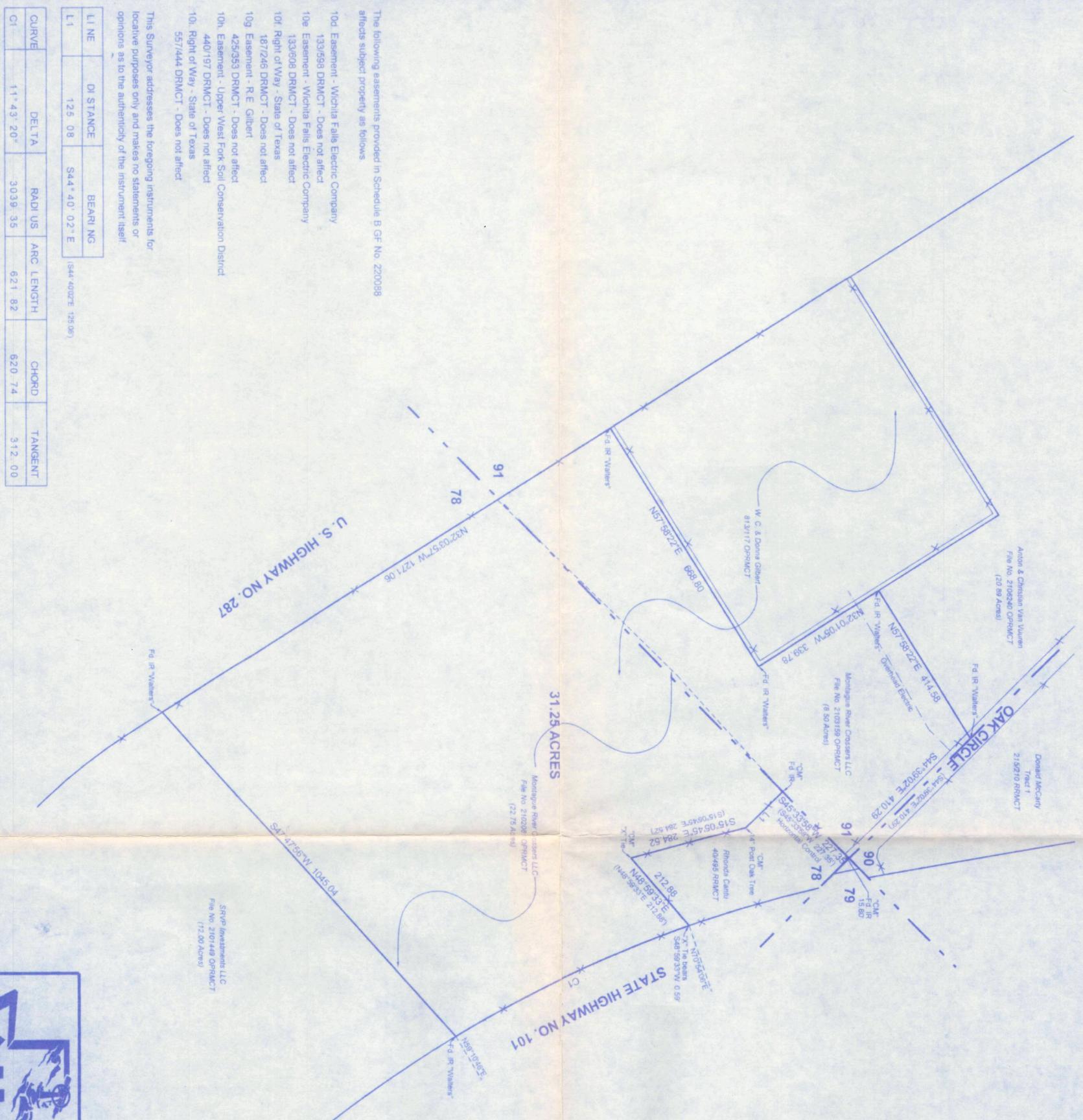
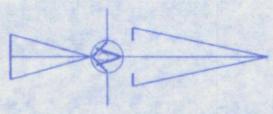
See Plat No. 12-05-2021.



Patrick L. Walters

Registered Professional Land Surveyor No. 4614





The following easements provided in Schedule B GF No. 220088 affects subject property as follows

- 10d Easement - Wichita Falls Electric Company 133/698 DRMCT - Does not affect
- 10e Easement - Wichita Falls Electric Company 133/698 DRMCT - Does not affect
- 10f Right of Way - State of Texas 187/246 DRMCT - Does not affect
- 10g Easement - R E Gilbert 425/353 DRMCT - Does not affect
- 10h Easement - Upper West Fork Soil Conservation District 440/197 DRMCT - Does not affect
- 10i Right of Way - State of Texas 557/444 DRMCT - Does not affect

This Surveyor addresses the foregoing instruments for locative purposes only and makes no statements or opinions as to the authenticity of the instrument itself

LINE	DI STANCE	BEARI NG	(S&A 40027E 125.98)
L1	125.08	S44°40'02\"/>	

CURVE	DELTA	RADI US	ARC LENGTH	CHORD	TANGENT
C1	11°43'20"	3039.35	621.82	620.74	312.00

() = Record Call

"CM" = Control Monument
 Bearings based on "WGS84 datum" established by GPS
 Set IR = Set 5/8" Iron Rod with cap marked "Walters Surveying"
 Survey does not reflect FEMA Flood Elevation Determination

On June 1, 2022 a Survey was made on the ground under my supervision of a tract of land described as follows:
 See attached field notes.
 This plat is subject to visible easements or encroachments except as noted.

Patrick L. Walters
 Patrick L. Walters
 Registered Professional Land Surveyor
 No. 4614





PLAT OF 31.25 ACRES IN BLOCK 78 & BLOCK 91
PANOLA COUNTY SCHOOL LAND SURVEY A-587

WALTERS LAND SURVEYING COMPANY, LLC
 REGISTERED PROFESSIONAL LAND SURVEYORS
 101 JOHNSON RANCH LANE - SUITE A, BOWIE, TEXAS

MONTAGUE COUNTY - TEXAS

RESURVEYED 06-01-2022
 SURVEY DATE 05-15-2021
 FBFF

SCALE 1" = 200'
 PLAT NO. 12-05-2021

DRAWN BY A. S. B.
 JOB NO. 0366-1374

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 OFFICE PHONE (940) 872-4718