

10.742 ACRES±
VOL. 3142, PG. 234

30' WIDE EASEMENT
CLERK'S FILE NO.
20200PR0015554

N 00° 02' 18" E
30.00'
(MEAS. N 00° 02' 18" E 619.77')

BEGINNING
CORNER

N 89° 04' 54" W 1083.35'
S 89° 04' 54" E 1083.82'

20.307 ACRES±
CLERK'S FILE NO.
20200PR0015554

217.7015 ACRES
CLERK'S FILE NO.
1228938

S 00° 55' 06" W
30.00'

(MEAS. S 89° 04' 54" E 367.04')

(MEAS. S 00° 02' 18" W 600.12')

217.7015 ACRES
CLERK'S FILE NO.
1228938

SCALE 1" = 200'



LEGEND:

- 1/2" IRON ROD W/CAP FND STAMPED "FURMAN RPLS"
- ⊙ 1/2" IRON ROD FND
- ⊙ 3/8" IRON ROD FND

NOTES

1. Original seal and signature of the surveyor must be present on each page for survey to be valid.
2. This plat is the property of Furman Land Surveyors Inc. Furman Land Surveyors Inc. accepts no responsibility for the use of this plat for any purpose other than its original intended use. The intended use being the consummation of the original transaction between the parties listed in the certificate hereon and issuance of title insurance for the property surveyed. Reproduction of this plat for any purpose other than its original intended use is expressly forbidden without the written consent of an authorized agent of Furman Land Surveyors Inc. Copyright 2021.
3. No investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose have been made by this Surveyor.

DESCRIPTION

A 32,508 +/- Square Foot tract of land out of Section 110, Block 9, BS&F Survey, Potter County, Texas, further being a portion of that certain 20.307 acre tract of land described in that certain instrument recorded under Clerk's File No. 20200PR0015554 of the Official Public Records of Potter County, Texas, said 32,508 +/- Square Foot tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on January 28, 2021 and being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap (FURMAN) found for the Southwest corner of said 20.307 acre tract of land and the Southeast corner of that certain 30' wide easement tract described in that certain instrument recorded under Clerk's File No. 20200PR0015554, same being the Southwest corner of this tract of land;

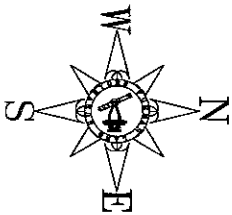
THENCE N. 00° 02' 18" E. 30.00 feet to a 1/2 inch iron rod with cap (FURMAN) found for the Northeast corner of said 30' easement tract, same being the Northwest corner of this tract of land;

THENCE S. 89° 04' 54" E. 1083.82 feet to the Northeast corner of this tract of land;

THENCE S. 00° 55' 06" W. 30.00 feet to the Southeast corner of this tract of land, from whence a 1/2 inch iron rod with cap (FURMAN) bears S. 89° 04' 54" E. 367.04 feet;

THENCE N. 89° 04' 54" W. 1083.35 feet along the South line of said 20.307 acre tract of land to the PLACE OF BEGINNING and containing 32,508 +/- Square Feet of land.

(MEAS. S 88° 18' 21" E 1450.83')
INTERSTATE HIGHWAY 40 WEST



SURVEY FOR:
SV ENTERPRISE, LLC
SURVEY DATE: 01.28.2021

2010 CENSUS TRACT #143



Daryl R. Furman
RPLS 5374

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PROJECT NO. 2027109-ESMT FILE NO. E-13
DRAWING NO. P:\Dwg 20\ POTTER\E-13\2027109\