

# **SURVEYOR'S NOTE:**

1. NO TITLE COMMITMENT WAS PROVIDED TO THE SURVEYOR AND NO EASEMENT SEARCH WAS PERFORMED.
2. ALL SET CORNERS ARE MARKED WITH A YELLOW PLASTIC CAP OR SHINER STAMPED "PROVEN SURVEYING 10015000".
3. THIS PLAT IS THE PROPERTY OF PROVEN SURVEYING AND SHALL NOT BE ALTERED, DUPLICATED, OR ELECTRONICALLY REPRODUCED WITHOUT THE WRITTEN AUTHORIZATION OF PROVEN SURVEYING.
4. PROVEN SURVEYING ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY FOR ANY PURPOSE AFTER SIX MONTHS FROM THE LAST DATE INDICATED HEREON.
5. EVERY REASONABLE ATTEMPT WAS MADE TO INSPECT THE SUBJECT PROPERTY AND TO THE BEST OF OUR KNOWLEDGE NO VISIBLE OR APPARENT EASEMENTS OR POSSIBLE ENCROACHMENTS EXIST EXCEPT WHERE SHOWN ON THE SURVEY.

R.D.L. MONTGOMERY REAL ESTATE L.P.  
CALLED 40.35 ACRES OUT OF BLOCK 50  
WOOD COUNTY SCHOOL LANDS A-875  
VOL. 721, PG. 956, O.P.R.J.C.

## **SUBJECT TRACT FIELD NOTES:**

A TRACT OF LAND IN JACK COUNTY, TEXAS; OUT OF BLOCK 50 OF THE WOOD COUNTY SCHOOL LANDS ABSTRACT 875; LYING 1.4 MILES WEST OF THE INTERSECTION OF SPARKMAN ROAD AND OLD POST OAK ROAD; OUT OF A TRACT OF LAND RECORDED IN VOLUME 589 PAGE 594 OFFICIAL PUBLIC RECORD OF JACK COUNTY ("O.P.R.J.C.") AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS DESCRIPTION, IN THE EAST LINE OF A TRACT OF LAND DEEDED TO DON MONTGOMERY RECORDED IN VOLUME 1045 PAGE 591 O.P.R.J.C. AND AT THE SOUTHWEST CORNER OF SAID BLOCK 50;

THENCE NORTH 00°35'26" WEST 1903.46 FEET ALONG THE WEST LINE OF SAID BLOCK 50 AND THE EAST LINE OF SAID MONTGOMERY TRACT TO A 1/2 INCH IRON ROD SET AT THE SOUTHWEST CORNER OF A TRACT OF LAND DEEDED TO R.D.L. MONTGOMERY REAL ESTATE L.P. RECORDED IN VOLUME 721 PAGE 956 O.P.R.J.C. FOR THE NORTHWEST CORNER OF THIS DESCRIPTION, A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID BLOCK 50 BEARS SOUTH 00°35'26" EAST 717.99 FEET;

THENCE NORTH 89°52'46" EAST 663.68 FEET ALONG THE SOUTH LINE OF SAID R.D.L. MONTGOMERY TRACT AND THE APPARENT CENTERLINE OF SAID SPARKMAN ROAD TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 00°35'26" EAST 1903.46 FEET PARALLEL WITH THE WEST LINE OF SAID BLOCK 50 TO A 1/2 INCH IRON ROD SET IN THE SOUTH LINE OF SAID BLOCK 50 FOR THE SOUTHEAST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 89°52'46" WEST 663.67 FEET ALONG THE SOUTH LINE OF SAID BLOCK 50 TO THE PLACE OF BEGINNING AND CONTAINING 29.00 ACRES OF LAND MORE OR LESS OF WHICH 0.65 ACRE LIES IN THE OCCUPIED RIGHT-OF-WAY OF SPARKMAN ROAD.

## **ELECTRICAL EASEMENT FIELD NOTES:**

A 20 FOOT WIDE ELECTRICAL EASEMENT IN JACK COUNTY, TEXAS; OUT OF BLOCK 50 OF THE WOOD COUNTY SCHOOL LANDS ABSTRACT 875; LYING 1.4 MILES WEST OF THE INTERSECTION OF SPARKMAN ROAD AND OLD POST OAK ROAD; PREVIOUSLY DESCRIBED IN VOLUME 589 PAGE 594 OFFICIAL PUBLIC RECORD OF JACK COUNTY ("O.P.R.J.C.") AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS DESCRIPTION IN THE WEST LINE OF SAID BLOCK 50, AT THE SOUTHWEST CORNER OF A TRACT OF LAND DEEDED TO R.D.L. MONTGOMERY REAL ESTATE L.P. RECORDED IN VOLUME 721 PAGE 956 O.P.R.J.C. AND BEARING SOUTH 00°35'26" EAST 717.99 FEET FROM A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID BLOCK 50;

THENCE NORTH 89°52'46" EAST 2652.42 FEET ALONG THE SOUTH LINE OF SAID R.D.L. MONTGOMERY TRACT AND THE APPARENT CENTERLINE OF SAID SPARKMAN ROAD TO A 1/2 INCH IRON ROD SET IN THE EAST LINE OF SAID BLOCK 50 AND IN THE WEST LINE OF A TRACT OF LAND DEEDED TO GEORGE A. SPARKMAN, FOR THE NORTHEAST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 00°35'26" EAST 20.00 FEET ALONG THE EAST LINE OF SAID BLOCK 50 AND THE WEST LINE OF SAID SPARKMAN TRACT TO A POINT FOR THE SOUTHEAST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 89°52'46" WEST 2652.47 FEET TO A POINT IN THE WEST LINE OF SAID BLOCK 50 FOR THE SOUTHWEST CORNER OF THIS DESCRIPTION;

THENCE NORTH 00°35'26" WEST 20.00 FEET ALONG THE WEST LINE OF SAID BLOCK 50 TO THE PLACE OF BEGINNING AND CONTAINING 1.22 ACRES OF LAND MORE OR LESS.

## **LEGEND**

- X — BARBED WIRE
- CORNER MONUMENT SIZE & TYPE  
(L.R. = IRON ROD)  
F = FOUND; S = SET
- ⊖ CABLE PEDESTAL
- CHAIN LINK FENCE
- ⊖ ELECTRICAL METER
- ⊖ GAS METER
- OVERHEAD ELECTRICAL LINE
- ⊖ POWER POLE
- ⊖ SANITARY SEWER MANHOLE OR SEPTIC SYSTEM
- ⊖ SANITARY SEWER CLEANOUT
- ⊖ TELEPHONE PEDESTAL
- ⊖ WATER METER
- WOODEN FENCE

PLACE OF BEGINNING EASEMENT

**SUBJECT TRACT**  
29.00 ACRES OUT OF BLOCK 50  
WOOD COUNTY SCHOOL LANDS  
ABSTRACT 875  
JACK COUNTY, TEXAS  
(DOC: 20220001568, O.P.R.J.C.)

**87 ACRES**

ROUNDROCK REALTY, LLC  
REMAINING OF CALLED 116 ACRES OUT OF BLOCK 50  
WOOD COUNTY SCHOOL LANDS A-875  
DOC: 20220001568, O.P.R.J.C.

## **BASIS OF BEARINGS:**

NORTH 00°35'26" WEST BETWEEN FOUND MONUMENTS FOR THE WEST LINE OF BLOCK 50 PER GPS OBSERVATIONS ON FEBRUARY 9, 2022 (SPCS83, TX4202, US SURVEY FEET, 2018 GEOID)

## **FLOODPLAIN INFORMATION:**

THIS FLOOD STATEMENT: (I) IS PROVIDED FOR FLOOD INSURANCE PURPOSES ONLY AND IS BASED ON CURRENTLY AVAILABLE INFORMATION THAT IS SUBJECT TO CHANGE; (II) DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE; AND (III) SHALL NOT CREATE ANY LIABILITY ON THE PART OF THE SURVEYOR.

THE PROPERTY DESCRIBED HEREON DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS DELINEATED ON THAT FLOOD INSURANCE RATE MAP FOR JACK COUNTY, TEXAS, COMMUNITY PANEL NUMBER 4527100726, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND DATED FEB. 12, 2021.

ZONE — X —

SURVEY PERFORMED EXPRESSLY FOR THE BENEFIT OF: BILL HELSLEY & AMY CARR  
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I hereby certify that this survey of this property located at 1.4 MILES WEST OF THE INTER. OF SPARKMAN RD. & OLD POST OAK RD. being legally described BY METES AND BOUNDS ABOVE OUT OF BLOCK 50 WOOD COUNTY SCHOOL LANDS, ABSTRACT 875, JACK COUNTY, TEXAS was made on the ground; represents the facts found at the time of the survey; and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition IV Survey as of this the 21<sup>st</sup> day of APRIL, 2022.



ROY F. WOODMAN R.P.L.S. 2102

MO: 220266-0 REV

REF: 220059-0 TMD/DLH



**PROVEN SURVEYING**  
2406 KELL BOULEVARD  
WICHITA FALLS, TEXAS 76309  
(940) 322-6450  
Texas Licensed Survey Firm 10015000

## **OIL LEASE NOTE:**

THIS TRACT IS SUBJECT TO A CURRENT AND OPERATING OIL LEASE AND MAY HAVE ELECTRIC LINES, LEASE ROADS, PRODUCTION LINES AND OTHER APPURTENANCES FOR THE PRODUCTION OF OIL THAT MAY NOT BE SHOWN ON THIS SURVEY.

## **\*\*\*\*CAUTION-UNDERGROUND UTILITIES\*\*\*\***

UNDERGROUND UTILITIES RUN ON OR VERY NEAR THE SUBJECT TRACT. UTILITY CENTERLINES ARE REPRESENTATIVE ONLY AND ARE DRAWN USING MARKS THAT WERE OBSERVED ON THE DATE OF THE SURVEY. BEFORE ANY CONSTRUCTION OR DIGGING, THE PROPERTY OWNER SHOULD CONTACT TEXAS 811 EXCAVATION SAFETY SYSTEM AT TEXAS811.ORG TO HAVE ALL UNDERGROUND FACILITIES ACCURATELY LOCATED AND MARKED.

## **GRAPHIC SCALE**



( IN FEET )

1 inch = 200 ft.