

FIELD NOTES:

A TRACT OF LAND IN ARCHER COUNTY, TEXAS; OUT OF LOT 69 BLOCK 3 CLARK & PLUMB SUBDIVISION RECORDED IN VOLUME U PAGES 286-289 ARCHER COUNTY DEED RECORDS ("A.C.D.R."); ALSO KNOWN AS TRACT FIVE OF THE MAGG RANCH ESTATES AS SHOWN ON A MAP INCLUDED HERewith, BUT NOT RECORDED AS A FINAL PLAT; LYING APPROXIMATELY 800 FEET WEST OF THE INTERSECTION OF LUIG ROAD & HILBERS ROAD; OUT OF A TRACT DESCRIBED IN VOLUME 489 PAGE 195 A.C.D.R.; AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET IN THE APPROXIMATE CENTERLINE OF LUIG ROAD SAID CENTERLINE BEING THE COMMON LINE OF LOTS 69 AND 117 BLOCK 3 OF SAID CLARK & PLUMB SUBDIVISION FOR THE SOUTHEAST CORNER OF THIS DESCRIPTION, SAID ROD BEARS NORTH 89°35'12" WEST 1816.51 FEET FROM A 3/8 INCH SPIKE FOUND AT THE NORTHEAST CORNER OF SAID LOT 117;

THENCE NORTH 89°41'23" WEST 204.41 FEET ALONG SAID CENTERLINE OF LUIG ROAD TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS DESCRIPTION;

THENCE NORTH 00°08'26" EAST, AT 28.00 FEET PASS A 1/2 INCH IRON ROD SET IN THE NORTH MARGIN OF SAID LUIG ROAD, IN ALL A TOTAL DISTANCE OF 852.04 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 89°41'19" EAST 204.41 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 00°08'26" WEST, AT 824.03 FEET PASS A 1/2 INCH IRON ROD SET IN THE NORTH MARGIN OF SAID LUIG ROAD, IN ALL A TOTAL DISTANCE OF 852.03 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.00 ACRES OF LAND MORE OR LESS, OF WHICH 0.13 ACRE LIE IN THE OCCUPIED MARGIN OF SAID LUIG ROAD.


•SEE SHEET 1 FOR CORRESPONDING
SURVEY AND SHEET 3 FOR
CORRESPONDING TRACT MAP•




SHEET 2 OF 3

I hereby certify that this survey of this property located at 800 FEET WEST OF THE INTERSECTION OF LUIG ROAD AND HILBERS ROAD being legally described BY METES AND BOUNDS ABOVE OUT OF LOT 69, BLOCK 3 CLARK & PLUMB SUBDIVISION, VOL. U, PGS. 286-289, A.C.D.R., ARCHER 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 1B, Condition IV Survey as of this the 20th day of OCTOBER, 2021


BRAD LITTEKEN R.P.L.S. 6838



PROVEN SURVEYING

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