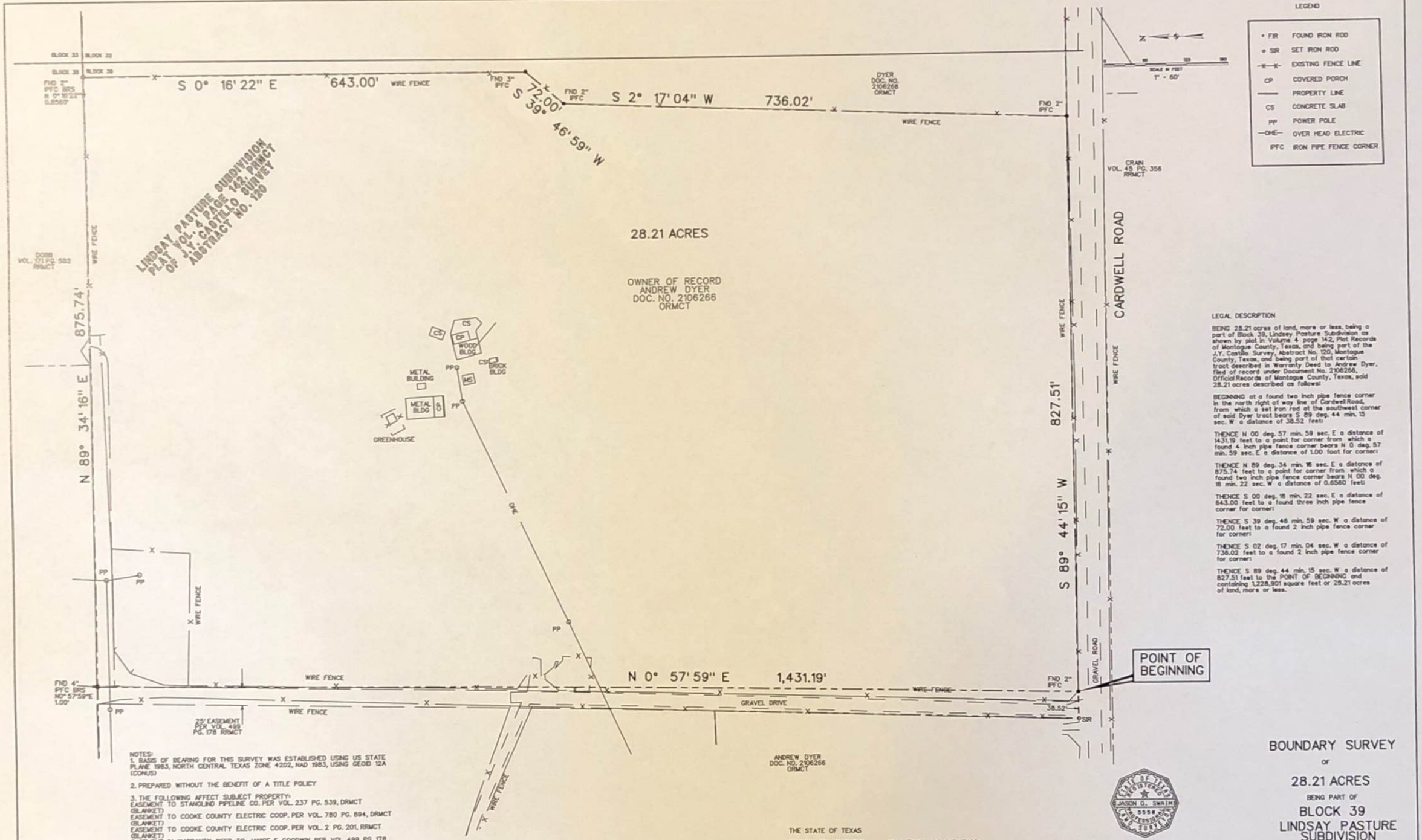


LEGAL DESCRIPTION

BEING 28.21 acres of land, more or less, being a part of Block 39, Lindsey Posture Subdivision as shown by plat in Volume 4 page 142, Plat Records of Montague County, Texas, and being part of the J.Y. Castillo Survey, Abstract No. 120, Montague County, Texas, and being part of that certain tract described in Warranty Deed to Andrew Dyer, filed of record under Document No. 2106266, Official Records of Montague County, Texas, said 28.21 acres described as follows:

BEGINNING at a found two inch pipe fence corner in the north right of way line of Cardwell Road, from which a set iron rod at the southwest corner of said Dyer tract bears S 89 deg. 44 min. 15 sec. W a distance of 38.52 feet;

THENCE N 00 deg. 57 min. 59 sec. E a distance of 1431.19 feet to a point for corner from which a found 4 inch pipe fence corner bears N 0 deg. 57 min. 59 sec. E a distance of 1.00 foot for corner;

THENCE N 89 deg. 34 min. 16 sec. E a distance of 875.74 feet to a point for corner from which a found two inch pipe fence corner bears N 00 deg. 16 min. 22 sec. W a distance of 0.6560 feet;

THENCE S 00 deg. 16 min. 22 sec. E a distance of 643.00 feet to a found three inch pipe fence corner for corner;

THENCE S 39 deg. 46 min. 59 sec. W a distance of 72.00 feet to a found 2 inch pipe fence corner for corner;

THENCE S 02 deg. 17 min. 04 sec. W a distance of 736.02 feet to a found 2 inch pipe fence corner for corner;

THENCE S 89 deg. 44 min. 15 sec. W a distance of 827.51 feet to the POINT OF BEGINNING and containing 1,228,901 square feet or 28.21 acres of land, more or less.

NOTES:
1. BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING US STATE PLANE 1983, NORTH CENTRAL TEXAS ZONE 4202, NAD 1983, USING GEOID 12A (CONUS)

2. PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY

3. THE FOLLOWING AFFECT SUBJECT PROPERTY:
EASEMENT TO STANOLIND PIPELINE CO. PER VOL. 237 PG. 539, DRMCT (BLANKET)
EASEMENT TO COOKE COUNTY ELECTRIC COOP. PER VOL. 780 PG. 894, DRMCT (BLANKET)
EASEMENT TO COOKE COUNTY ELECTRIC COOP. PER VOL. 2 PG. 201, RRMCT (BLANKET)
EASEMENT IN WARRANTY DEED TO JANICE E. GOODWIN PER VOL 499 PG. 178, RRMCT
EASEMENT TO COOKE COUNTY ELECTRIC COOP. PER VOL. 212, PG. 627
EASEMENT TO COOKE COUNTY ELECTRIC COOP. PER DO. NO. 2100548, ORMCT (BLANKET)

4. SES PROJECT NO. 21210 TR 2, CARDWELL RD PARTITION

5. TEXAS LICENSE SURVEY FIRM NO. 100736-00

THE STATE OF TEXAS

COUNTY OF MONTAGUE CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

12-14-21

JASON G. SWAIM RPLS #5550

STATE OF TEXAS REGISTERED JASON G. SWAIM 5550 PROFESSIONAL LAND SURVEYOR

PREPARED BY:
SWAIM ENGINEERING & SURVEYING
CONTACT: JASON G. SWAIM
ADDRESS: 506 N MASON ST
BOWIE, TEXAS 76230
PHONE: (940) 872-5075

BOUNDARY SURVEY

OF

28.21 ACRES

BEING PART OF

BLOCK 39
LINDSAY PASTURE SUBDIVISION
OF
J.Y. CASTILLO SURVEY
ABSTRACT NO. 120
MONTAGUE COUNTY, TX

DECEMBER 14, 2021