

BUSH CAPITAL MANAGEMENT LTD VOL. 652 PG. 256 RRMCT

USELTON ET AL VOL. 328 PG. 577 DRMCT

POINT OF BEGINNING

S89° 53'04"E 2,505.66'

MCCOLLUM DOC. NO. 2302394 ORMCT

N0° 24'47"E 805.11'

FND 2" PFC BRS S87° 54'46"W 40.05'

PETERS DOC. NO. 2101516 ORMCT

N0° 26'03"E 753.01'

FND 2" PFC BRS N88° 07'58"W 39.08'

EGGLESTON DOC. 200202 ORMCT

N0° 40'24"E 1,099.82'

NOCONA HILLS PT. LOT 1506 WELLS JR. DOC. 1801435 ORMCT

N89° 19'36"W 50.01'

N1° 13'33"E 873.60'

BUSH CAPITAL MANAGEMENT LTD VOL. 652 PG. 256 RRMCT

N0° 39'33"E 691.07'

N1° 06'33"E 588.29'

FM 3301

S89° 26'03"W 2,463.11'

RULAND DOC. NO. 1804596 ORMCT

N1° 12'26"E 627.89'

N88° 35'59"W 2,707.24'

JCM TEXAS ENTERPRISES, LLC 2003959 DRMCT

S0° 32'01"W 1,600.33'

S0° 34'01"W 1,136.75'

S89° 33'33"E 2,682.72'

S0° 23'17"W 2,718.00'

KAUFMAN COUNTY SCHOOL LAND SURVEY ABSTRACT NO. 407

BROWN VOL. 40 PG. 364 RRMCT

JOHNSON DOC. NO. 2204712 ORMCT

OWNER OF RECORD THEODORE MCNABB & WIFE ELVA JO MCNABB VOL. 577 PG. 288 DRMCT

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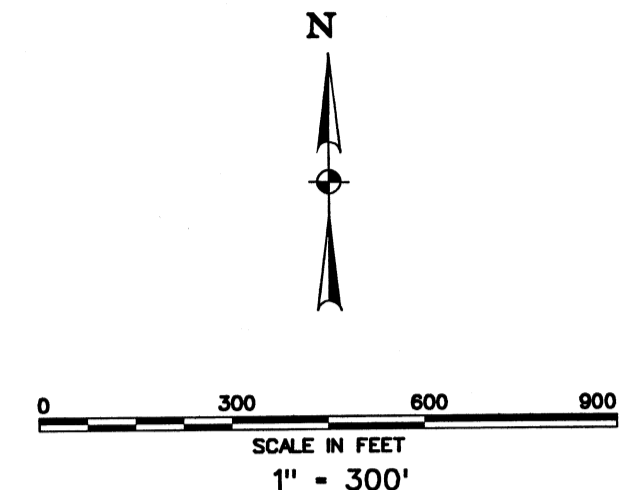
440.18 ACRES

OWNER OF RECORD THEODORE MCNABB & WIFE ELVA JO MCNABB VOL. 577 PG. 288 DRMCT

- 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. SES PROJECT NO. 23082 445 AC MCNABB MCT
 4. TEXAS LICENSE SURVEY FIRM NO. 100736-00

LEGEND

- FIR FOUND IRON ROD
- SIR SET IRON ROD
- PP POWER POLE
- OHE- OVER HEAD ELECTRIC
- X-X- EXISTING FENCE LINE
- PROPERTY LINE
- BLOCK LINE
- UGC ○ UNDERGROUND CABLE
- CS CONCRETE SLAB
- TP ○ TELEPHONE PEDESTAL
- PFC ○ PIPE FENCE CORNER
- WFC ○ WOOD FENCE CORNER



LEGAL DESCRIPTION

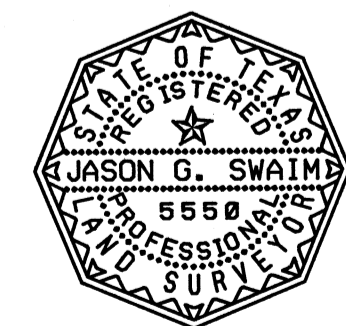
BEING 440.18 acres of land, more or less, being all of Block 64 and Block 76, and part Block 63, Kaufman County School Land Survey, Abstract No. 407, Montague County, Texas, as shown by Warranty Deed to Theodore McNabb and wife Elva Jo McNabb, recorded in Volume 577 page 288, Deed Records, Montague County, Texas, said 440.18 acres, being more particularly described as follows:

- BEGINNING at a found 100D nail in the center of Uselton Road, same being the northwest corner of said Block 64, Kaufman County School Land Survey, A-407, and also being the northwest corner of said McNabb tract:
- THENCE S 89 deg. 53 min. 04 sec. E a distance of 2505.66 feet to a found iron rod for corner;
 - THENCE S 00 deg. 32 min. 01 sec. W a distance of 1600.33 feet to a found 5 inch pipe fence corner for corner;
 - THENCE S 00 deg. 34 min. 01 sec. W a distance of 1136.75 feet to a found 6 inch wood fence corner for corner;
 - THENCE S 89 deg. 33 min. 33 sec. E a distance of 2682.72 feet to a set iron rod for corner;
 - THENCE S 00 deg. 23 min. 17 sec. W a distance of 2718.00 feet to a found 6 inch pipe fence corner for corner;
 - THENCE N 88 deg. 35 min. 59 sec. W a distance of 2707.24 feet to a found 4 inch pipe fence corner for corner;
 - THENCE N 01 deg. 12 min. 26 sec. E a distance of 627.89 feet to a found 6 inch pipe fence corner for corner;
 - THENCE S 89 deg. 26 min. 03 sec. W a distance of 2463.11 feet to a set iron rod for corner;
 - THENCE N 01 deg. 06 min. 33 sec. E a distance of 588.29 feet to a set iron rod for corner;
 - THENCE N 00 deg. 39 min. 33 sec. E a distance of 691.07 feet to a found highway marker for corner;
 - THENCE N 01 deg. 13 min. 33 sec. E a distance of 873.60 feet to a set iron rod for corner;
 - THENCE N 89 deg. 19 min. 36 sec. W a distance of 50.01 feet to a set PK nail for corner;
 - THENCE N 00 deg. 40 min. 24 sec. E a distance of 1099.82 feet to a point from which a found 2 inch pipe fence corner bears N 88 deg. 01 min 58 sec. W a distance of 39.08 feet for corner;
 - THENCE N 00 deg. 26 min. 03 sec. E a distance of 753.01 feet to a point from which a found 2 inch pipe fence corner bears S 87 deg. 54 min. 46 sec. W a distance of 40.05 feet for corner;
 - THENCE N 00 deg. 24 min. 47 sec. E a distance of 805.11 feet to the POINT OF BEGINNING and containing 19,174,322 square feet or 440.18 acres of land, more or less, of which 2.60 acres lies within Uselton Road.

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.

JASON G. SWAIM RPLS *5550



PREPARED BY:
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BOUNDARY SURVEY

OF 440.18 ACRES

BEING ALL OF

BLOCK 64 & BLOCK 76

AND PART OF

BLOCK 63

KAUFMAN COUNTY SCHOOL LAND SURVEY ABSTRACT NO. 407 MONTAGUE COUNTY, TX

SEPTEMBER 29, 2023