



- LEGEND:**
- ⊙ 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
  - 1/2" IRON ROD W/CAP FND STAMPED "FURMAN RPLS"
  - FENCE POST FND
  - RM RECORD MONUMENT
  - CM CONTROL MONUMENT

**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 2026.
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.
4. This Property may be subject to restrictions recorded under Clerk's File No. 2024000122 of the Official Public Records of Randall County, Texas.

**DESCRIPTION**

A 10.69+/- acre tract of land in Section 140, Block 6, I.&G.N. RR. Co. Survey, Randall County, Texas, being a portion of that certain 314.08 acre tract of land being described in that certain instrument recorded under Clerk's File No. 2024000121 of the Official Public Records of Randall County, Texas, (OPRR) said 10.69+/- acre tract of land having been surveyed on the ground on March 17, 2026 by Furman Land Surveyors, Inc. and being described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with cap (FURMAN) found, of record, in the North Right-of-Way line of Cemetery Road as dedicated per plat of Canyon Draw Prairie Unit No. 1, a rural subdivision to Randall County, according to the map or plat thereof, recorded under Clerk's File No. 2023011692 (OPRR), for the most South Southeast corner of Lot 2, said Canyon Draw Prairie Unit No. 1, from whence a fence post found, of record, for the Southwest corner of said Canyon Draw Prairie Unit No. 1 bears S. 89° 56' 39" W. (Base line) 634.05 feet;

THENCE N. 89° 56' 39" E. 34.10 feet on the North Right-of-Way line of said Cemetery Road to the most South Southwest and BEGINNING CORNER of this tract of land;

THENCE N. 00° 03' 21" W. 2694.00 feet to the Northeast corner of that certain 10.55+/- acre tract of land surveyed simultaneously, same being an interior corner of this tract of land;

THENCE S. 89° 56' 39" W. on the North line of said 10.55+/- acre tract of land surveyed simultaneously, at 14.10 feet pass a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set, continuing for a total distance of 661.12 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set in the East line of that certain tract of land being described in that certain instrument recorded under Clerk's File No. 2021023497 (OPRR) (Boehning Tract), same being the West line of said 314.08 acre tract of land, for the most West Southwest corner of this tract of land;

THENCE N. 00° 05' 37" E. 681.00 feet along the common line of said Boehning Tract and said 314.08 acre tract of land to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the most West Southwest corner of that certain 10.84+/- acre tract of land surveyed simultaneously, same being the Northwest corner of this tract of land;

THENCE N. 89° 56' 39" E. on a common line with said 10.84+/- acre tract of land surveyed simultaneously, at 645.24 feet pass a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set, continuing for a total distance of 664.04 feet to an interior corner of said 10.84+/- acre tract of land surveyed simultaneously, same being the Northeast corner of this tract of land;

THENCE S. 00° 03' 21" E. 3375.00 feet on a common line with said 10.84+/- acre tract of land surveyed simultaneously to a point in the North Right-of-Way line of said Cemetery Road for the Southeast corner of this tract of land, from whence a 1/2 inch iron rod with cap (FURMAN) found, of record, for the most South Southwest corner of Lot 3, said Canyon Draw Prairie Unit No. 1, bears N. 89° 56' 39" E. 81.20 feet;

THENCE S. 89° 56' 39" W. 4.70 feet on the North Right-of-Way line of said Cemetery Road to the PLACE OF BEGINNING and containing 10.69 acres of land, more or less.

SURVEY FOR:  
**MARK HUGHES**  
 SURVEY DATE: 03.17.2026

**25700 BLACK ANGUS DRIVE**  
 RANDALL COUNTY, TEXAS

NOTE: ADDRESSES SHOWN WERE PROVIDED AS A PRELIMINARY ADDRESS BY THE POTTER/RANDALL 911 ECD. PROPERTY OWNER SHALL SUBMIT AN OFFICIAL REQUEST TO THE POTTER/RANDALL 911 ECD IN ORDER TO OBTAIN A FINAL ADDRESS FOR THE PROPERTY

REFERENCED AS TRACT 11 ON SALES BROCHURE -NOT A RECORDED SUBDIVISION-



Daryl R. Furman  
 RPLS 5374



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PROJECT NO. 2637096-TR11 MAP NO. 0-29  
 FILE: P:\Dwg 26\RANDALL\0-29\2637096\2637096-TR11.dwg

NW 1/4 OF SEC. 140  
 CLERK'S FILE NO.  
 2021023497  
 (BOEHNING TRACT)

10.84± ACRES  
 SURVEYED SIMULTANEOUSLY

SHARED ACCESS, PUBLIC  
 UTILITY & DRAINAGE EASEMENT  
 CLERK'S FILE NO. 2025013468.

11.11± ACRES  
 (TRACT 20)  
 CLERK'S FILE NO.  
 2025022944

N 89° 56' 39" E 664.04'  
 645.24'

10.99± ACRES  
 (TRACT 21)  
 CLERK'S FILE NO.  
 2025022944

- 10.69± ACRES -  
 BOUNDARY SURVEY ONLY.  
 IMPROVEMENTS, IF ANY  
 ARE NOT SHOWN.

14.10'

11.65± ACRES  
 (TRACT 22)  
 CLERK'S FILE NO.  
 2025022944

S 89° 56' 39" W 661.12'

RED ANGUS DRIVE

10.55± ACRES  
 SURVEYED SIMULTANEOUSLY

10.87± ACRES  
 (TRACT 29)  
 CLERK'S FILE NO.  
 2025022944

314.08 ACRES  
 CLERK'S FILE NO.  
 2020025003

10.23± ACRES  
 SURVEYED SIMULTANEOUSLY

LOT 2  
 CANYON DRAW PRAIRIE  
 UNIT NO. 1  
 CLERK'S FILE NO.  
 2023011692

LOT 3  
 CANYON DRAW PRAIRIE  
 UNIT NO. 1  
 CLERK'S FILE NO.  
 2023011692

(MEAS.  
 N 89° 56' 39" E  
 81.20')

N 89° 56' 39" E  
 34.10'

(MEAS.  
 S 89° 56' 39" W  
 634.05')  
 BASE LINE  
 BASIS OF BEARING PER  
 CLERK'S FILE NO.  
 2023011692

BEGINNING  
 CORNER  
 CEMETERY ROAD  
 CF#2023011692

S 89° 56' 39" W  
 4.70'

RM  
 CM

RM  
 CM

RM  
 CM