



- UTILITY LEGEND**
- ① Electric power easement
 - ② Gas easement
 - ③ Sewer easement
 - ④ Water easement
 - ⑤ Irrigation easement
 - ⑥ Telephone easement
 - ⑦ Cable TV easement
 - ⑧ Fire easement
 - ⑨ Easement
 - ⑩ Easement
 - ⑪ Easement
 - ⑫ Easement
 - ⑬ Easement
 - ⑭ Easement
 - ⑮ Easement
 - ⑯ Easement
 - ⑰ Easement
 - ⑱ Easement
 - ⑲ Easement
 - ⑳ Easement



LEGAL DESCRIPTION

BEING a 37.74 acres in Block 53 of the Hill County School Land Survey, Abstract No. 319, Montague County, Texas and being a portion of that certain tract of land as described in deed to Marvin and Ashley Miller and recorded in Volume 894 of the Deed Records of Montague County, Texas as being more particularly described as follows:

REFERENCE: A 4.64 acre tract of the intersection of Orchard Road and Bishop Road for the South corner of said Miller tract, from which a 2" steel fence post bears N 25° 34' 26" W, 35.62 feet said post being by previous description the South corner of said Block 53, the West corner of Block 68 and the East corner of Block 54.

THENCE: N 49° 12' 39" W, with said Orchard Road and the Southwest line of Block 53 a distance of 1327.92 feet to a 6.04 acre tract for the West corner of said Miller tract and the South corner of same Block 53, 29.23 feet to a 2.0 acre tract for the West corner of said Miller tract, from which a 2" steel fence post bears S 59° 00' 00" W, 23.0 feet to the West corner of a tract described in Volume 894, Page 138, Deed Records, Montague County, Texas and the West corner of a tract described in Volume 894, Page 138, Deed Records, Montague County, Texas.

THENCE: S 49° 24' E a distance of 1632.70 feet to a 1.27 acre tract and found for the North corner of said Miller tract and the West corner of a tract described in Volume 894, Page 138, Deed Records, Montague County, Texas.

THENCE: S 49° 24' E a distance of 1632.70 feet to a 1.27 acre tract and found with a sign.

THENCE: S 22° 09' 09" W, along said Wade tract a distance of 370.74 feet to a 58" iron rod found with a sign.

THENCE: S 09° 44' 41" E, along said Wade tract a distance of 370.79 feet to a 6.04 acre tract and found with a sign.

THENCE: S 44° 55' 12" W, a distance of 313.85 feet to the POINT OF BEGINNING and containing in all 1,644.005 square feet or 37.74 acres of land.

NOTES

1. THIS SURVEY IS BASED ON THE ORIGINAL SURVEY RECORDS OF THE SURVEYOR.

2. THIS SURVEY IS BASED ON THE ORIGINAL SURVEY RECORDS OF THE SURVEYOR.

3. THIS SURVEY IS BASED ON THE ORIGINAL SURVEY RECORDS OF THE SURVEYOR.

SURVEYOR'S CERTIFICATE

The plat shown hereon is a representation of the property as delineated by the record on the ground and as the same may be shown by the original survey records of the surveyor. The undersigned has no knowledge of any known or apparent intrusions, conflicts, or other matters which may affect the validity of the same. This certificate is issued in witness whereof the undersigned has hereunto set his hand and the seal of his office on this 11th day of November, 2021.

Tommy C. Birks
Registered Professional Land Surveyor No. 5509
FRM No. 10697700



TITLE SURVEY
or
37.74 ACRES
SITUATED IN
BLOCK 53
HILL COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 319
MONTAGUE COUNTY, TEXAS

PREPARED BY:
NOVEMBER 2021
BIRKS LAND SURVEYING
DALLAS, TEXAS