



**635 Farm to Market 1195**  
(ASPHALT PAVEMENT - 100' RIGHT OF WAY)

Dennis Mahoney Survey,  
Abstract # 331,  
Palo Pinto County,  
Texas

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**Legal Description**  
"Tract I"

Description for a tract of land situated in the Dennis Mahoney Survey, Abstract Number 331, Palo Pinto County, Texas, and being a portion of a tract of land described in a deed as "Tract Two" to Wendell Wampler and wife, Pamela Suzette Wampler, recorded in Volume 1074, Page 285, Real Records, Palo Pinto County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/2" capped "RPLS 2190" rebar rod set (Control Monument) for the southwest corner of herein described tract, being located NORTH, 142.00 feet from the southwest corner of said Wampler Tract, and being in the east line of a tract of land described in a deed to Robert S. Horton and Melissa R. Horton, recorded in Document Number 2014-00002133, Real Records, Palo Pinto County, Texas;

Thence NORTH, (BASE BEARING PER DEED), 1139.29 feet along the common line of said Wampler Tract and said Horton Tract to a 1/2" capped "PRICE SURVEYING" rebar rod found (Control Monument) in the south line of Farm to Market Road 1195, for the northwest corner of herein described tract, same being the northeast corner of said Horton Tract;

Thence N89°14'39"E, 567.35 feet along the south line of said Farm to Market Road 1195 to a 1/2" capped "RPLS 2190" rebar rod set;

Thence S00°25'39"E, 1147.86 feet through said Wampler Tract to a 1/2" capped "RPLS 2190" rebar rod set;

Thence N89°53'42"W, 575.86 feet through said Wampler Tract, and being 142.00 feet parallel north from the south line of said Wampler Tract to the point of beginning and containing 15.01 acres of land.

**Legal Description**  
"Tract II"

Description for a tract of land situated in the Dennis Mahoney Survey, Abstract Number 331, Palo Pinto County, Texas, and being a portion of a tract of land described in a deed as "Tract Two" to Wendell Wampler and wife, Pamela Suzette Wampler, recorded in Volume 1074, Page 285, Real Records, Palo Pinto County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/2" capped "RPLS 2190" rebar rod set for the southwest corner of herein described tract, and being located NORTH, 142.00 feet, and S89°53'42"E, 575.86 feet from the southwest corner of said Wampler Tract;

Thence N00°25'39"W, 1147.86 feet through said Wampler Tract Two to a 1/2" capped "RPLS 2190" rebar rod set in the south line of Farm to Market Road 1195, for the northwest corner of herein described tract;

Thence N89°14'39"E, 567.35 feet along the south line of said Farm to Market Road 1195 to a 1/2" capped "RPLS 2190" rebar rod set;

Thence S00°25'40"E, 1156.39 feet through said Wampler Tract to a 1/2" capped "RPLS 2190" rebar rod set;

Thence N89°53'42"W, 567.37 feet through said Wampler Tract, and being 142.00 feet parallel north from the south line of said Wampler Tract to the point of beginning and containing 15.01 acres of land.

**Legal Description**  
"Tract III"

Description for a tract of land situated in the Dennis Mahoney Survey, Abstract Number 331, Palo Pinto County, Texas, and being a portion of a tract of land described in a deed as "Tract Two" to Wendell Wampler and wife, Pamela Suzette Wampler, recorded in Volume 1074, Page 285, Real Records, Palo Pinto County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/2" capped "RPLS 2190" rebar rod set for the southwest corner of herein described tract, and being located NORTH, 142.00 feet, and S89°53'42"E, 1143.23 feet from the southwest corner of said Wampler Tract;

Thence N00°25'40"W, 1156.39 feet through said Wampler Tract to a 1/2" capped "RPLS 2190" rebar rod set in the south line of Farm to Market Road 1195, for the northwest corner of herein described tract;

Thence N89°14'39"E, at 549.73 feet passing a 8" cedar fence corner post in the west line of Southridge Road, in all, 567.35 feet along the south line of said Farm to Market Road 1195 to a 60d nail set in the approximate centerline of Southridge Road for the northeast corner of said Wampler Tract, same being the northwest corner of a tract of land described in a deed as "Tract One" to Michael H. Adkins, recorded in Volume 1245, Page 419, Real Records, Palo Pinto County, Texas;

Thence S00°01'11"E, 1164.86 feet along the common line of said Wampler Tract and said Adkins Tract, same being along the approximate centerline of said Southridge Road to a 60d nail set in the approximate centerline of said Southridge Road for the southeast corner of herein described tract, and from which the southeast corner of said Wampler Tract bears S00°01'11"E, 142.00 feet;

Thence N89°53'42"W, at 18.00 feet passing a 1/2" capped "RPLS 2190" rebar rod set in the west line of said Southridge Road, in all, 559.07 feet through said Wampler Tract, and being 142.00 feet parallel north from the south line of said Wampler Tract to the point of beginning and containing 15.01 acres of land.

Michael H. Adkins  
V.1245, P.419,  
R.R.P.P.C.T.,  
"Tract One"

I, B.F. RIVERS, REGISTERED PROFESSIONAL SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT AND THE ATTACHED FIELD NOTE DESCRIPTION TRULY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION IN APRIL, 2014.

SINCE 1976  
**RIVERS SURVEYING, INC.**  
LAND SURVEYORS  
P.O. BOX 1447  
MINERAL WELLS, TEXAS 76068  
OFFICE: 940-325-8613  
FAX: 940-325-8028

B.F. RIVERS, M.S., P.E., R.P.L.S.  
NO. 2190, STATE OF TEXAS



Note:  
According to the Flood Insurance Rate Map for Palo Pinto County, Texas and Incorporated Areas, Community Panel Number 48363C 0340 E, Dated August 2, 2012, this tract is in Zone X, which is not in the 1% annual chance flood.