

LEGEND

●	FIR	FOUND IRON ROD
IPFC	IRON PIPE FENCE CORNER	
-X-X-	EXISTING FENCE LINE	
---	PROPERTY LINE	
---	BLOCK LINE	
PP	POWER POLE	
SSCO	SANITARY SEWER	
-AV-	AERIAL VOLTAGE	
UGC	UNDERGROUND CABLE	
WD	WOOD DECK	
AC	AIR CONDITIONER	
LS	LANDSCAPING	
PT	PROPANE TANK	
ANT	ANTENNA	
LP	LIGHT POLE	
MB	MAILBOX	
TP	TELEPHONE PEDESTAL	
SW	SIDEWALK	

LEGAL DESCRIPTION

BEING 18.05 acres of land, more or less, in Block 73, Panola County School Land Survey, Abstract No. 587, Montague County, Texas, and being all of a called 17.84 acre tract described in Gift Deed to Bradley Allan Butler, of record in Volume 368, Page 398, Real Records of Montague County, Texas, said 18.05 acres, being more particularly described as follows:

BEGINNING at a point in Dog Kennel Road from which a found iron rod at the west corner of said Block 73 bears N 45 deg. 34 min. 43 sec. W a distance of 28.85 feet:

THENCE N 45 deg. 07 min. 54 sec. E a distance of 1047.62 feet to a found iron rod for corner;

THENCE S 12 deg. 22 min. 24 sec. E a distance of 1266.49 feet to a found 4 inch iron pipe fence corner post for corner;

THENCE S 13 deg. 59 min. 09 sec. W a distance of 410.53 feet to a found 4 inch iron pipe fence corner post for corner;

THENCE N 45 deg. 34 min. 43 sec. W a distance of 1280.65 feet to the POINT OF BEGINNING and containing 786,187 square feet or 18.05 acres of land, more or less, with 0.23 acres fenced as road.

THIS SURVEY WAS PREPARED FROM A TRUE AND ACCURATE SURVEY AS SURVEYED ON THE GROUND UNDER MY SUPERVISION ON THIS DATE AND THERE WERE NO APPARENT VISIBLE EASEMENTS OR ENCROACHMENTS, EXCEPT WHERE SHOWN.

JASON SWAIM RPLS 05550

BOUNDARY SURVEY

OF 18.05 ACRES

BEING PART OF

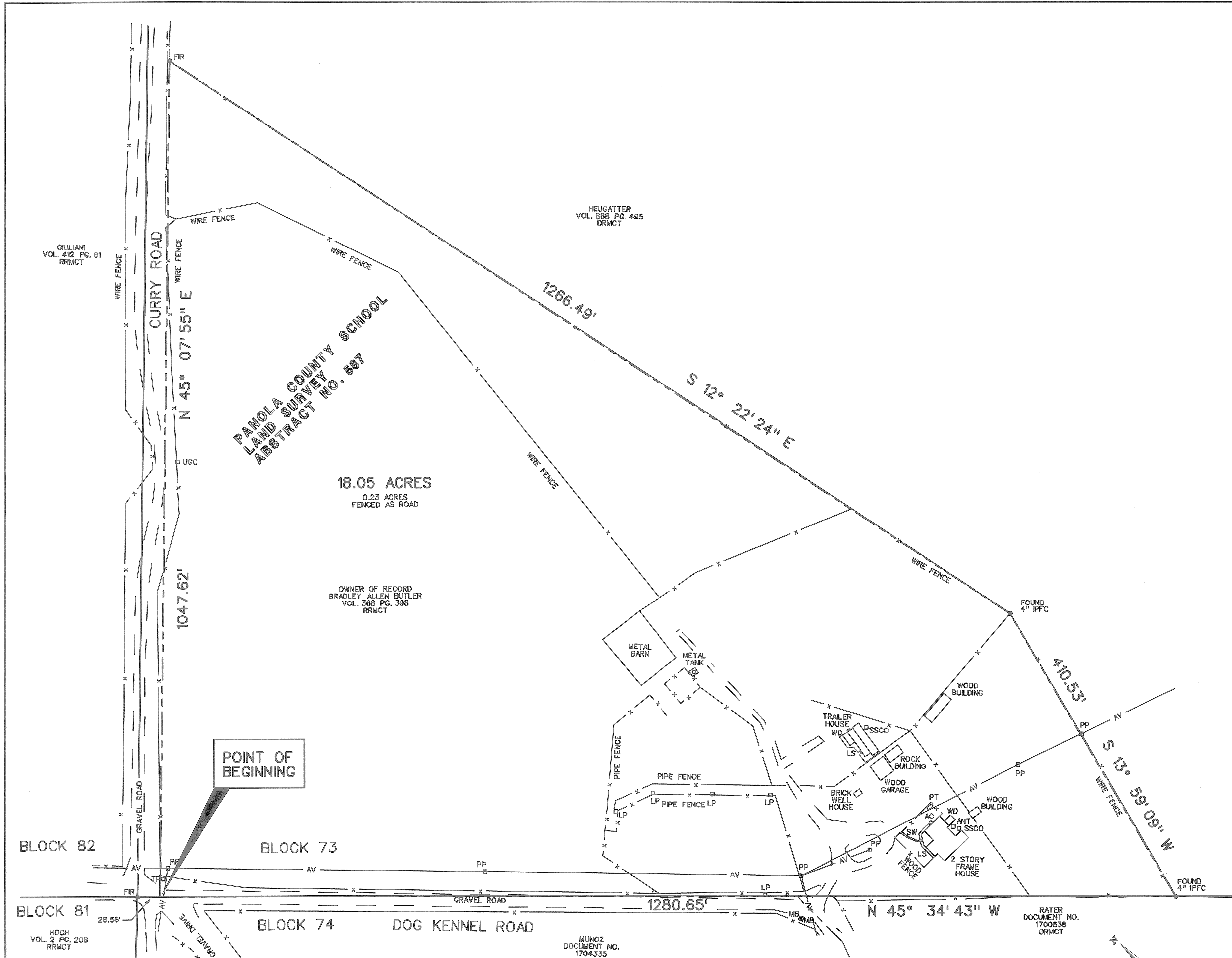
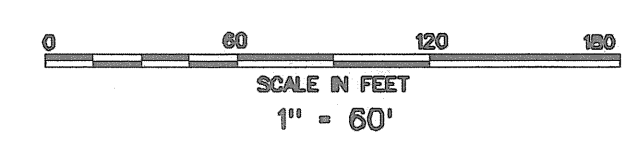
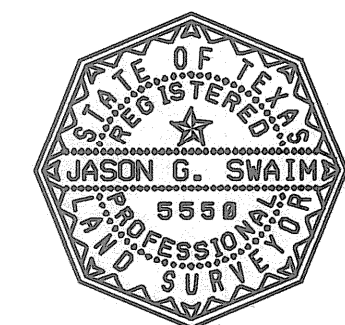
BLOCK 73

PANOLA COUNTY SCHOOL LAND SURVEY ABSTRACT NO. 587

MONTAGUE COUNTY, TX

AUGUST 3, 2020

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



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. THE FOLLOWING AFFECTS SUBJECT PROPERTY:
3. SURVEY COMPLETED WITHOUT BENEFIT OF TITLE POLICY
4. SES PROJECT NO. 19078 BUTLER; DOG KENNEL RD, MCT
5. TEXAS LICENSE SURVEY FIRM NO. 100738-00

MUNOZ DOCUMENT NO. 1704335 ORMCT

RATER DOCUMENT NO. 1700638 ORMCT

OWNER OF RECORD
BRADLEY ALLEN BUTLER
VOL. 368 PG. 398
RRMCT

18.05 ACRES
0.23 ACRES
FENCED AS ROAD

HEUGATTER
VOL. 888 PG. 495
DRMCT

GIULIANI
VOL. 412 PG. 81
RRMCT

HOCH
VOL. 2 PG. 208
RRMCT