

Element	From	To	Direction	Distance
L1	3003	3004	N 90° 0' 00" E	48.82
L2	3004	3005	N 44° 02' 08" W	25.97
L3	3005	3006	N 20° 39' 51" E	61.93
L4	3006	3007	N 22° 49' 44" E	96.22
L5	3007	3008	N 10° 05' 40" W	74.12
L6	3008	3009	N 30° 37' 35" W	16.62
L7	3009	3010	N 57° 45' 07" E	48.37

LEGEND	
1/2" F.I.R.	FOUND IRON ROD
O S.I.R.	SET IRON ROD WITH YELLOW CAP
LP	LIGHT POLE
CMO	CONTROL MONUMENT FOR BASIS OF BEARING
IPFC	IRON PIPE FENCE CORNER
WP FC	WOOD POST FENCE CORNER
PP	POWER POLE
MB	MAILBOX
---	SURVEY LINE
---	PROPERTY LINE
-x-x-	EXISTING FENCE LINE
□	EXISTING BUILDING

LEGAL DESCRIPTION

BEING 50.11 acres of land, more or less, in the James Gibbons Survey, Abstract No. 307, Montague County, Texas, and being all of that certain tract described in deed to Doris May of record in Volume 786 Page 917, of the Deed Records of Montague County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a set iron rod in the north right of way line of F.M. Highway No. 59, at the southwest corner of the James Gibbons Survey, Abstract No. 307;

THENCE N 00 deg.13 min.31 sec. W a distance of 1105.02 feet to a found 2 inch aluminum fence corner post for corner;

THENCE N 00 deg.33 min.35 sec. E a distance of 459.93 feet to a found 2 inch aluminum fence corner post for corner;

THENCE N 89 deg.43 min.51 sec. E a distance of 573.08 feet for corner;

THENCE N 90 deg.00 min.00 sec. E a distance of 48.82 feet to a set iron rod for corner in creek;

THENCE down said creek the following courses and distances:
N 44 deg.02 min.08 sec. W a distance of 25.97 feet;
N 20 deg.39 min.51 sec. E a distance of 61.93 feet;
N 22 deg.49 min.44 sec. E a distance of 96.22 feet;
N 10 deg.05 min.40 sec. W a distance of 74.12 feet;
N 30 deg.37 min.35 sec. W a distance of 16.62 feet to a found 14 inch willow fence corner post for corner;

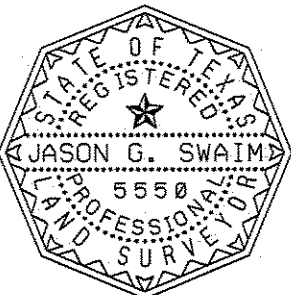
THENCE along wire fence the following courses and distances:
N 57 deg.45 min.07 sec. E a distance of 48.37 feet;
N 88 deg.55 min.28 sec. E a distance of 402.41 feet;
S 88 deg.41 min.27 sec. E a distance of 352.74 feet to found 8 inch post oak fence corner post for corner;

THENCE along a wire fence the following courses and distances:
S 02 deg.13 min.51 sec. W a distance of 28.31 feet;
S 19 deg.39 min.48 sec. W a distance of 171.82 feet;
S 07 deg.06 min.54 sec. W a distance of 465.25 feet;
S 02 deg.04 min.17 sec. E a distance of 385.14 feet;
S 01 deg.58 min.02 sec. W a distance of 155.39 feet;
S 03 deg.56 min.33 sec. W a distance of 552.35 feet to a found 2 inch aluminum fence corner post in the north right of way line of said F.M. Highway 59, for corner;

THENCE with said north right of way line, S 89 deg.33 min.14 sec. W a distance of 761.77 feet to a set iron rod for corner at the beginning of a curve to the left with a radius of 1482.39 feet and a central angle of 16 deg.00 min.00 sec. and a long chord that bears S 81 deg.33 min.14 sec. W a distance of 412.62 feet;

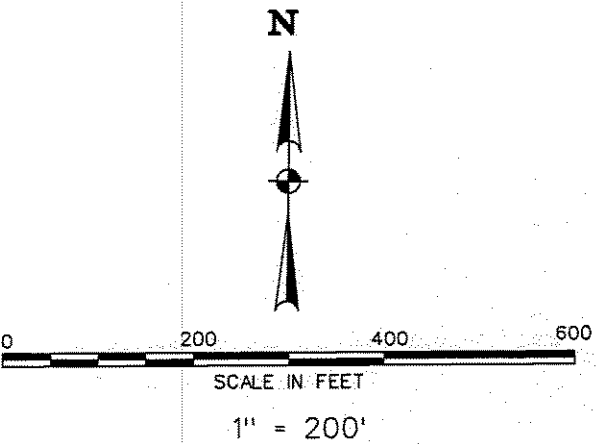
THENCE westerly along said curve a distance of 413.96 feet to a set iron rod for corner;

THENCE continuing along said north right of way line, S 73 deg.32 min.48 sec. W a distance of 127.00 feet to the POINT OF BEGINNING and containing 2,162,868 square feet or 50.11 acres of land, more or less.



PREPARED BY:
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BOUNDARY SURVEY
OF
50.11 ACRES
BEING
PART OF THE
JAMES GIBBONS SURVEY
ABSTRACT NO. 307
MONTAGUE COUNTY, TEXAS
NOVEMBER 18, 2008



NOTES:

1. BASIS OF BEARING FOR THIS SURVEY IS US STATE PLANE 1983, NORTH CENTRAL TEXAS ZONE 4202, NAD 1983, USING GEOID 03 (CONUS)
2. THE FOLLOWING AFFECTS SUBJECT PROPERTY:
RIGHT OF WAY TO STATE OF TEXAS PER VOL. 177 PG 293, DRMCT
3. SES PROJECT #08070
4. THE BLOCKS OF ORIGINAL TOWNSITE OF MONTAGUE SHOWN AS ADJOINERS WERE PLACED BY GRAPHICAL METHODS