

MONTAGUE COUNTY SCHOOL LAND SECTION 15

FIELD NOTES

FIELD NOTES OF 164.20 ACRES OUT OF THE SECTION 16, BLOCK 104, MONTAGUE COUNTY SCHOOL LAND, A-307, CLAY COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 1/2" pipe found in the centerline of Riverland Road the Northwest corner of a tract of land conveyed to Lively Ranch LTD. by deed recorded in Volume 431, Page 388, Official Public Records of Clay County, at the Northeast corner of a tract of land conveyed to Lively Ranch LTD. by deed recorded in Volume 431, Page 388, Deed Records Clay County and the Southeast corner of a tract of land conveyed to Obermier Family Living Trust by deed recorded in Volume 531, Page 147, Deed Records of Clay County, for the Southwest corner of this tract;

THENCE N 00° 59' 22" E, with the centerline of Riverland Road the West line of said Section 16, and the East line of said Obermier Family Living Trust tract a distance of 2681.48 feet to a spike nail set at the Southwest corner of a second tract of land conveyed to Obermier Family Living Trust by deed recorded in Volume 501, Page 875, Deed Records of Clay County, for the Northwest corner of this tract;

THENCE N 89° 52' 41" E, with the South line of said second Obermier Family Living Trust tract at 34.9' feet pass a fence line at 504.9 feet pass a fence line and continuing on the same course, generally with a fence, a total distance of 2671.01 feet to an iron rod set, for the Northeast corner of this tract;

THENCE S 01° 09' 45" W, with the East line of said second Obermier Family Living Trust tract, generally with a fence, a distance of 1159.02 feet to an iron rod set at the Southwest corner of said second Obermier Family Living Trust tract and the most Easterly Northwest corner of a tract of land conveyed to Margaret Janssen Casey Jackson by deed recorded in Volume 97, Page 245, Official Public Records of Clay County, for an angle corner of this tract;

THENCE S 01° 09' 45" W, with the West line of said Margaret Janssen Casey Jackson tract, generally with a fence, a distance of 1524.57 feet to an old stone fence corner, for the Southeast corner of this tract;

THENCE S 89° 55' 11" W, with the North line of said Lively Ranch LTD. tract, generally with a fence, at 2632.3 feet pass a fence line and continuing on the same course a total distance of 2662.87 feet to the PLACE OF BEGINNING and containing 164.20 acres of land.

Water well and Buried lines are estimated

The herein described property does not lie within the Special Flood Hazard Areas inundated by 100 Year Flood as delineated on the Flood Insurance Rate Map for Clay County, Texas,

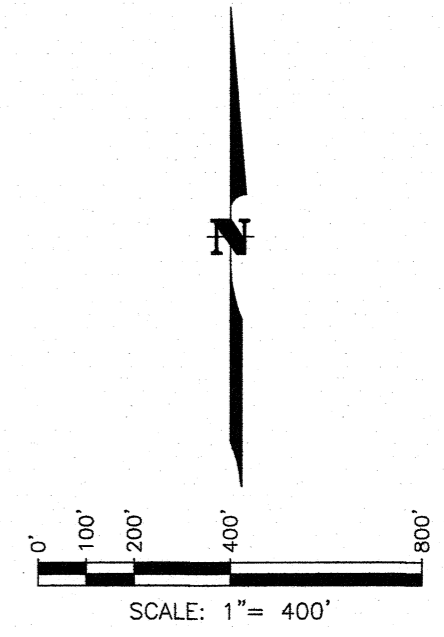
Panel Number: 48077C0100D,

Dated: 04/02/1991,

as published by the U.S. Department of Homeland Security, Federal Emergency Management Agency.

Flood Zone designation is Zone X.

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.



BASIS OF BEARINGS ARE NAD 83 - TEXAS NORTH CENTRAL

BOUNDARY SURVEY OF
164.20 ACRES
OUT OF SECTION 16, BLOCK 104,
MONTAGUE COUNTY SCHOOL LAND A-307
CLAY COUNTY, TEXAS

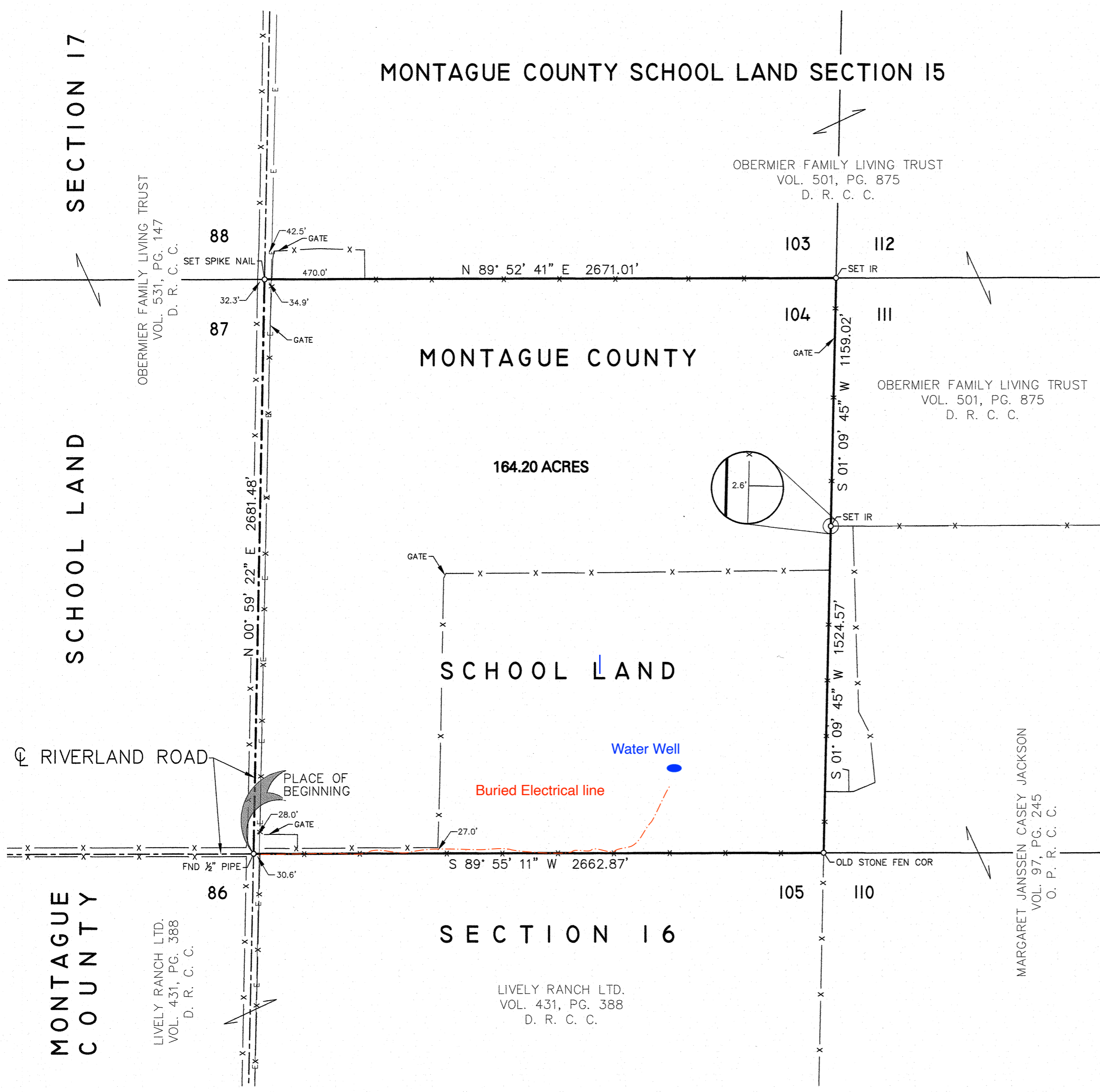
CORLETT, PROBST & BOYD, P.L.L.C.
 ENGINEERS - SURVEYORS
 4605 OLD JACKSBORO HIGHWAY
 WICHITA FALLS, TEXAS 76302

DRAWN	IMM
CHECKED	DGS
APPROVED	DGS
PHONE (940)723-1455	
FAX (940)397-0549	

TBPE F-279

TBPLS-100541-00

SCALE: 1" = 400' AUGUST, 2020 SHEET 1 OF 1



LEGEND

●	PP	POWER POLE
□	TP	TELEPHONE PEDESTAL
—	E	EXISTING ELECTRIC LINE
—	X	EXISTING FENCE
○	FND IR	PROPERTY CORNER (AS NOTED)



DEVIN G. SMITH
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5849

Devin G. Smith 8/25/20