

MONTAGUE COUNTY, TEXAS

ROBERT CRAWFORD SURVEY  
ABSTRACT NO. 148

JONATHAN BARLOW SURVEY  
ABSTRACT NO. 22

C. HAM SURVEY  
ABSTRACT NO. 322

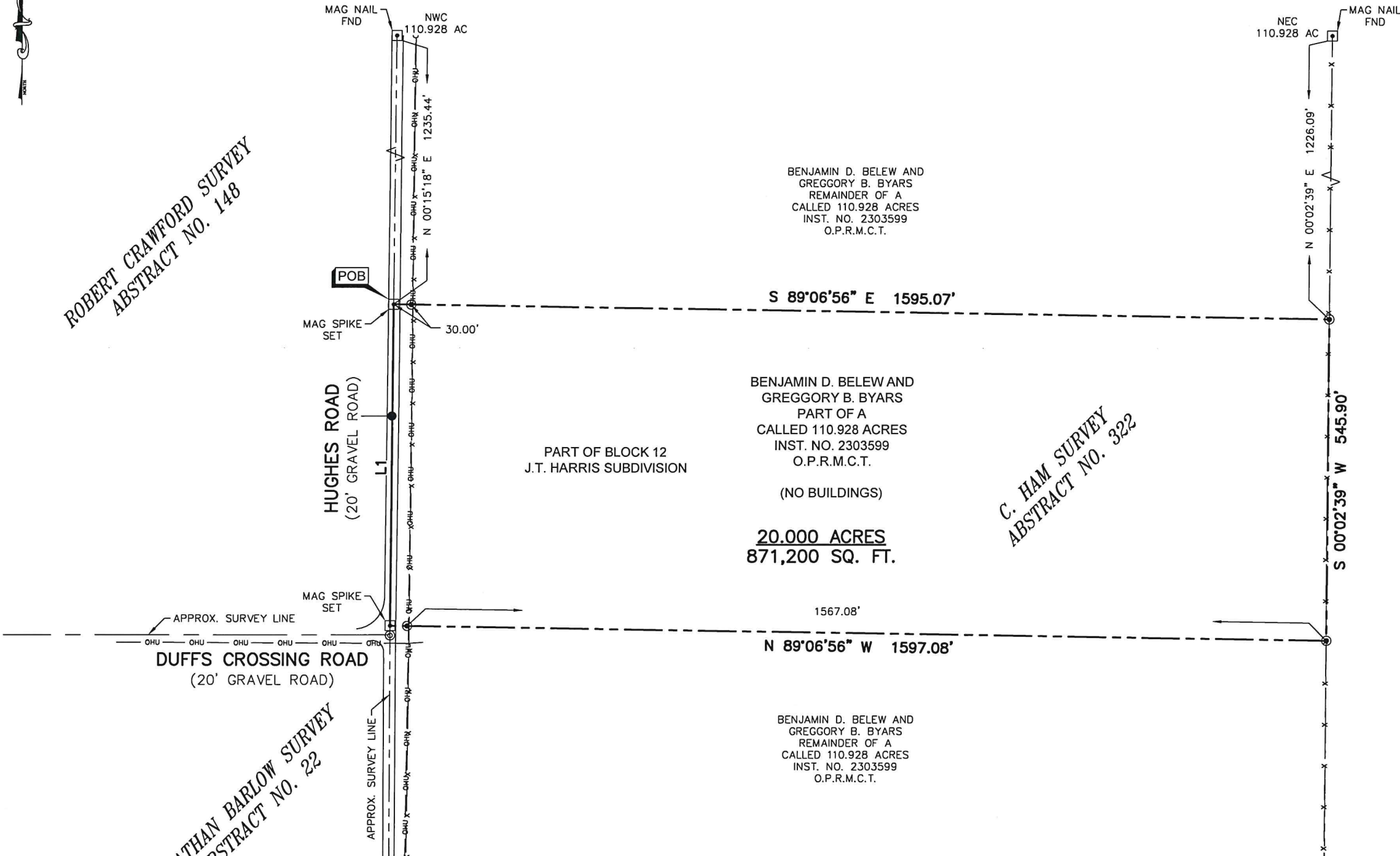
BENJAMIN D. BELEW AND  
GREGGORY B. BYARS  
REMAINDER OF A  
CALLED 110.928 ACRES  
INST. NO. 2303599  
O.P.R.M.C.T.

BENJAMIN D. BELEW AND  
GREGGORY B. BYARS  
PART OF A  
CALLED 110.928 ACRES  
INST. NO. 2303599  
O.P.R.M.C.T.  
  
(NO BUILDINGS)

**20.000 ACRES**  
**871,200 SQ. FT.**

LARRY J. FENOGLIO AND  
JANNA FENOGLIO  
CALLED 158.045 ACRES  
VOL. 379, PG. 378  
R.P.R.M.C.T.

PART OF BLOCK 12  
J.T. HARRIS SUBDIVISION



- LEGEND**
- PROPERTY LINE
  - - - EASEMENT LINE
  - - - ADJOINING PROPERTY LINE
  - CHAIN LINK FENCE
  - II — II — II WOOD FENCE
  - x — x — x BARBED WIRE FENCE
  - □ — □ — □ PIPE FENCE
  - OHU — OHU — OHU OVERHEAD UTILITIES
  - ⊙ = CAPPED IRON ROD SET "VAUGHNS SURVEY CO"
  - ⊙ = IRON ROD FOUND
  - E.M. = ELECTRIC METER
  - ⊕ = WATER METER
  - = CONCRETE



PLEASE REFER TO BAR SCALE. DRAWING  
MAY HAVE BEEN REDUCED OR ENLARGED.

LINE	BEARING	DISTANCE
L1	N 00°15'18" E	545.87'

THE COMPLETE LAND TITLE SURVEY SHOWN HEREON COMPRISES 2 PAGES  
AND "PAGE 2" ACCOMPANIES AND IS ATTACHED HERETO BY THIS REFERENCE.



VAUGHN'S SURVEY CO.  
1228 S. U.S. HIGHWAY 377  
PILOT POINT, TX. 76258  
PHONE 940-808-1191

DRAWN BY:	JDF/WDJ
CHECKED BY:	JCV
DATE:	10/23/23
SHEET:	1 OF 2
SCALE:	AS SHOWN

**LAND TITLE SURVEY**  
TBD HUGHES ROAD

20.000 ACRES  
C. HAM SURVEY,  
ABSTRACT NO. 322  
MONTAGUE COUNTY, TEXAS

TBD HUGHES ROAD TR-3

# MONTAGUE COUNTY, TEXAS

**PROPERTY DESCRIPTION**

Being a tract of land situated in Block 12, of J. T. Harris Subdivision in the C. Ham Survey, Abstract No. 322, Montague County, Texas, and being part of a called 110.928 acres tract of land described in Deed to Benjamin D. Belew and Gregory B. Byars as recorded in Instrument No. 2303599, Official Public Records, Montague County, Texas, and being more particularly described herein as follows:

**BEGINNING** at a "Mag" spike set in or near the centerline of said Hughes Road (a public road) and in the West line of said 110.928 acres tract and said Block 12 and in West line of said Ham Survey common to the East line of the Robert Crawford Survey, Abstract No. 148 for the Northwest corner of the herein described tract, from which a "Mag" nail found for the Northwest corner of said 110.928 acres tract bears North 00 degrees 15 minutes 18 seconds East, a distance of 1235.44 feet;

THENCE South 89 degrees 06 minutes 56 seconds East, with the North line of the herein described tract, severing said 110.928 acres tract, passing at a distance of 30.00 feet a 5/8 inch capped iron rod stamped "VAUGHNS SURVEY CO." (typical) set for reference, and continuing along said course, a total a distance of 1595.07 feet to a 5/8 inch iron rod set in the East line of said 110.928 acres tract common to the West line of a called 158.045 acres tract of land described in Deed to Larry J. Fenoglio and Janna Fenoglio as recorded in Volume 379, Page 378, Real Public Records, Montague County, Texas for the Northeast corner of the herein described tract, from which a "Mag" nail found for the Northeast corner of said 110.928 acres tract bears North 00 degrees 02 minutes 39 seconds East, a distance of 1226.09 feet;

THENCE South 00 degrees 02 minutes 39 seconds West, with said common line thereof, along and near a fence, a distance of 545.90 feet to a 5/8 inch iron rod set for the Southeast corner of the herein described tract;

THENCE North 89 degrees 06 minutes 56 seconds West, with the South line of the herein described tract, severing said 110.928 acres tract, passing at a distance of 1567.08 feet a 5/8 inch iron rod set for reference, and continuing along said course, a total 1597.08 feet to a "Mag" spike set in or near the centerline of said Hughes Road and in West line of said 110.928 acres tract and said Block 12 and said Ham Survey common to the East line of said Crawford Survey for the Southwest corner of the herein described tract;

THENCE North 00 degrees 15 minutes 18 seconds East, with the West line of said 110.928 acres tract and said Block 12 and said Ham Survey common to the East line of said Crawford Survey, along said Hughes Road, a distance of 545.87 feet to the **POINT OF BEGINNING** and containing, within the metes and bounds herein recited, 20.000 acres of land, more or less.

**FLOOD NOTE**

THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE X AND DOES NOT APPEAR TO BE LOCATED IN A 100 OR 500 YEAR FLOOD AREA AS PLOTTED ON COMMUNITY PANEL # 480939 0150 D OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING A REVISED EFFECTIVE DATE OF AUGUST 16, 2011.

**GENERAL NOTES**

1. ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), DERIVED FROM GPS OBSERVATION AND DERIVED FROM AN ON-THE-GROUND SURVEY CONDUCTED ON OCTOBER 16, 2023.
2. ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.
3. THIS SURVEY MAY OR MAY NOT COMPLY WITH CITY AND/OR COUNTY PLATTING REGULATIONS.

**TITLE REPORT NOTE**


THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT AS PROVIDED BY ALAMO TITLE INSURANCE, REFERENCED BY GF NO. 23473-A AND BEARING AN EFFECTIVE DATE OF SEPTEMBER 28, 2023.

**SCHEDULE B ITEMS**

- 1.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE MAGNOLIA PIPELINE COMPANY PIPELINE EASEMENT RECORDED IN VOLUME 236, PAGE 483, DEED RECORDS OF MONTAGUE COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10a)

**SURVEYOR'S CERTIFICATION**

This is to certify that, under my personal supervision, a careful survey was made on the ground of the property shown hereon. This survey was prepared without the benefit of a current title report. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. The plat hereon is a careful representation of the subject property as determined by an on-the-ground survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements being as shown, the improvements being within the boundary of the property, setback from property lines the distance indicated and that the distance from the nearest intersecting street or road being as shown on said plat. EXCEPT AS SHOWN THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS APPARENT ON THE GROUND.

  
 \_\_\_\_\_  
 JOE C. VAUGHN, JR.  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5926  
 OCTOBER 23, 2023  
 FIRM REGISTRATION NO. 10194786



VAUGHN'S SURVEY CO.  
 1228 S. U.S. HIGHWAY 377  
 PILOT POINT, TX. 76258  
 PHONE 940-808-1191

**LAND TITLE SURVEY**  
**TBD HUGHES ROAD**

20.000 ACRES  
 C. HAM SURVEY,  
 ABSTRACT NO. 322  
 MONTAGUE COUNTY, TEXAS

*TBD HUGHES ROAD TR-3*

DRAWN BY:	JDF/WDJ
CHECKED BY:	JCV
DATE:	10/23/23
SHEET:	2 OF 2
SCALE:	N.T.S.

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