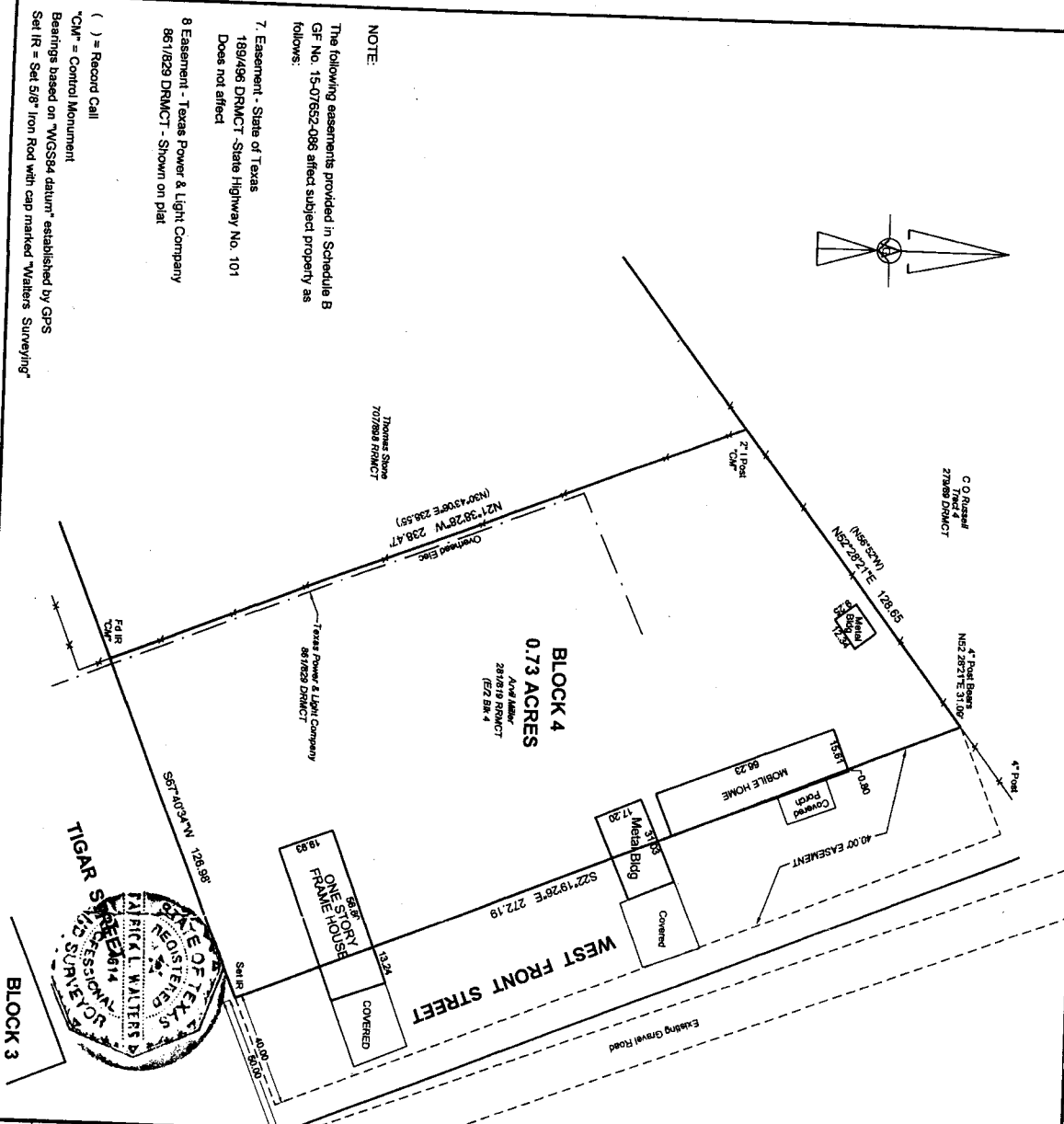
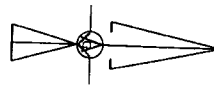


1504594



TO: Cascade Financial

On July 27, 2015 a Survey was made on the ground under my supervision at 613 West Front Street-Sunset, Texas of a tract of land described as follows:

Being 0.73 acres of land in Block 4 of the Boone and Harvey's Addition, Montague County, Texas according to the plat of same recorded in Volume 10, Page 607, Deed Records, Montague County, Texas.

See attached field notes

There are no visible easements or encroachments except as shown.

Patrick L. Walters
Registered Professional Land Surveyor No. 4614

NOTE:

The following easements provided in Schedule B GF No. 15-07652-098 affect subject property as follows:

7. Easement - State of Texas
189/496 DRACCT - State Highway No. 101
Does not affect

8 Easement - Texas Power & Light Company
861/829 DRACCT - Shown on plat

() = Record Call

"CM" = Control Monument

Bearings based on "NAD83 datum" established by GPS

Set IR = Set 5/8" Iron Rod with cap marked "Walters Surveying"



**PLAT OF 0.73 ACRES - PART OF BLOCK 4
BOONE AND HARVEY'S ADDITION**

TOWN OF SUNSET - MONTAGUE COUNTY - TEXAS

SCALE 1"=40'	WALTERS LAND SURVEYING COMPANY	DRAWN BY PLW
DATE 07-27-2015	REGISTERED PROFESSIONAL LAND SURVEYORS	JOB NO 0217-2794
P. O. BOX 1166 BOWIE, TEXAS		

SURVEY DATE 07-27-2015 FB 32

24

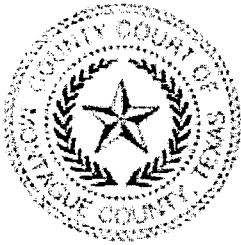
FIRM NO. 101306-00
OFFICE PHONE (840) 872-4718

FILED FOR RECORD
GLENDA HENSON - COUNTY CLERK
MONTAGUE COUNTY, TEXAS

INST NO: 1504594

FILED ON: AUGUST 18, 2015 AT 04:33pm

THIS INSTRUMENT CONTAINED 2 PAGES AT FILING



THE STATE OF TEXAS COUNTY OF MONTAGUE
I hereby certify that this instrument was filed on the date
and time stamped hereon and recorded in the volume
and page of named record of Montague County, and
stamped hereon by me.

DATE: AUGUST 18, 2015
GLENDA HENSON, COUNTY CLERK

Glenda Henson

Volume 10 on page 375

Case G

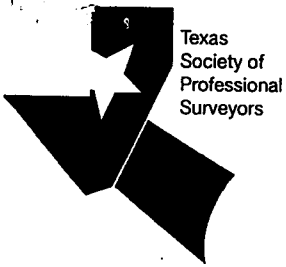
OPR RECORDS

Walters Land Surveying Co

TO

Randall Simpson

*Town of Sunset, Part of Blk #4 Boone + Harveys
Addition .73 acres*



WALTERS
Land Surveying Co.
Registered Professional Land Surveyors

109 N. Mason Street
P.O. Box 1166
Bowie, Texas 76230

FAX (940) 872-4555

OFFICE (940) 872-4718

August 7, 2015

0217-2794-2

40.00 FOOT EASEMENT

Field Notes For:

A 40.00 foot strip of land in Block 50 Panola County School Land Survey A-587, Montague County, Texas and being a portion of West Front Street which lies adjacent to Block 4 of the Boone & Harvey's Addition to the Town of Sunset, Montague County, Texas and being 40.00 feet northeast of and parallel to the following described line:

BEGINNING at an iron rod set in the northwest line of Tigar Street and in the southwest line of said West Front Street for the east corner of said Block 4;

THENCE North 22°19'26" West with the southwest line of said West Front Street 272.19 feet to the north corner of said Block 4 for the terminus of said line and from which a four inch post bears North 52°28'21" East 31.09 feet.

The foregoing field notes were prepared from a survey made on the ground under my supervision.

There are no visible easements or encroachments except as shown.

Surveyed July 27, 2015.

See plat dated 07-27-2015.

A handwritten signature in black ink, appearing to read "Patrick L. Walters".

Patrick L. Walters
Registered Professional Land Surveyor
Firm No. 101306-00

