

CAMP CREEK SURVEYING, INC.

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Ira J. Schoppa, R.P.L.S. #5599
Prepared for: Paul O'Dwyer

Phone: (940) 995-2977
September, 2021

*
THE STATE OF TEXAS *
COUNTY OF MONTAGUE *
*

Lot 49 (part) Lot 50 (very small part)— 0.46 of an Acre
Buck Keck Lake View Subdivision Unit 3 Extension
Montague County, Texas

The following field notes describe 0.46 of an acre of land being part of Lot 49 and a very small part of Lot 50, Buck Keck Lakeview Subdivision Unit 3 Extension as shown on the plat of record in R-213 and R-46, Commissioners Court Minutes, Montague County, Texas. This is the same land described in the General Warranty Deed to W.W. Callaway and Sue Callaway of record in Volume 143, Page 7, Real Records, Montague County, Texas. This property is further described as;

BEGINNING at a point at the east common corner of Lots 48 and 49 Buck Keck Lakeview Subdivision Unit 3 Extension and bearing North 31°21' West 100.0 Feet from a found 2 inch iron pipe (Karsteter) at the east common corner of Lots 47 and 48;

THENCE South 69°38'42" West, with the common line of Lots 48 and 49 a distance of 197.65 Feet to a point on the erosion shore of Lake Nocona and beside a boat barn;

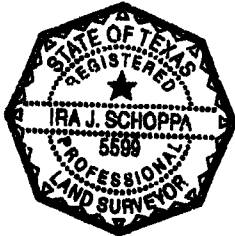
THENCE North 42°11' West, with the shore of Lake Nocona a distance of 100.27 Feet to a point on concrete from which a 2 inch galvanized iron pipe bears South 68° West 12.3 Feet;

THENCE North 67°25'50" East, with a metal fence (Boundary Line Agreement (417/493 R.R.) and the Even property (#2103586) a distance of 215.39 Feet to a point on concrete from which a found iron rod (Seay Cab 5, Slide 130 PR) at the east common corner of Lots 49 and 50 bears South 69° East 4.1 Feet;

THENCE South 31°21' East, with the east line of Lot 49 a distance of 103.30 Feet to the place of BEGINNING.

The aforescribed tract contains 0.46 of an Acre of land with a brick/frame split-level home, boat barn located on it. There is an area under fence but actually part of Casino Road as shown on the plat of Buck Keck Lakeview Subdivision Unit 3 Extension that contains a metal garage and storage building and concrete parking area. There is a dock (in poor condition) extending from this property into Lake Nocona. The address assigned to this property is 1129 Casino Road, Nocona TX.

I, Ira J. Schoppa 9-20-2021 (Ira J. Schoppa), R.P.L.S. #5599, certify that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition 3, TSPS Standard Survey. See attached plat



A single page.

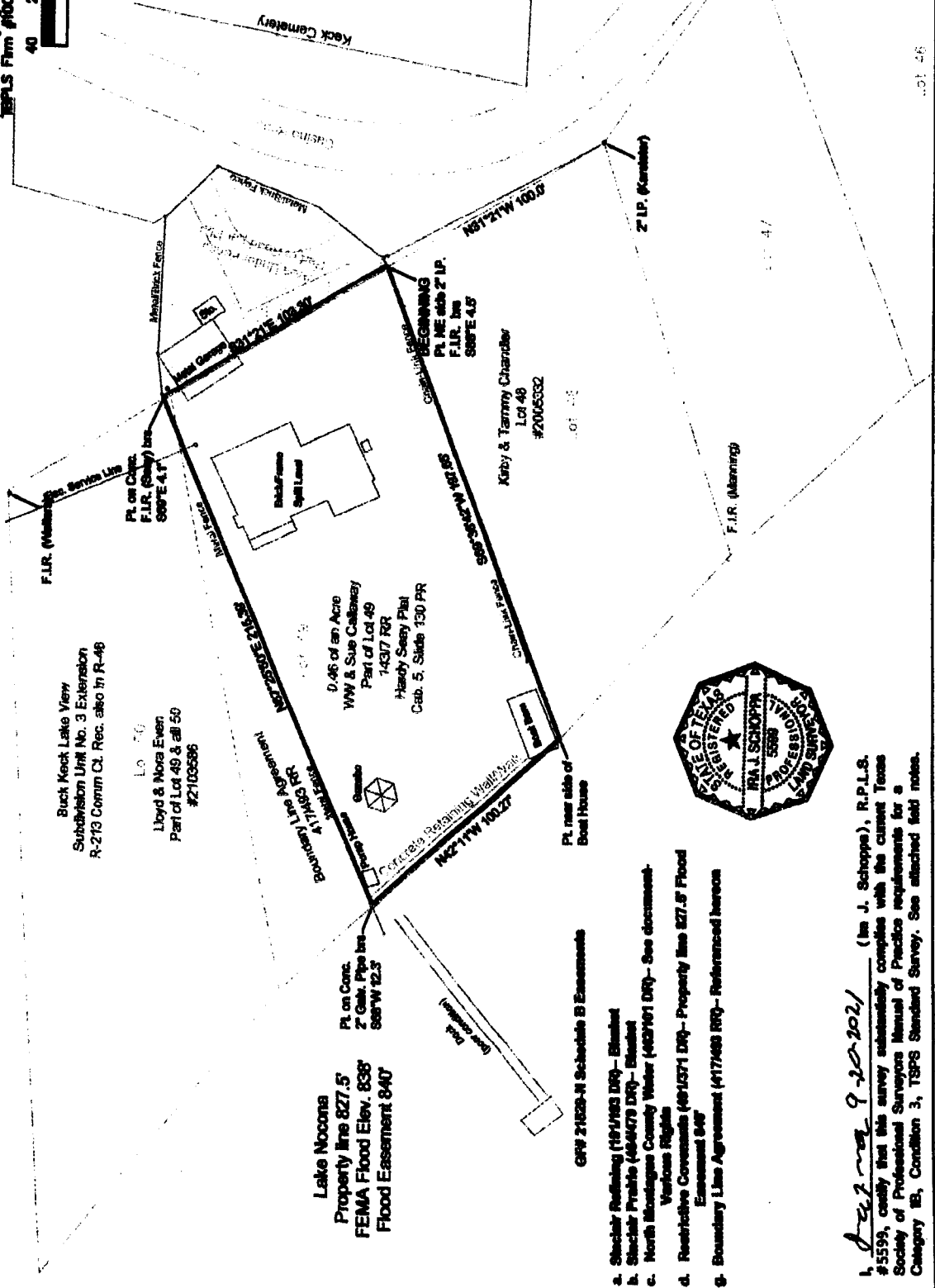
Sub, able

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Bearing based on G.P.S. Texas
State Plane North-Central Zone
4202 converted to feet.

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Sawtooth Rd. Road



- a. Station Redding (191163 DR) - Blunder
- b. Station Prindle (481473 DR) - Blunder
- c. North Montague County Water (482161 DR) - See document - Various Rights
- d. Restrictive Comments (491571 DR) - Property line 827.5' Flood Easement 840'
- e. Boundary Line Agreement (417483 BR) - Referenced herein

Paul J. Schoppe 9/20/2021 (Paul J. Schoppe), R.P.L.S.
\$5599, certify that this survey substantially complies with the current Texas
Surveyors Manual of Practice requirements for a
Category 1B, Condition 3, TSPS Standard Survey. See attached field notes.