

CAMP CREEK SURVEYING, INC.

106 S. Main
P.O. Box 40
Saint Jo, Texas 76265
(940) 995-2977
TBPLS Firm #1001690

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;

THE NCE 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;

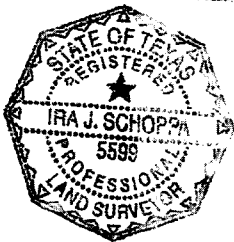
THE NCE North 42°11' West, with the shore of Lake Nocona a distance of 100.27 Feet to a point on concrete from which a 2 inch galvanized iron pipe bears South 68° West 12.3 Feet;

THE NCE North 67°25'50" East, with a metal fence (Boundary Line Agreement (417/493 R.P.L.S.) 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;

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

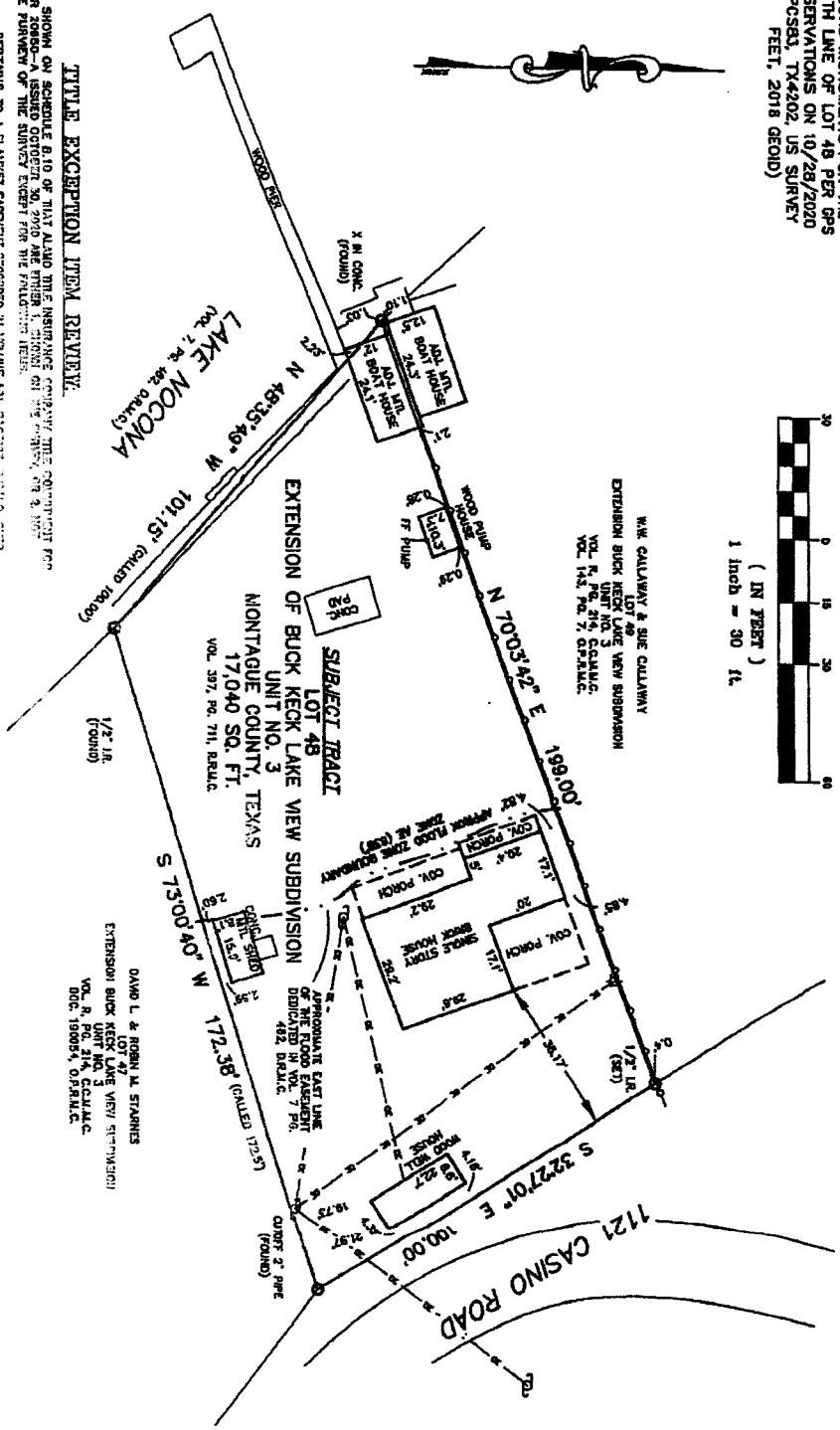
The abovesaid tract contains 0.46 of an Acre of land with a brick/frame split-level metal boat barn located on it. There is an area under fence but actually part of Casino Road as shown on the plat of Buck Keck Lakeview Subdivision Unit 3 Extension this area has a metal garage and storage building and 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 9-28-2021 (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.

BASIS OF BEARINGS:
 NORTH 69°41'08" EAST BETWEEN
 FOUND MONUMENTS FOR THE
 NORTH LINE OF LOT 48 PER GPS
 OBSERVATIONS ON 10/28/2020
 (SPCS83, TX4202, US SURVEY
 FEET, 2018 GEOD)

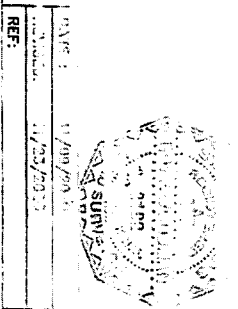


FLOODPLAIN INFORMATION:
 THIS FLOOD STATEMENT (A) IS PREPARED FOR FLOOD
 INSURANCE PURPOSES ONLY, AND IS BASED ON
 CURRENTLY AVAILABLE INFORMATION THAT IS SUBJECT
 TO CHANGE. (B) DOES NOT APPLY THAT THE PROPERTY
 AND/OR STRUCTURES THEREON WILL BE FREE FROM
 FLOODING OR FLOOD DAMAGE, AND (C) SHALL NOT
 CREATE ANY LIABILITY ON THE PART OF THE SURVEYOR.
 THE PROPERTY DESCRIBED HEREIN DOES NOT
 WITHIN THE SPECIAL FLOOD HAZARD AREAS INVADED
 BY FLOODING AND IS NOT IN A FLOOD PLAIN AS
 INDICATED BY THE FEDERAL EMERGENCY MANAGEMENT
 COMMUNITY PANEL NUMBER 180004, OKLAHOMA,
 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT
 AGENCY AND DATED 08/10/2017.

SURVEYOR'S NOTE:
 1. ALL SET CORNERS ARE MARKED WITH
 1 YELLOW PLASTIC SURVEY PIN.
 2. THE PLAT IS THE PROPERTY OF
 THE SURVEYOR AND SHALL NOT BE
 REPRODUCED, COPIED, OR ELECTRONICALLY
 TRANSMITTED IN ANY MANNER WITHOUT THE
 WRITTEN PERMISSION OF THE SURVEYOR.
 3. THE SURVEYOR ACCEPTS NO
 LIABILITY FOR THE USE OF THIS
 SURVEY FOR ANY PURPOSES OTHER THAN
 THOSE FOR WHICH IT WAS DESIGNED.
 4. EVERY REASONABLE ATTEMPT WAS
 MADE TO LOCATE THE SUBJECT PROPERTY
 CORNERS AND TO VERIFY THE BEARINGS AND
 DISTANCES BY MEANS OF APPROPRIATE
 POSSIBLE ENCUMBRANCES EXCEPT
 WHERE SHOWN ON THE SURVEY.

TITLE EXCEPTION ITEM REVIEW:

ALL ITEMS SHOWN ON SCHEDULE A10 OF THAT ALONG WITH THE INSURANCE COMPANY THE COMPANY FOR
 OF NUMBER 2000-A ISSUED OCTOBER 30, 2000 ARE EITHER A CORRECTION OR A CHANGE TO THE
 WITHIN THE PURVIEW OF THE SURVEY EXCEPT FOR THE FOLLOWING ITEMS:
 ITEM 10a. PERTAINS TO A FLOOD EASEMENT RECORDED IN VOLUME 171, PAGE 200, 201, 202, 203, 204, 205,
 AND AFFECTS ALL OF BLOCKS 17, 25, 31 OF THE FLOOD EASEMENT RECORDED IN VOLUME 171, PAGE 200, 201,
 AND AFFECTS ALL OF BLOCKS 17, 25, 31 OF THE FLOOD EASEMENT RECORDED IN VOLUME 171, PAGE 200, 201,
 TELEGRAPH LINES OR ANY OTHER ITEMS WITHIN THE SUBJECT TRACT.
 ITEM 10b. PERTAINS TO A FLOOD EASEMENT RECORDED IN VOLUME 171, PAGE 200, 201, 202, 203, 204, 205,
 PAGE 422 DEDICATED FOR THE USE OF THE FLOOD EASEMENT RECORDED IN VOLUME 171, PAGE 200, 201,
 THE 6247 ELEVATION CONTROL UNIT NO. 3 C.A.M.A.C. VOL. 143, PG. 2, O.K.A.M.A.C. VOL. 143, PG. 2, O.K.A.M.A.C.
 AND IS SHOWN ON THIS SURVEY.
 ITEM 10c. PERTAINS TO A FLOOD EASEMENT RECORDED IN VOLUME 171, PAGE 200, 201, 202, 203, 204, 205,
 WHICH IS ALL THE LANDS FROM THE FLOOD EASEMENT RECORDED IN VOLUME 171, PAGE 200, 201, 202, 203,
 CONTROL LINE THAT DOES AFFECT THE SUBJECT TRACT AND IS SHOWN ON THIS SURVEY.
 ITEM 10d. PERTAINS TO A FLOOD EASEMENT RECORDED IN VOLUME 171, PAGE 200, 201, 202, 203, 204, 205,
 WHICH IS ALL THE LANDS FROM THE FLOOD EASEMENT RECORDED IN VOLUME 171, PAGE 200, 201, 202, 203,
 CONTROL LINE THAT DOES AFFECT THE SUBJECT TRACT AND IS SHOWN ON THIS SURVEY.
 ITEM 10e-9. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY ENCUMBRANCES, EASEMENTS, OR OTHER RIGHTS
 MONTAQUE COUNTY, HOME OF THE SURVEYOR'S OFFICE, AND DOES NOT WARRANT THE ACCURACY OF THE SURVEY.
 ITEM 10f. PERTAINS TO EASEMENTS AND RIGHTS NOT SHOWN ON THE SURVEY.



SURVEY PREPARED BY: DAVID L. & ROBIN M. STARNES
 1121 CASINO ROAD
 MONTAQUE, TEXAS 75000
 COUNTY: MONTAQUE COUNTY
 SURVEY NO.: 200835-0
 DATE: 10/28/2020
 SCALE: 1" = 30'

PROVEN SURVEYING
 2406 WEST OAKLEAVARD
 WICHITA, TEXAS 75309
 (940) 373-6450
 Texas Licensed Survey Firm 10015000