

Montague County Commissioner's Office
Bob Langford
Commissioner, Precinct 4
Montague County Texas

12/19/2022

Commissioner Langford

The PARKS AND WILDLIFE FOUNDATION OF TEXAS, INC. dba Texas Parks and Wildlife Foundation owns the following lots located in your precinct of Montague County, TX.

a. Lots #1, #2, #3 and #4 of Unit One (1) of the Buck Keck Lakeview Subdivision of part of Clock No. 17 of the Kaufman County School Land Survey, Abstract No. 407, as shown on the plat of said Subdivision which is recorded in Vol. 458, pages 571-572 of the Deed Records of Montague County, Texas.

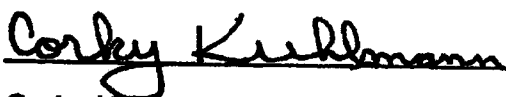
b. Lots Nos. Forty-seven (47), Forty-eight (48), Forty-nine (49) and Fifty (50) of the Hillcrest Lake Lots Unit 2 Subdivision of block No. 17, Kaufman County School Land Survey of Montague County, Texas, according to the plat thereof recorded in the records of Montague County, Texas.

c. Lot 41 Hillcrest Lake Lots, Unit 2 an addition to Montague County, Texas according to the plat recorded in Volume 4 Page 160 Plat Records, Montague County, Texas: and

d. Lot No. Fifty-One (51) of Hillcrest Lake Lots, Unit 2, a subdivision of part of Block 17, Kaufman County School Land Survey, Abstract 407, Montague County, Texas,

The Parks and Wildlife Foundation of Texas, INC requests that Montague County abandon County Road adjacent to the described lots. This county ROW is shown on the survey plat as a portion of Story Road and a part of an unnamed county road, attached as Exhibit B and described in field notes attached as Exhibit A.

Your consideration in this matter is appreciated.



Corky Kuhlmann
Land Conservation Manager
Texas Parks and Wildlife Foundation



WALTERS
LAND SURVEYING COMPANY, LLC
 REGISTERED PROFESSIONAL LAND SURVEYORS
 FIRM NO. 101306-00

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

WEBSITE: WWW.WLS.CO.NET

EMAIL: WALTERS@WLS.CO.NET

OFFICE: (940) 872-4718

June 23, 2022

0106-4460-2

Field Notes For:

A 0.92 acre tract of land being a portion of Storey Road adjacent to Lot 1 thru Lot 4 Buck Keck Lakeview Subdivision Unit No. 1, Montague County, Texas according to the plat of same recorded in Volume 461, Page 216, Deed Records, Montague County, Texas and a portion of an unnamed road in the Hillcrest Lake Lots Unit No. 2, Montague County, Texas according to the plat of same recorded in Volume 602, page 377, Deed Records, Montague County, Texas and being depicted on Plat No. 06-44-2022 and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the southwest corner of Lot 1 Cunningham Subdivision, Montague County, Texas according to the plat of same recorded in Cabinet C, Volume 6, Page 229, Plat Records, Montague County, Texas and for the northwest corner of said Lot 1 Buck Keck Lakeview Subdivision;

THENCE South 36°23'13" West 282.17 feet to an iron rod set for corner;

THENCE South 57°50'10" West 30.00 feet to a bent 5/8 inch iron rod found for the north corner of Lot 5 and for the west corner of said Lot 4;

THENCE North 80°01'29" West across said Storey Road 104.20 feet to an iron rod set in the southeast line of Lot 41 Hillcrest Lake Lots;

THENCE North 41°24'53" East 80.41 feet to a capped 5/8 inch iron rod found for the northeast corner of said Lot 41;

THENCE North 88°49'17" West 206.80 feet to a 5/8 inch iron rod found for the northwest corner of said Lot 41;

THENCE North 01°55'44" West 25.08 feet to an iron rod set in said unnamed road;

THENCE North 88°45'21" West with said unnamed road 71.42 feet to a spindle set for corner;

THENCE North 01°07'49" East 25.06 feet to a 5/8 inch iron rod found for the southwest corner of Lot 51;

THENCE South 88°44'26" East at 70.09 feet pass a 5/8 inch iron rod found for the southeast corner of said Lot 51 and continuing in all 321.69 feet to the southeast corner of Lot 47;

THENCE North 41°24'53" East 157.10 feet to a 5/8 inch iron rod found in the south line of said Cunningham Subdivision for the northeast corner of said Lot 47;

THENCE South 88°51'33" East 95.22 feet to the POINT OF BEGINNING.

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.

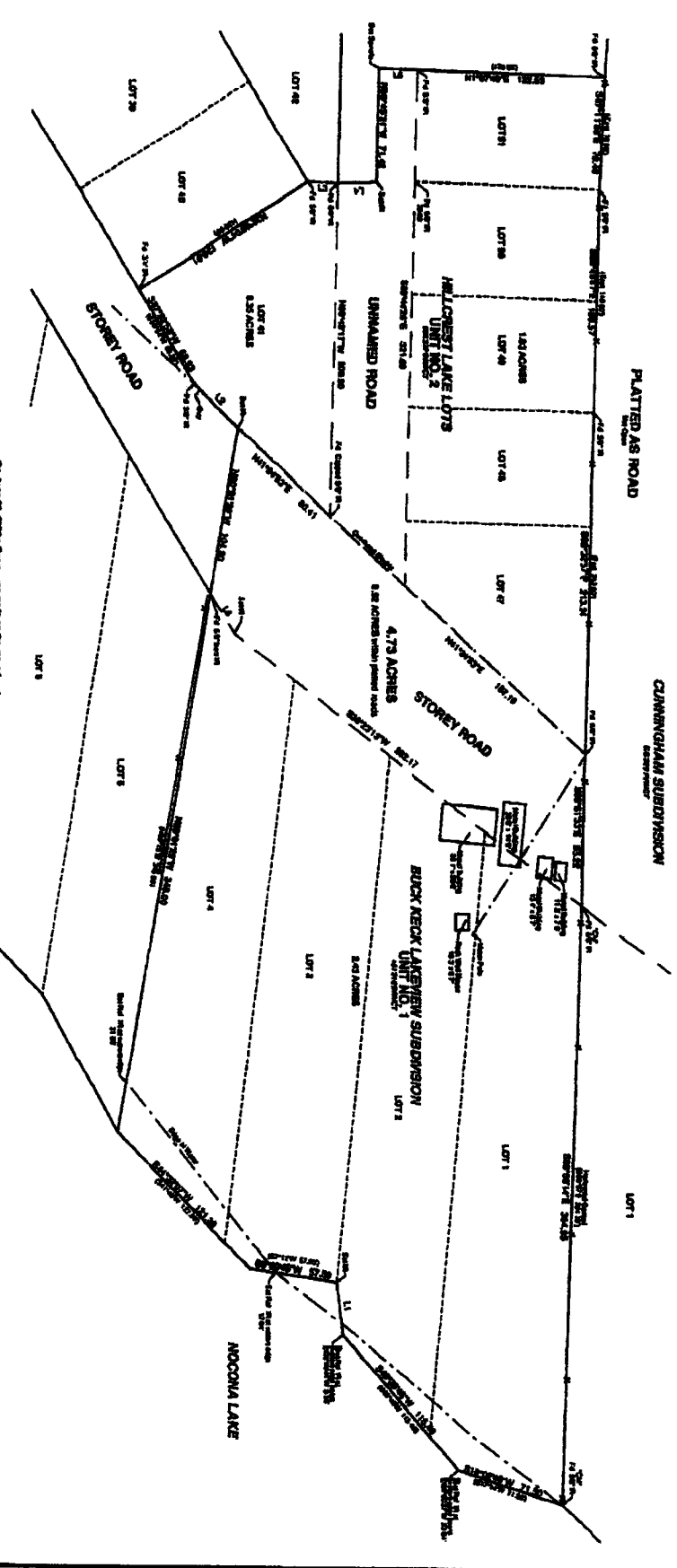
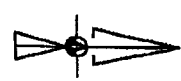
Surveyed June 23, 2022.
 See Plat No. 06-44-2022.

Patrick L. Walters
 Registered Professional Land Surveyor No. 4614

254

254

EXHIBIT B



LINE	BEARING	BEARING	BEARING
1	S 89° 00' 00" W	S 89° 00' 00" W	S 89° 00' 00" W
2	S 89° 00' 00" W	S 89° 00' 00" W	S 89° 00' 00" W
3	S 89° 00' 00" W	S 89° 00' 00" W	S 89° 00' 00" W
4	S 89° 00' 00" W	S 89° 00' 00" W	S 89° 00' 00" W
5	S 89° 00' 00" W	S 89° 00' 00" W	S 89° 00' 00" W
6	S 89° 00' 00" W	S 89° 00' 00" W	S 89° 00' 00" W
7	S 89° 00' 00" W	S 89° 00' 00" W	S 89° 00' 00" W
8	S 89° 00' 00" W	S 89° 00' 00" W	S 89° 00' 00" W
9	S 89° 00' 00" W	S 89° 00' 00" W	S 89° 00' 00" W
10	S 89° 00' 00" W	S 89° 00' 00" W	S 89° 00' 00" W
11	S 89° 00' 00" W	S 89° 00' 00" W	S 89° 00' 00" W
12	S 89° 00' 00" W	S 89° 00' 00" W	S 89° 00' 00" W
13	S 89° 00' 00" W	S 89° 00' 00" W	S 89° 00' 00" W
14	S 89° 00' 00" W	S 89° 00' 00" W	S 89° 00' 00" W

On June 28, 2004, the Survey was made on the ground under my supervision and the results are as follows:

Survey of Lot 1 thru Lot 4 of the Buck Neck Lakeshore Subdivision - Unit No. 1, Montague County, Texas, according to the plat of same recorded in Volume 411, Page 514, Grand Jurors, Montague County, Texas, also being a part of Lot 1 & 2 of the Hillcrest Lake Units No. 1 & 2, Montague County, Texas, according to the plat of same recorded in Volume 411, Page 517, Grand Jurors, Montague County, Texas.

The standard deviation is:

There are no other subdivisions or encroachments except as shown.

Robert L. Tucker
Professional Land Surveyor
No. 4514



PLAT OF LOT 1 THRU LOT 4
BUCK NECK LAKESHORE SUBDIVISION - UNIT NO. 1
LOT 1 & 2 OF HILLCREST LAKE
HILLCREST LAKE UNITS - UNIT NO. 2
PART OF STOREY ROAD
MONTAGUE COUNTY, TEXAS

SCALE: 1" = 50'
PLAT NO. 88-44-000
MONTAGUE COUNTY, TEXAS
MONTAGUE COUNTY - TEXAS

DATE: 06/28/04
BY: RLT
PROJECT NO.: 088-44-000
CITY: MONTAGUE, TEXAS