

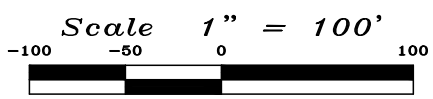
MIRACLE PRODUCTION, INC.
VOL. 656, PG. 616

BOYD N. AUSTIN
VOL. 460, PG. 940

TRENT AUSTIN STUART AND
AMANDA ELIZABETH JANCZAK,
HUSBAND AND WIFE
VOL. 762, PG. 865

TRACT 2
ROBERT S. DOLLAR AND WIFE, DONNETTA R. DOLLAR
VOL. 273, PG. 10
(660.00')

TRACT 1
ROBERT S. DOLLAR AND WIFE,
DONNETTA R. DOLLAR
VOL. 273, PG. 10



LEGEND:

- = 1/2" IRON ROD W/ PLASTIC CAP MARKED "4263" (OJD ENGINEERING) FOUND
- = PROPERTY CORNER FOUND AS NOTED
- x-x- = EXISTING FENCE LINE

NOTES:

1. Information in parenthesis () denotes previous survey data per recorded documents as noted
2. This plat is not valid unless the original seal and signature of surveyor is present.
3. Bearings and distances shown are based on the State Plane Coordinate System, Texas North Zone, North American Datum 1983, U.S. Feet, using GPS relative positioning techniques based on an OPUS on May 25, 2021. (Combined Scale Factor = 0.99979415)
4. No investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose have been made by this Surveyor.
5. This survey was performed without the benefit of abstracts or a title opinion and is subject to any facts which may be disclosed by a full and accurate title search.
6. Not all improvements are shown on this survey.
7. See attached sheet for property description.

SURVEYOR'S CERTIFICATE:

The undersigned does hereby certify that this survey was this day made upon the ground by myself or others under my direct supervision and is true and correct. The undersigned further certifies that this survey meets or exceeds the "Texas Board of Professional Engineers and Land Surveyors" minimum standards.

DATED THIS 1ST DAY OF JUNE, 2021

CURT McPHERSON
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 5275



**BOUNDARY SURVEY OF A 3.00 ACRE TRACT OF LAND
LOCATED IN THE NE/4 OF SECTION 4,
T. & N.O. RR. CO. SURVEY, WHEELER COUNTY, TEXAS**



GEOSPATIAL DATA, INC.
• SURVEYING DIVISION •
105 HACKBERRY TRAIL
CANADIAN, TX 79014
(806) 323-9773
TEXAS FIRM NO. 10010100

Scale :	1" = 100'	Job No.	C221-064-1	DRAWN:	MLS
Date :	JUNE 1, 2021	Sheet	1 of 2 Sheets		



Property Description:

A 3.00 acre tract of land being that same tract of land as conveyed to Trent Austin Stuart and Amanda Elizabeth Janczak, Husband and Wife, by Warranty Deed recorded in Volume 762, Page 865, dated April 14, 2021, Official Public Records of Wheeler County, Texas, being situated in the Northeast One-quarter (NE/4) of Section 4, T. & N.O. Rr. Co. Survey, Wheeler County, Texas, said 3.00 acre tract being further described by metes and bounds as follows:

(Bearings and distances shown are based on the State Plane Coordinate System, Texas North Zone, North American Datum 1983, U.S. Feet, using GPS relative positioning techniques based on an OPUS on May 19, 2021. Combined Scale Factor = 0.99979833)

BEGINNING at a 1/2" iron rod with plastic cap marked "4263" (hereafter referred to as an OJD Cap) found, in the West line of County Road 16, a public right of way, at the Northeast corner of this tract, whence a 1/2" iron rod found, at the Northeast corner of the NE/4 of said Section 4, bears N 00°40'42" W – 294.00 feet and N 89°18'09" E – 29.93 feet;

THENCE S 00°40'42" E on the West line of said County Road 16 right of way at 396.00 feet to an OJD Cap found at the Southeast corner of this tract, being in the North line of a 30' strip of land (unable to locate describing instrument);

THENCE S 89°20'17" W on the South line of this tract, same being the North line of said 30' strip, at 330.00 feet to an OJD Cap found at the Southwest corner of this tract, same being the Southeast corner of that certain tract of land as conveyed to Miracle Production, Inc. by General Warranty Deed recorded in Volume 656, Page 616, dated May 30, 2012, Official Public Records of Wheeler County, Texas, whence an OJD Cap found, at the Southwest corner of said Miracle Production, Inc. tract, bears S 89°20'20" W – 330.00 feet;

THENCE N 00°42'42" W on the West line of this tract, same being the East line of said Miracle Production, Inc. tract, at 396.00 feet to an OJD Cap found at the Northwest corner of this tract, same being the Southwest corner of that certain tract as conveyed to Boyd N. Austin by Warranty Deed recorded in Volume 460, Page 940, dated November 12, 1998, Official Public Records of Wheeler County, Texas;

THENCE N 89°18'09" E on the North line of this tract, same being the South line of said Austin tract, at 330.00 feet to the **POINT OF BEGINNING**.

Said tract contains 3.00 acres of land, as described.

I, Curt McPherson, do hereby certify that the above description was prepared from field notes of an actual survey made upon the ground the 20th day of May, 2021, by myself or others under my direct supervision.

