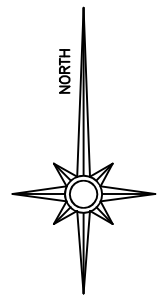


Daingerfield 23 Land Company, LLC Subdivision #1



Scale: 1" = 200'

- 1/2" iron rod with a cap marked "Denney" set
- ⊗ Bridge nail set
- ⊙ 1/2" iron rod with a cap marked "Griffith" found
- Concrete right-of-way monument (Type 1) found
- ⊗ 3/8" iron rod found
- ◇ 1/2" iron rod found
- ⊗ 5/8" iron rod found
- Ⓢ 3/4" metal spike found
- ⊙ 60d nail found
- Telephone pedestal
- ⊙ Water valve

- x — Fence line
- - - - - Original land grant boundary line
- P — Power line (overhead)
- ⋯⋯⋯ Prior tract boundary line
- ⚡ Edge of pavement

Owner's Dedication:
Daingerfield 23 Land Company, LLC, the undersigned owner of the land shown on this plat described by metes and bounds hereon, and designated as shown, and whose name is subscribed hereto, does hereby accept this plat as a plan for subdividing same, and dedicates to the public forever the area designated for road purposes, and hereby offers this plat for recording in the Plat Records of Morris County, Texas.

Daingerfield 23 Land Company, LLC
by: _____

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____ of Daingerfield 23 Land Company, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Notary Public in and for the State of Texas _____ Date _____

STATE OF TEXAS
COUNTY OF MORRIS

Approved by the Commissioner's Court of Morris County, Texas this _____ day of _____, A.D. 202____.

County Judge _____

County Clerk _____

STATE OF TEXAS
COUNTY OF MORRIS

I hereby certify that the forgoing instrument of writing with its Certificate of Authentication was filed for record in my office on this _____ day of _____, A.D. 202____, at _____ o'clock _____ M. in Slide No. _____ of the Plat Records of Morris County, Texas.

Given under my hand and seal of office on the date last written above.

County Clerk _____

by _____, Deputy

STATE OF TEXAS

COUNTY OF MORRIS

Denney Land Surveying, LLC does hereby certify that the following plat and description were prepared from an actual survey made on the ground during the month of June, A.D. 2023

DESCRIPTION OF PROPERTY

Being a tract of land located in the James R. Wilson Survey, Abstract No. 301, Morris County, Texas, and being all of the remainder of a called 22.5 acre tract (Tract No. 1) and all of a called 29 acre tract (Tract No. 2) conveyed to Billie Sue Gilliam Alexander in a Deed found in Volume 182, Page 648 of the Deed Records of Morris County, Texas, and being more particularly described as follows:

Beginning at a point, in the pavement of County Road No. 4214, at the northwest corner of the remainder of said 22.5 acre tract, the southwest corner of a called 18.59 acre tract conveyed to Daniel Prince and wife, Carolyn Hensley-Prince in a Deed found in Volume 602, Page 358 of the Official Public Records of Morris County, Texas, the northeast corner of a called 1.532 acre tract conveyed to the State of Texas in a Deed found in Volume 105, Page 449 of the Deed Records of Morris County, Texas, and the southeast corner of a called 1.394 acre tract conveyed to the State of Texas in a Deed found in Volume 105, Page 344 of the Deed Records of Morris County, Texas, the same lying in the eastern right-of-way line of Texas State Highway No. 338, from which a 1/2" iron rod found bears North 00°13'40" East 20.98 feet, and a concrete right-of-way monument (Type 1) found bears North 01°30'48" West 775.15 feet;

Thence North 88°40'40" East, generally along the pavement of CR 4214, along the north line of said 22.5 acre tract and south line of said 18.59 acre tract for a distance of 1041.60 feet to a 60d nail found at the southeast corner of said 18.59 acre tract and a southwest corner of the remainder of a called 25.0 acre tract conveyed to Marty Wayne Edmonson in a Deed found in Volume 286, Page 660 of the Official Public Records of Morris County, Texas, from which a 1/2" iron rod with a cap marked "Griffith" found bears North 06°17'45" West 21.10 feet;

Thence North 87°54'56" East, generally along the pavement of CR 4214, along the north line of said 22.5 acre tract and a south line of the remainder of said 25.0 acre tract for a distance of 44.00 feet to a 5/8" iron rod found at a southeast corner of said 25.0 acre tract and the southwest corner of a called 1.0 acre tract (Tract No. 1) conveyed to Melodie Lawings and husband, William Troy Lawings in a Deed found in Volume 379, Page 101 of the Official Public Records of Morris County, Texas, from which a 1/2" iron rod found bears North 05°25'29" West 19.76 feet;

Thence North 88°27'17" East, generally along the pavement of CR 4214, along the south line of said 1.0 acre tract, the north line of said 22.5 acre tract and then the north line of said 29 acre tract for a distance of 164.00 feet to a 3/4" metal spike found at the southeast corner of said 1.0 acre tract and a southwest corner of a called 1.109 acre tract (Tract No. 2) described in last said Deed;

Thence North 88°50'06" East, generally along the pavement of CR 4214, along the north line of said 29 acre tract, a south line of said 1.109 acre tract and then a south line of the remainder of said 25.0 acre tract for a distance of 463.88 feet to a 60d nail found at a southeast corner of the remainder of said 25.0 acre tract and the southwest corner of a called 33.68 acre tract conveyed to Roger Edmonson in a Deed found in Volume 276, Page 139 of the Official Public Records of Morris County, Texas, from which a 3/8" iron rod found bears North 02°28'07" West 26.19 feet;

Thence North 88°14'30" East along the north line of said 29 acre tract and south line of said 33.68 acre tract, generally along the pavement of CR 4214, and a distance of approximately 555 feet beginning to gradually leave CR 4214, then continuing on for a total distance of 865.36 feet to a bridge nail set at the southeast corner of said 33.68 acre tract and northeast corner of said 29 acre tract, the same lying in the east line of said Wilson Survey, the west line of the Thomas H. Luckett Survey, Abstract No. 177, Morris County, Texas, the west line of a called 105.78 acre tract conveyed to Buggy's Brood, L.L.C. in a Deed found in Volume 416, Page 165 of the Official Public Records of Morris County, Texas, and in the pavement of County Road No. 4300, from which a 1 1/2" iron pipe found bears North 01°56'00" West 1687.85 feet and North 87°53'15" East 8.87 feet;

Thence South 01°56'00" East, generally along the pavement of CR 4300, along the east line of said 29 acre tract and said Wilson Survey and the west line of said 105.78 acre tract and said Luckett Survey for a distance of 89.08 feet to a bridge nail set at the southwest corner of said 105.78 acre tract and said Luckett Survey, the northwest corner of the James Rowland Survey, Abstract No. 236, Morris County, Texas, and the northwest corner of a called 31.151 acre tract conveyed to Jeremy Wade Avara in a Deed found in Volume 447, Page 137 of the Official Public Records of Morris County, Texas;

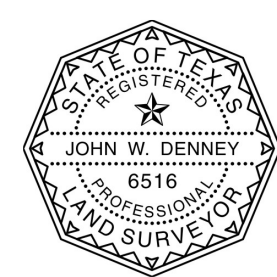
Thence South 01°09'47" East, generally along the pavement of CR 4300, along the east line of said 29 acre tract and said Wilson Survey and the west line of said 31.151 acre tract and said Rowland Survey for a distance of 757.92 feet to a point at the southeast corner of said 29 acre Alexander tract and the northeast corner of a called 29 acre tract (Tract No. 2) conveyed to George E. Gilliam and wife, Jenelle Gilliam in a Deed found in Volume 182, Page 651 of the Deed Records of Morris County, Texas, from which a 12" wooden fence corner bears South 02°24' East 848.6 feet, a 2" bois d'arc fence corner bears North 50°14' West 16.3 feet, and a 1/2" iron rod found bears South 01°09'47" East 375.26 feet and North 89°50'59" East 29.99 feet;

Thence South 88°31'57" West along the south line of said 29 acre Alexander tract and north line of said 29 acre Gilliam tract, then passing the southwest corner of said 29 acre Alexander tract, northwest corner of said 29 acre Gilliam tract, southeast corner of said 22.5 acre Alexander tract, and the northeast corner of a called 22.5 acre tract (Tract No. 1) described in last said Deed, then continuing on along the south line of said 22.5 acre Alexander tract and the north line of said 22.5 acre Gilliam tract for a total distance of 2596.94 feet to a 1/2" iron rod with a cap marked "Denney" set at the southwest corner of the remainder of said 22.5 acre Alexander tract and the northwest corner of the remainder of said 22.5 acre Gilliam tract, the same lying in the east line of said 1.532 acre tract and in the eastern right-of-way line of SH 338;

Thence in a northerly direction along lines common with the remainder of said 22.5 acre Alexander tract, said 1.532 acre tract and last said right-of-way line the following courses: North 06°01'19" East 102.69 feet to a 1/2" iron rod with a cap marked "Denney" set; North 00°34'51" East 373.17 feet to a concrete right-of-way monument (Type 1) found; North 02°16'58" West 372.28 feet to the place of beginning, and containing 50.025 acres of land.

John W. Denney
John W. Denney
Registered Professional Land Surveyor No. 6516
Licensed State Land Surveyor
Denney Land Surveying, LLC
Firm Registration No. 10194010
PO Box 451
Mount Pleasant, TX 75456
Office: 903-577-0424
Fax: 903-577-0425
Email: john@denneylandsurveying.com
Job No. 2023-D135
Date of plat: June 29, 2023

COPY



Course	Bearing	Distance
L1	N 06°17'45" W	21.10'
L2	N 87°54'56" E	44.00'
L3	N 05°25'29" W	19.76'
L4	N 88°27'17" E	164.00'
L5	S 79°24'48" E	174.72'
L6	S 01°56'00" E	54.21'
L7	S 01°56'00" E	34.87'
L8	N 88°31'57" E	258.75'
L9	N 88°31'57" E	258.64'
L10	S 01°56'00" E	89.08'
L11	N 06°01'19" E	102.69'
L12	N 02°28'07" W	26.19'

- (A) Iva Gilliam Wright and George E. Gilliam to Billie Sue Gilliam Alexander called 22.5 acres (Tract No. 1) called 29 acres (Tract No. 2) Volume 182, Page 648 Deed Records, Morris County, Texas
- (B) _____
- (C) Teddy Jean Shirley and Marty Wayne Edmonson to Melodie Lawings and husband, William Troy Lawings called 1.0 acres (Tract No. 1) called 1.109 acres (Tract No. 2) Volume 379, Page 101 Official Public Records, Morris County, Texas
- (D) _____

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	553.00'	26.10'	52.17'	5°24'18"	10°21'45"	52.15'	S 89°26'40" E
C2	553.00'	44.36'	88.52'	9°10'18"	10°21'45"	88.43'	S 82°09'22" E

- Notes:**
- (1) No underground utilities shown. No easement research performed and no easements are shown. No flood information researched.
 - (2) Bearings are based on grid north in NAD83(2011), Texas Coordinate System, North Central Zone (No. 4202), as observed by GNSS.
 - (3) Controlling monuments are the: (a) 1 1/2" iron pipe described as witnessing the northeast corner of the subject; (b) concrete right-of-way monument shown as found at the northwest corner of the shown 18.59 acre tract; (c) 1/2" iron rod shown as found in the west line of the shown 1.0 acre tract; (d) 1/2" iron rod described as witnessing the southeast corner of the subject.
 - (4) The property shown was surveyed based on a provided deed and/or legal description. It is possible one or more tracts have been severed from the subject, and this survey does not intend to describe ownership of all or any part of the subject. This survey was made without the benefit of a title commitment or policy, and there may exist unconsidered documents affecting the subject.

