

GRID NORTH: WGS84, GPS DETERMINED

WILKS RANCH TEXAS, LTD.  
CALLED 177.45 ACRE TRACT  
DOC. NO. 2011-001280, OPRECT.

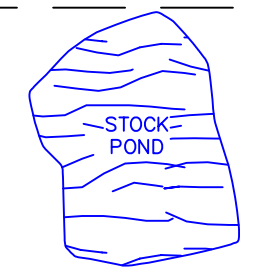
BRANDON H. COOK  
CALLED WEST 30.00 ACRES OF LOT  
3, BAIRD SUBDIVISION  
DOC. NO. 2012-003273, OPRECT.

**LOT 3  
BAIRD SUBDIVISION**

PAMELA K. COOK ET. VIR.  
TRACT 3: CALLED 122.00 ACRE TRACT  
DOC. NO. 2011-002768, OPRECT.

EVIDENCE OF BURIED  
TELEPHONE LINE ALONG  
NORTH LINE

EASTLAND COUNTY ROAD NO. 215



BRENT AARON GREEN  
CALLED 2.00 ACRE  
TRACT  
DOC. NO.  
2016-002356, OPRECT.

BRENT AARON GREEN  
CALLED 9.93 ACRE TRACT  
DOC. NO. 2017-002234, OPRECT.

FOUND 3" METAL FENCE CORNER

FOUND 1/2" REBAR WITH SURVEY CAP #5085 AT THE BASE OF A 3" METAL FENCE CORNER

FOUND 3/8" SPIKE IN COUNTY ROADWAY

S 87°11'25" E 434.71'  
FOUND 3" METAL FENCE CORNER

S 87°19'22" E 956.90'  
(934.96')

(21.94')

**A. J. COFFEY SURVEY**  
(CALLED THE EAST 1/4 OF E. T. RR.  
CO. SURVEY NO. 14.)  
ABSTRACT NO. 1455  
EASTLAND COUNTY, TEXAS

GARY MAYNARD  
REMAINDER OF A CALLED  
138.00 ACRE TRACT  
VOL. 583, PG. 582, DRECT.

NO FENCE

SET 4' WOODEN LATH

**MARY ANN CLARK SURVEY NO. 29  
ABSTRACT NO. 51  
EASTLAND COUNTY, TEXAS  
42.9314 ACRES**

APPROXIMATELY 0.53  
ACRES SITUATED IN  
ROADWAY

**LOT 20  
BAIRD SUBDIVISION**

**POB: 42.9314 ACRE TRACT:**  
LOCATED N 00°00'00" W 1537.03'  
& N 90°00'00" E 3104.28'  
FROM THE RECOGNIZED SOUTHERNMOST  
SOUTHWEST CORNER OF THE MARY  
ANN CLARK SURVEY AND BEING N  
00°23'55" E 1541.72' FROM THE  
SOUTHEAST CORNER OF GARY  
MAYNARD CALLED 138.00 ACRE  
PARENT TRACT

WILKS RANCH TEXAS LTD.  
TRACT THREE: PARCEL C  
CALLED 105.50 ACRE TRACT  
VOL. 2337, PG.; 95, OPRECT.

**LOT 4  
BAIRD SUBDIVISION**

WILKS RANCH TEXAS, LTD.  
CALLED 153.70 ACRE TRACT  
DOC. NO. 2013-001833, OPRECT.

SET 1/2" REBAR WITH SURVEY CAP #5085

SET 1/2" REBAR WITH SURVEY CAP #5085

GARY MAYNARD  
REMAINDER OF A CALLED  
138.00 ACRE TRACT  
VOL. 583, PG. 582, DRECT.

N 00°00'00" W 283.22'

S 84°39'20" E 155.67'

NO FENCE

NO FENCE  
S 89°32'27" W 2314.61'

(28.22')

TOBY D. LONG ET. UX.  
REMAINING PORTION OF A  
CALLED 155.00 ACRE TRACT &  
CALLED 1.00 ACRE TRACT  
VOL. 2318, PG. 37, OPRECT.

SET 1/2" REBAR WITH SURVEY CAP #5085

SET 4' WOODEN LATH

SET 4' WOODEN LATH

SET 1/2" REBAR WITH SURVEY CAP #5085

SET 3/8" SPIKE IN COUNTY ROADWAY

GARY MAYNARD  
REMAINDER OF A CALLED  
138.00 ACRE TRACT  
VOL. 583, PG. 582, DRECT.

PIPELINE MARKER  
IN FENCE

POSSIBLE BURIED PIPELINE

WILKS RANCH TEXAS, LTD.  
CALLED 153.70 ACRE TRACT  
DOC. NO. 2013-001833, OPRECT.

EASTLAND COUNTY ROAD NO. 210

EASTLAND COUNTY ROAD NO. 215

**(LOT 12)**

HUGH P. BUSHNELL  
TO  
EMORY RUSSELL  
CALLED TRACT 1: CALLED 118.95 ACRE  
TRACT  
VOL. 2126, PG. 158, OPRECT.

**T. J. FENNELLS SURVEY NO. 31  
ABSTRACT NO. 31  
EASTLAND COUNTY, TEXAS**

WILKS RANCH TEXAS LTD.  
TRACT ONE: CALLED 47.410 ACRE TRACT?  
DOC. NO. 2011-001704, OPRECT.

**(LOT 13)**

CYNTHIA IRVING  
CALLED 60.41 ACRE TRACT  
REF: VOL. 1455, PG. 207  
CONTRACT OF SALE & PURCHASE  
VOL. 1639, PG. 119, OPRECT.

Plat of a survey of Real Property and Improvements situated on a 42.9314 acre tract of land being out of and part of Lot 4 of the Baird Subdivision of the Mary Ann Clark Survey, Abstract No. 51, Eastland County, Texas. Said land being out of and part of a called 138.00 acre parent tract as conveyed in a deed to Gary Maynard recorded in Volume 583, Page 582, Deed Records, Eastland County, Texas.

Notes:  
This survey made for descriptive purposes only with no record research performed on Easements or Right of Ways that may affect subject tract and without the benefit of a Title Commitment on said tract.

FLOOD HAZARD STATEMENT:  
The Property and improvements described above are not located in Flood Zone "A" (unless shown on plat) which is defined as areas within the 100 year Flood Zone according to the "Flood Hazard Boundary Map", Community Panel No. 480793 0009 B, for an unincorporated area of Eastland County, Texas as published by the Department of Housing and Urban Development, Federal Insurance Administration, with latest revision dated September 01, 2007.

- LEGEND:
- FOUND IRON ROD OR PIN
  - SET 1/2" REBAR WITH SURVEY CAP NO. 5085
  - WATER METER
  - GAS METER
  - DESCRIBED TRACT
  - - - SURVEY LINE
  - - - EXISTING FENCE LINE
  - - - OVERHEAD ELECTRIC LINE



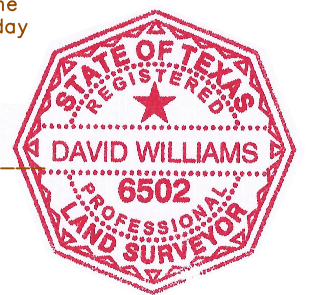
JB11050DW, DARLENE PERRIN, 11/03/2021

SCALE: 1" = 200'



I, David Williams do hereby certify that this plat represents a true and correct survey made on the ground under my direct supervision on this 3rd day of October, 2021.

*David Williams*



David Williams  
Registered Professional Land Surveyor  
Texas Registration No. 6502  
10/03/2021

Note: This plat is only valid with original red signature, stamp and embossed seal.