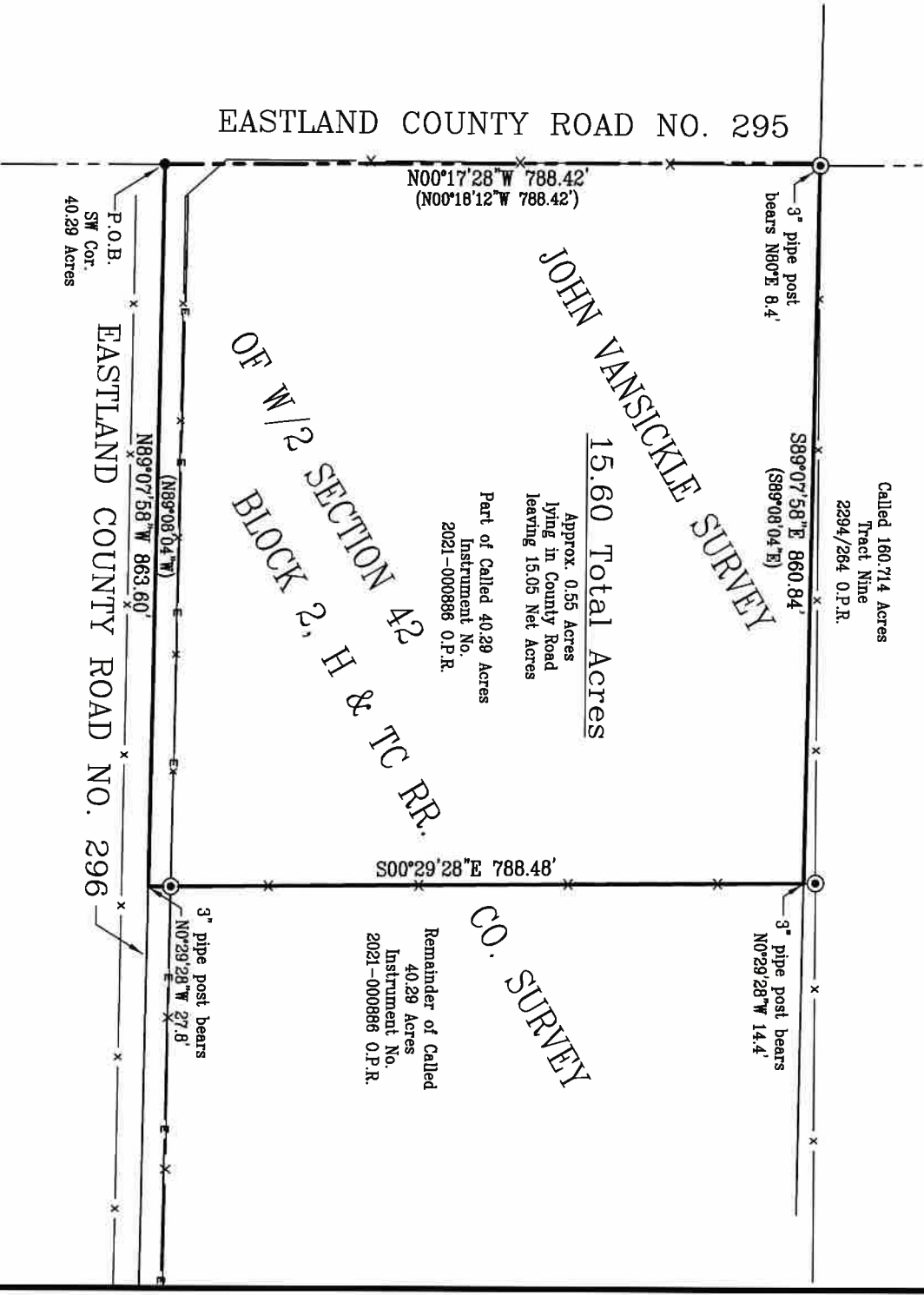


SCALE IN FEET
Scale: 1" = 200'

NOTE: Bearings shown hereon are based on the Texas Coordinate System, determined by G.P.S. observations.

NOTE: This boundary survey completed without the benefit of a current title commitment. There could be easements which affect this property that are not shown hereon.

- Legend**
- = Found 1/2" rebar
 - = Set 3/8" rebar w/ GEOTEX cap
 - ⊙ = 3" Pipe Post
 - x- = Fence
 - () = Record Call
 - O.P.R. = Official Public Records
 - P.O.B. = Place of Beginning
 - E- = Overhead Power Line
 - = = Not to Scale



I hereby certify this to be a correct plat showing a survey of 15.60 acres of land out of a 40.29 acre tract out of the John Vansickle Survey, Abstract No. 990 of the West 1/2 of Section 42, Block 2, H. & T.C. RR. Co. Survey, Eastland County, Texas, said 40.29 acres being described in Instrument No. 2021-000886, Official Public Records, Eastland County, Texas, said 15.60 acres being described by accompanying field note description.

Surveyed on the ground March 27 and 28, 2024.

SEE ACCOMPANYING FIELD NOTE DESCRIPTION.



GEOTEX PROPERTY SOLUTIONS, LLC
4701 South 3rd Street
Abilene, Texas 79605
325-677-6712
Firm Registration No. 10194134

File No: 88-67-24
File Name: 618 CR 260-200
Location: D:\Eastland\2024\
Geotex Property Solutions Drawn by:
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Rex D. Haas
RPLS #4378

FIELD NOTES
15.60 ACRES

BEING 15.60 acres of land out of a 40.29 acre tract out of the John Vansickle Survey, Abstract No. 990 of the West 1/2 of Section 42, Block 2, H. & T.C. RR. Co. Survey, Eastland County, Texas, said 40.29 acres being described in Instrument No. 2021-000886, Official Public Records, Eastland County, Texas (O.P.R.E.C.T.), said 15.60 acres being more particularly described as follows:

BEGINNING at a recovered 1/2" rebar at the intersection of the east line of County Road No. 295 with the approximate center of County Road No. 296 at the southwest corner of said 40.29 acre tract, same being on the west line of said Vansickle Survey, for the southwest corner of this tract;

THENCE N00°17'28"W 788.42 feet, with the east line of said County Road No. 295, the west line of said 40.29 acre tract and said Vansickle Survey, to a point at the northwest corner of said 40.29 acre tract, for the northwest corner of this tract, whence a 3" pipe post bears N80°E 8.4 feet;

THENCE S89°07'58"E 860.84 feet, with the north line of said 40.29 acre tract and the south line of a called 160.714 acre tract of record in Volume 2294, Page 264, O.P.R.E.C.T., to a point in an existing fence line, for the northeast corner of this tract, whence a 3" pipe post bears N0°29'28"W 14.4 feet;

THENCE S00°29'28"E 788.48 feet, over and across said 40.29 acre tract and generally with fence, to point on the south line of said 40.29 acre tract in said County Road No. 296, for the southeast corner of this tract, whence a 3" pipe post bears N0°29'28" W 27.8 feet;

THENCE N89°07'58"W 863.60 feet, with the south line of said 40.29 acre tract and along said county road, to the place of beginning and containing **15.60 Total Acres** of land with approximately 0.55 acre lying in said county road leaving **15.05 Net Acres**.

Surveyed on the ground March 27 and 28, 2024.

SEE ACCOMPANYING PLAT

Geotex Property Solutions
4701 South 3rd Street
Abilene, Texas 79605
(325) 677-6712
File # 88-67-24-15.60ac
Firm Registration No. 10194134

CDH
Rex D. Haas
R. P. L. S. #4378

