

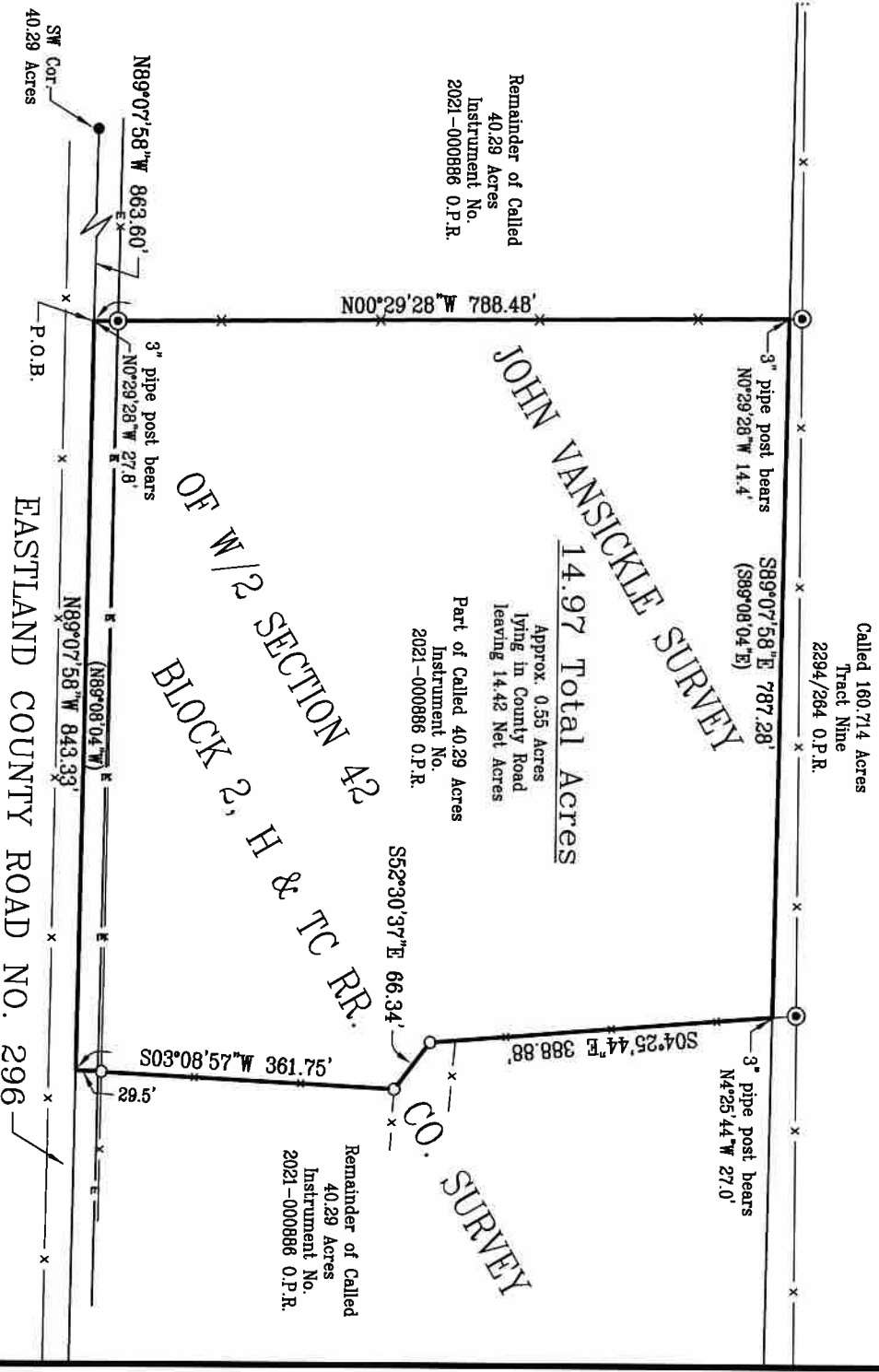
SCALE IN FEET  
Scale: 1" = 200'

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 14.97 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 14.97 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  
14.97 ACRES

**BEING** 14.97 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 14.97 acres being more particularly described as follows:

**BEGINNING** at a point in the approximate center of County Road No. 296 on the south line of said 40.29 acre tract, for the southwest corner of this tract, whence a recovered 1/2" rebar at the southwest corner of said 40.29 acre tract bears N89°07'58"W 863.60 feet;

**THENCE** N00°29'28"W 788.48 feet, over and across said 40.29 acre tract and generally with fence, to a point on the north line of said 40.29 acre tract, for the northwest corner of this tract, whence a 3" pipe post bears N0°29'28"W 14.4 feet;

**THENCE** S89°07'58"E 787.28 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 N04°25'44"W 27.0 feet;

**THENCE** in a southerly direction over and across said 40.29 acre tract, the following three (3) calls:

1. S04°25'44"E 388.88 feet, to a 3/8" rebar w/ GEOTEX cap set for an angle corner of this tract;
2. S52°30'37"E 66.34 feet, to a 3/8" rebar w/ GEOTEX cap set for an angle corner of this tract;
3. S03°08'57"W 361.75 feet, to a point in said County Road No. 296 on the south line of said 40.29 acre tract, for the southeast corner of this tract, whence a 3" pipe post bears N03°08'57"E 29.5 feet;

**THENCE** N89°07'58"W 843.33 feet, with the south line of said 40.29 acre tract and along said county road, to the place of beginning and containing **14.97 Total Acres** of land with approximately 0.55 acre lying in said county road leaving **14.42 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 # 88-67-24-14.97ac  
Firm Registration No. 10194134

*R. P. L. S.*  
R. P. L. S. #4378

