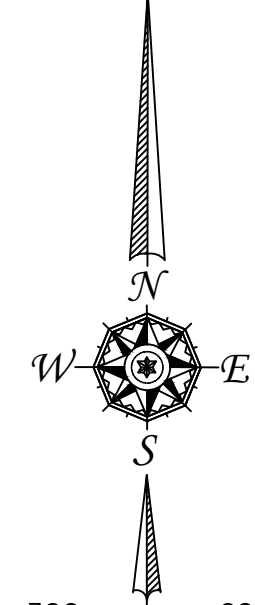


**TRACT ONE:** Survey of an 80.25 acre tract of land out of and part of the James Murphy Survey, Abstract No. 381, Eastland County, Texas, said 80.25 acre tract being out of and part of that tract of land described as First Tract and all of that tract of land described as Second Tract in a deed to Detlef R. Bahr recorded in Volume 2029, Page 139, Official Public Records, Eastland County, Texas, being more particularly described by metes and bounds and attached hereto for reference.

**TRACT TWO:** Survey of an 25.00 acre tract of land out of and part of the James Murphy Survey, Abstract No. 381, Eastland County, Texas, said 25.00 acre tract being out of and part of that tract of land described as First Tract in a deed to Detlef R. Bahr recorded in Volume 2029, Page 139, Official Public Records, Eastland County, Texas, being more particularly described by metes and bounds and attached hereto for reference.

# EASTLAND COUNTY, TEXAS

D. D. POLLOCK SURVEY,  
ABSTRACT NO. 1412



NOTE: ALL BEARINGS WERE BASED ON GPS OBSERVATIONS, NAD83 TEXAS NORTH CENTRAL 4202 (EPOCH 2011).

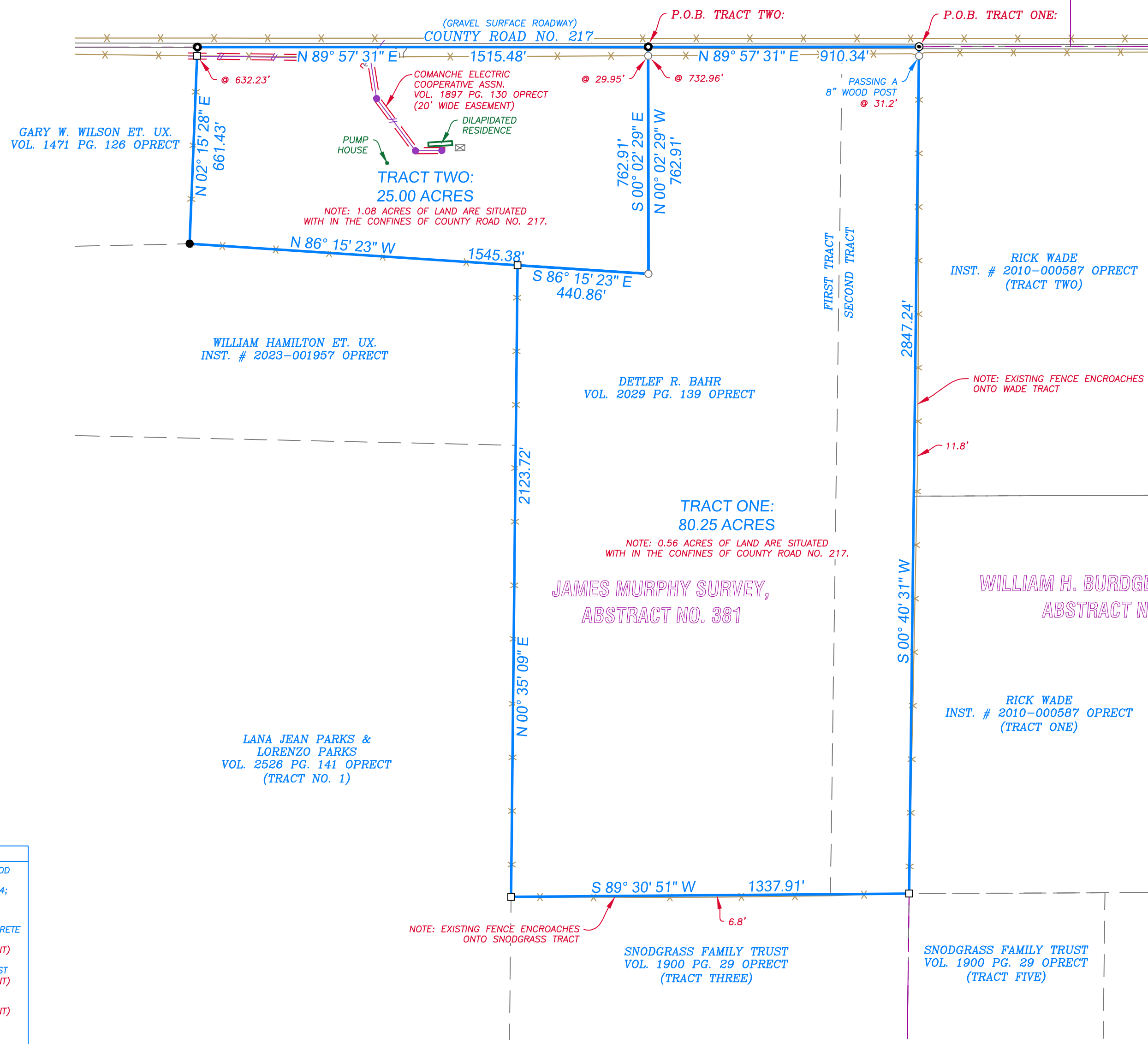
**Notes:**  
According to the Flood Insurance Rate Map for Eastland County, Texas, Unincorporated Area, Community Panel No. 480793 0009 B, Dated November 15th, 1977 and converted by letter on September 1st, 2007, this property is NOT in Zone A, which is defined as a Special Flood Hazard Area.

**Schedule B Notes:** Property shown hereon sketch may be subject to the following items:

10i. Deed to the State of Texas recorded in Volume 492, Page 294, Deed Records, Eastland County, Texas (Does not apply).

10n. Easement to Wes-Cen Texas Gas Company recorded in Volume 726, Page 352, Deed Records, Eastland County, Texas (20' wide As-Built type easement; no description provided; easement location is tied to the installed location of utility; may apply).

10o. Easement to Comanche Electric Cooperative Association recorded in Volume 1897, Page 130, Official Public Records, Eastland County, Texas (20' wide easement; shown hereon sketch).



LEGEND	
	SET 1/2" REBAR ROD WITH SURVEY CAP STAMPED RPLS 6224; UNLESS OTHERWISE NOTED HEREON
	FOUND 4"x4" CONCRETE MONUMENT (CONTROL MONUMENT)
	FOUND 3" PIPE POST (CONTROL MONUMENT)
	FOUND 80D NAIL (CONTROL MONUMENT)
	SET COTTON GIN SPINDLE
	GAS PIPELINE MARKER
	UTILITY POLE
	TELEPHONE PEDESTAL
	WATER METER
	DOWN GUY
	FENCE LINE
	OVERHEAD UTILITY LINE
	EASEMENT LINE
	BUILDING LINE
	DEED LINE
	SURVEY LINE
	DESCRIBED TRACT
	COVERED AREA
	CONCRETE AREA



OFFICE: (254) 629-8550 FAX: (254) 629-8524  
EMAIL: arnoldlandsurvey@att.net  
TBPLS FIRM NO. 101885-00  
BDA GF# 231460 JOB# 2023-245



I, Barney Dan Arnold, Texas R.P.L.S. No. 6224, do hereby certify that this sketch accurately represents an on the ground survey done under my supervision and conforms in all ways to the Texas Board of Land Surveying Minimum Standards, and there are no visible easements, overlaps or encroachments except as shown.

09-07-2023

Copies are not official unless seal is embossed. Copyright Arnold Land Surveying & Mapping.