

NOTE: All bearings were based on GPS observations, NAD83, Texas North Central 4202 (EPOCH 2011).

FARM TO MARKET ROAD NO. 1864 (60")  
(ASPHALT SURFACE ROADWAY)

P.O.B.

S 89° 10' 57" E 120.00'

1.66'

L1

3.61'

333.50'

A.P. BROWN SURVEY,  
ABSTRACT NO. 1297  
OF THE SW/4, SECTION 128, BLOCK 3,  
H. & T.C. RR. CO. SURVEY

ADJOINER  
CONEX BOX

DWAYNE JENNINGS  
4, PG. 33 OPRECT  
(TRACT 3)  
(ERRONEOUS DESCRIPTION)  
(REMAINING PORTION)

0.92 ACRES  
MELVIN GLYNN MORGAN ET. UX.  
VOL. 584, PG. 183 DRECT  
(REMAINING PORTION)

CHARLES DWAYNE JENNINGS  
VOL. 2524, PG. 33 O  
(TRACT 3)  
(ERRONEOUS DESCRIPTION)  
(REMAINING PORTION)

N 00° 49' 03" E

ONLINE

ONLINE

S 00° 49' 03" W

ONLINE

N 89° 10' 57" W 120.00'

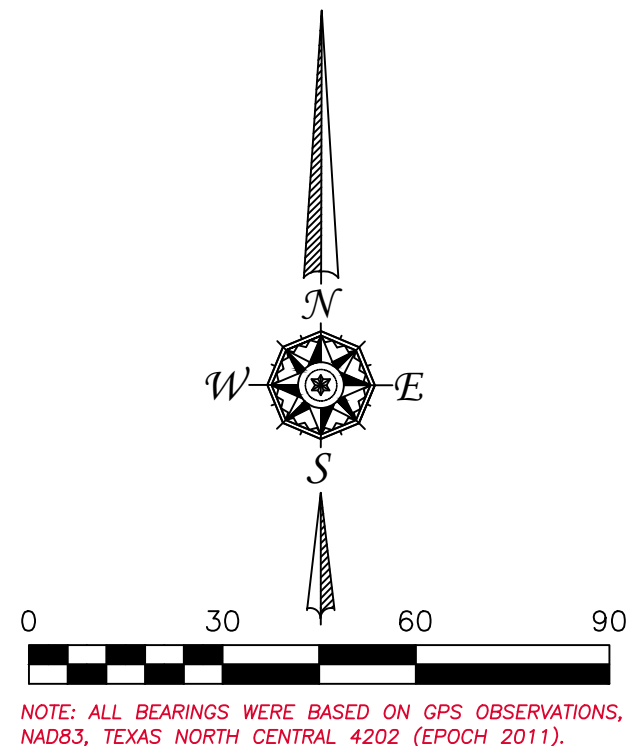
1.33'

0.96'

ONLINE

0.57'

1.00'












LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00° 49' 03" E	1.56'



OFFICE:(254)629-8550 FAX:(254)629-8524  
EMAIL: [arnoldlandsurvey@att.net](mailto:arnoldlandsurvey@att.net)  
TBPLS FIRM NO. 101885-00

JDH GF# NONE JOB# 2025-075

### LEGEND

	<p>SET 1/2" REBAR ROD WITH SURVEY CAP STAMPED RPLS 6224; UNLESS OTHERWISE NOTED HEREON</p>
	<p>FOUND 3/8" REBAR ROD (CONTROL MONUMENT)</p>
	<p>FENCE LINE</p>
	<p>OVERHEAD UTILITY LINE</p>
	<p>DEED LINE</p>
	<p>SURVEY LINE</p>
	<p>DESCRIBED TRACT</p>
	<p>COVERED AREA</p>
	<p>CONCRETE AREA</p>

NOTE: A limited title search on this property has been done to determine contiguous property owners but an in depth search to determine easements has not been done at this time. Easements that effect this property may exist. Locations of any such easements that might effect this property can be added to this sketch if and when an in depth search is done.

Notes: According to the Flood Insurance Rate Map for Eastland County, Texas, Unincorporated Area, Community Panel No. 480793 0005 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.



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.

03-18-2025

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