Sketch showing: Survey of 0.92 acres of land out of and part of the A.P. Brown Survey, Abstract No. 1297, of the SW/4, Section 128, Block 3, H. & T.C. RR. Co. Survey, Eastland County, Texas, said 0.92 acres being the remaining portion of that tract of land described in a deed to Melvin Glynn Morgan et. ux. recorded in Vol. 584, Pg. 183, Deed Records, Eastland County, Texas, and being further described by metes and bounds as follows:

Beginning at a ½" rebar rod set with a survey cap stamped RPLS 6224 in the South line of Farm to Market Road No. 1864 for a common corner between the remaining portion of said Morgan tract and the remaining portion of a tract of land erroneously described as Tract 3 in a deed to Charles Dwayne Jennings recorded in Vol. 2524, Pg. 33, Official Public Records, Eastland County, Texas, for the Northwest corner of this described tract;

Thence S 89°10'57" E, 120.00 feet over and across said Brown Survey along the common line between the remaining portion of said Morgan tract and said Farm to Market Road No. 1864 to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 for a common corner between the remaining portion of said Morgan tract and the remaining portion of said Jennings tract, for the Northeast corner of this described tract; from which a 3/8" rebar rod (control monument) found for reference bears N 00°49'03" E, 1.56 feet;

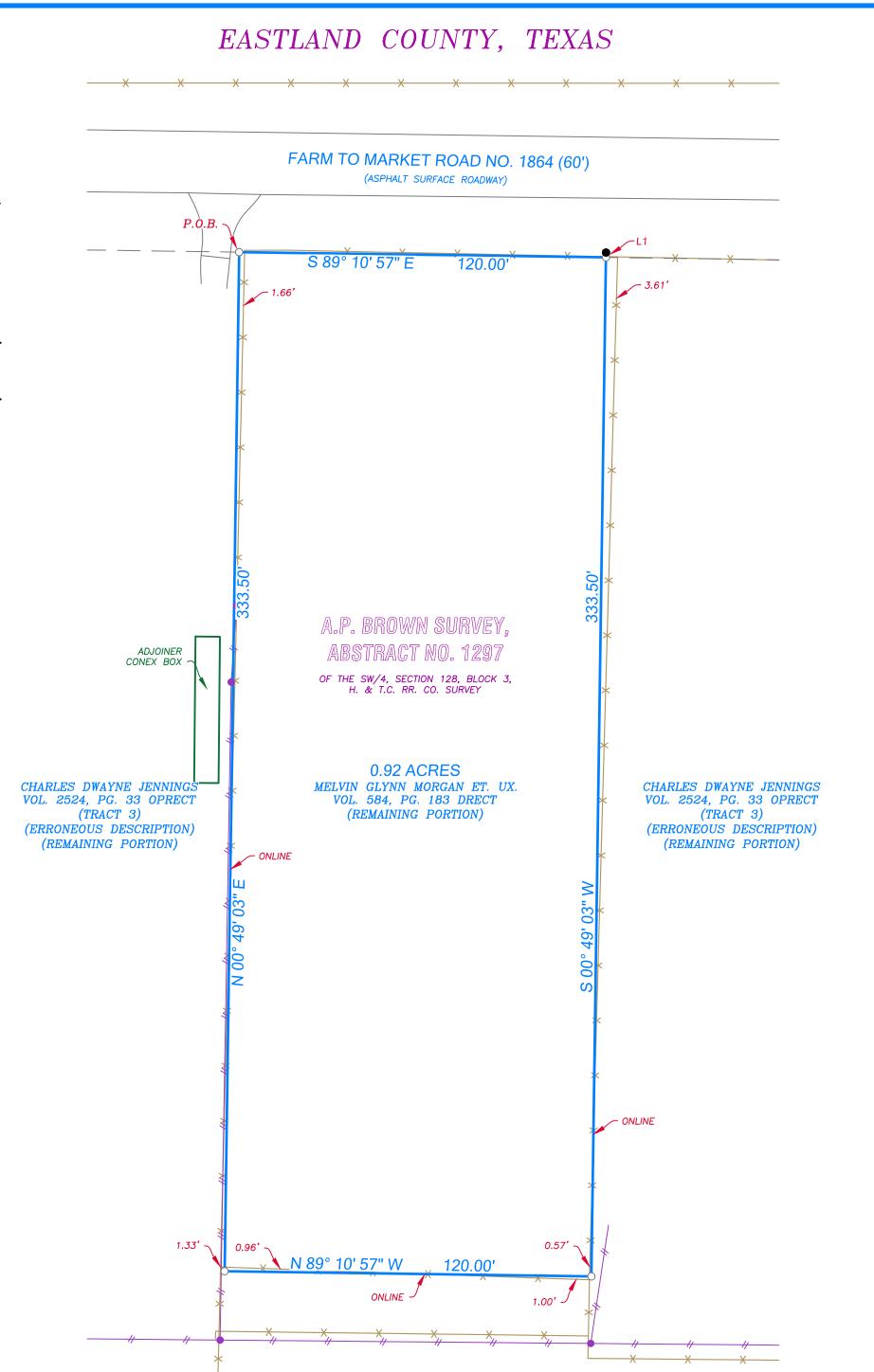
Thence over and across said Brown Survey along the common line between said Morgan tract and said Jennings tract the following courses and distances:

Thence S 00°49'03" W, 333.50 feet to a ½" rebar rod set with a survey cap stamped RPLS 6224 for a common corner between said Morgan tract and said Jennings tract, for the Southeast corner of this described tract;

Thence N 89°10'57" W, 120.00 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 for a common corner between said Morgan tract and said Jennings tract, for the Southwest corner of this described tract;

Thence N 00°49'03" E, 333.50 feet to the place of beginning and containing 0.92 acres of land.

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



converted by letter on September 1st, 2007, this



OFFICE:(254)629-8550 FAX:(254)629-8524 JDH GF# NONE JOB# 2025-075

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

LEGEND

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 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,

NOTE: ALL BEARINGS WERE BASED ON GPS OBSERVATIONS,

N 00° 49' 03" E

LINE TABLE

BEARING

DISTANCE

NAD83, TEXAS NORTH CENTRAL 4202 (EPOCH 2011).

03 - 18 - 2025

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