

Public use may be claimed in or over the property when it is not affected by the establishment of the survey and at least 48 hours before any excavation type work is done, proper notification should be submitted. One request is \$175. TSS at 1-800-344-6377.

File No: 07-78-21  
File Name: Canby.cad:133.31 Acre Tract Updated  
Location: D:\CALAHAN\2021\Canby\ Tract Updated  
Geocue Property Solutions Drawn by:  
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0 500 1000  
SCALE IN FEET  
Scale: 1" = 500'

James L. Williams, Jr  
RPLS #4865

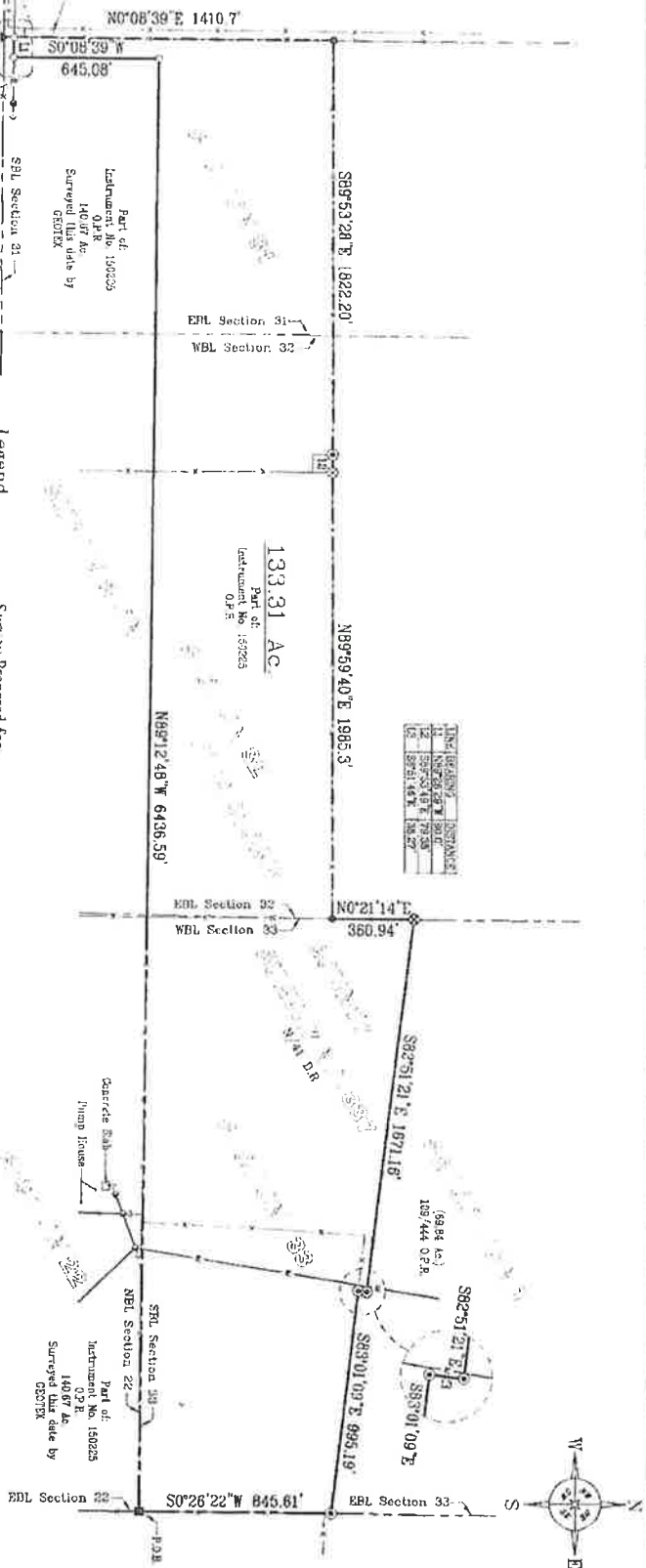
**Survey Prepared for  
Donald Ray Cantwell and  
Pamela Joyce Cantwell  
GF No 070221**

I hereby certify to Donald Ray Camrwell, Pamela Joyce Camrwell and Coleman County Title Company, the above to be a correct plat of 133.31 acres out of Sections 31, 32 and 33 of the subdivision of Survey No. 337, Victoria County School Land, Callahan County, Texas, as shown by plat recorded in Volume N, Page 41, Deed Records, Callahan County, Texas, said 133.31 acres being part of that same property described in Instrument No. 150225, Official Public Records, Callahan County, Texas and being more particularly described by attached field notes

SEE ATTACHED FIELD NOTES

Surveyed on the ground August 3, 2021.

There are no visible or apparent protrusions or overhanging of improvements upon or off this property other than shown (Fences are not entirely upon property lines)



**FIELD NOTES**  
**133.31 ACRES**

**BEING** 133.31 acres out of Sections 31, 32 and 33 of the subdivision of Survey No. 337, Victoria County School Land, Callahan County, Texas, as shown by plat recorded in Volume N, Page 41, Deed Records, Callahan County, Texas, said 133.31 acres being part of that same property described in Instrument No. 150225, Official Public Records, Callahan County, Texas and being more particularly described as follows:

**BEGINNING** at an existing cross-tie fence corner post at the southeast corner of said Section 33 for the southeast corner of this tract;

**THENCE** N89°12'48"W 6436.59 feet to a 3/8" rebar set for an interior corner of this tract;

**THENCE** S0°08'39"W 645.08 feet to a 3/8" rebar set;

**THENCE** N89°26'29"W 90.0 feet to a 3/8" rebar set for the southwest corner of this tract, whence a 60-d nail found on the east side of Callahan County Road No. 477 at the southwest corner of the southeast 1/4 of said Section 31 bears S0°08'39"W 45.0 feet;

**THENCE** N0°08'39"E 1410.7 feet to a 1/2" rebar found on the east side of Callahan County Road No. 477 at the northwest corner of the southeast 1/4 of said Section 31 for the northwest corner of this tract;

**THENCE** S89°53'28"E 1822.20 feet to an existing 4" pipe fence corner post on the NBL of the south 1/2 of said Section 32;

**THENCE** S89°53'49"E 79.38 feet a 3/8" pipe found on the NBL of the south 1/2 of said Section 32;

**THENCE** N89°59'40"E 1985.3 feet to a 1/2" rebar found on the WBL of said Section 33 at the northeast corner of the south 1/2 of said Section 32 for an interior corner of this tract;

**THENCE** N0°21'14"E 360.94 feet to an existing 2 1/2" pipe fence corner post on the WBL of said Section 33 at the southwest corner of a 69.84 acre tract recorded on Volume 109, Page 444, Official Public Records, Callahan County, Texas;

**THENCE** S82°51'21"E 1671.16 feet along the SBL of said 69.84 acre tract to an existing 4" pipe fence corner post;

**THENCE** S6°51'46"W 38.27 feet along the SBL of said 69.84 acre tract to an existing 4" pipe fence corner post;

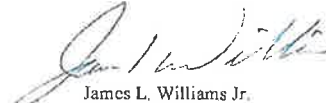
**THENCE** S83°01'09"E 995.19 feet to an existing 4" pipe fence corner post on the EBL of said Section 33 at the southeast corner of said 69.84 acre tract for the northeast corner of this tract;

**THENCE** S0°26'22"W 845.61 feet along the EBL of said Section 33 to the place of beginning and containing 133.31 acres of land.

Surveyed on the ground August 3, 2021.

SEE ATTACHED PLAT



  
James L. Williams, Jr.  
R. P. L. S. #4885

Geotex Property Solutions  
209 S. Pioneer Drive, Suite 2  
Abilene, Texas 79605  
(325) 677-6712  
File # 57-78-21-133.31ac  
Firm Registration No. 10194134