

A. G. WEBB SURVEY

(OF THE N/2 OF SECTION 6, BLOCK 2, B. B. E. & C. RR. CO. SURVEY)

ABSTRACT NO. 1208

EASTLAND COUNTY, TEXAS

DALE CARLILE ET. UX.
CALLED 17.30 ACRE TRACT
VOL. 1709, PG. 275, OPRECT.

LARRY DANIEL ET. UX.
CALLED 15.92 ACRE TRACT
VOL. 823, PG. 857, DRECT.

SET 1/2" REBAR WITH
SURVEY CAP #5085 AT
THE BASE OF A 6" WOOD FENCE CORNER

DALE CARLILE ET. UX.
CALLED 4.176 ACRE TRACT
VOL. 917, PG. 191, OPRECT.

SET 3/8" SPIKE IN
THE CONCRETE OF A
4" METAL FENCE CORNER

POB: 9.042 ACRE TRACT
LOCATED S 89°51'12" E, 1322.77'
FROM THE SOUTHWEST CORNER
OF THE A. G. WEBB SURVEY

JOHN WAYNE SPEEGLE ET. UX.
CALLED SW/4 OF SECT. 6 TRACT
DOC. NO. 2012-000365, OPRECT.

9.042 ACRES

6.402 ACRES

MARK HARRIS
CALLED 6.400 ACRE TRACT
DOC. NO. 2013-003807, OPRECT.

EXISTING NORTH-SOUTH
GRAVEL & DIRT ROADWAY
SITUATED ON KEITH WILSON
STARR CALLED 171.25
ACRE TRACT

KEITH WILSON STARR
CALLED 171.25 ACRE TRACT
(40' STRIP)
DOC. NO. 2012-001065, OPRECT.

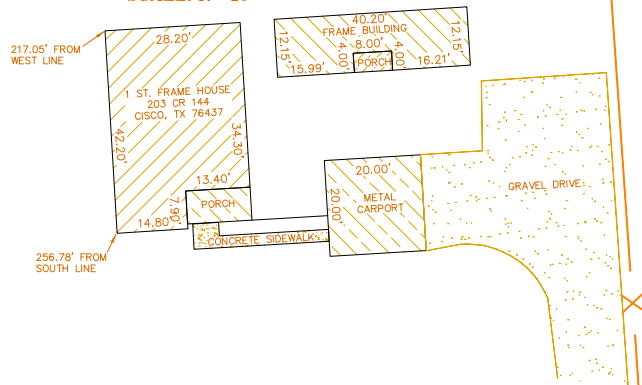
J. PLOT SURVEY

(OF THE SW/4 OF SECTION 6, BLOCK 2,
B. B. B. & C. RR. CO. SURVEY)

ABSTRACT NO. 1418

EASTLAND COUNTY, TEXAS

HOUSE DETAIL
SCALE: 1" = 20'



Plat of a survey of a 9.042 Acre Tract and a 6.402 Acre Tract of land out of and part of the A. G. Webb Survey (of the N/2 of Section 6, Block 2, B. B. B. & C. RR. Co. Survey), Abstract No. 1208, Eastland County, Texas. Said land being formerly described a called 9.0515 acre tract and a called 6.400 acre tract as conveyed in a deed to Mark Harris recorded in Document No. 2013-003807, Official Public Records, Eastland County, Texas.

Notes: Said Tracts described above are subject to the following Right of Ways and or Easements found of record as per Fidelity National Title Insurance Company Commitment C/F No. 221902:

- * Right of Way (Blanket Type, Non-Locatable) from J. W. Starr Estate to Magnolia Pipe Line Co. recorded in Volume 366, Page 105, Deed Records, Eastland County, Texas.
- * Right of Way (Blanket Type, Non-Locatable) from W. B. Starr to Magnolia Pipe Line Co. recorded in Volume 366, Page 106, Deed Records, Eastland County, Texas.
- * Right of Way (Show on Plat) from W. B. Starr to L. W. Starr recorded in Volume 471, Page 188, Deed Records, Eastland County, Texas.
- * Right of Way (Blanket Type, Non-Locatable) from Elizabeth J. Starr to Lone Star Gas Co., recorded in Volume 587, Page 53, Deed Records, Eastland County, Texas.
- * Right of Way (Blanket Type, Possible location shown on Plat) from Norris Boland Starr to Larry Daniel, et. ux. recorded in Volume 823, Page 859, Deed Records, Eastland County, Texas.

FLOOD HAZARD STATEMENT:
The Property and improvements described above are not located in Flood Zone "A" (unless shown on plat) which is defined as areas within the 100 year Flood Zone according to the "Flood Hazard Boundary Map", Community Panel No. 480793 0005 B, for an unincorporated area of Eastland County, Texas as published by the Department of Housing and Urban Development, Federal Insurance Administration, with latest revision dated September 01, 2007.

LEGEND:
FOUND IRON ROD OR PIN
SET 1/2" REBAR WITH SURVEY CAP NO. 5085
WATER METER
GAS METER
DESCRIBED TRACT
SURVEY LINE
EXISTING FENCE LINE
OVERHEAD ELECTRIC LINE



JB11352DW, RUSSELL & ANNETTE MCNEELY,
10/24/2022

SCALE: 1" = 100'
0 100' 200' 300'

I, David Williams do hereby certify that this plat represents a true and correct survey made on the ground under my direct supervision on this 24th day of October, 2022.

David Williams
Registered Professional Land Surveyor
Texas Registration No. 6502
10/24/2022

Note: This plat is only valid with original red signature, stamp and embossed seal.

