

STATE OF TEXAS
COUNTY OF EASTLAND

Field notes of a survey of a 83.135 acre tract of land out of and part of the H. Walls Survey (of the SW/4 of Section 98, Block 3, H. & T. C. R. R. Co. Survey), Abstract No. 1576, Eastland County, Texas. Said tract being out of and part of a called 130.1856 acre parent tract as conveyed in a deed to Tommy Dale Merryman & Janice Mae Merryman recorded in Document No. 2019-003366, Official Public Records, Eastland County, Texas. This survey of said 83.135 acre tract being performed for Clarence Brewton by virtue of his request and being more particularly described as follows:

Beginning at a 2" metal fence corner found for the Southeast corner of this described tract, Tommy Dale Merryman & Janice Mae Merryman called 130.1856 acre parent tract, and the H. Walls Survey; same being the Southwest corner of a called 246.57 acre tract as conveyed in a deed to J. R. Engineering & Construction Inc. recorded in Document No. 2020-002092, Official Public Records, Eastland County, Texas and the Mrs L. A. Wright Survey (of the SE/4 of Section 98, Block 3, H. & T. C. RR. Co. Survey), Abstract No. 1580, Eastland County, Texas; and being the Northwest corner of a called 854.24 acre tract as conveyed in a deed to J. R. Engineering & Construction Inc. recorded in Document No. 2019-002676, Official Public Records, Eastland County, Texas. Said point also being located in the North line of H. & T. C. RR. Co. Survey No. 97, Block 3, Abstract No. 176, Eastland County, Texas and being the recognized Northeast corner of a called Tract Five (called 60.00 acre tract) as conveyed in a deed to Katherine Louse Pipen recorded in Volume 2159, Page 246, Official Public Records, Eastland County, Texas.

Thence S 89°27'38" W, 2646.35 feet; along the general course of an existing wire fence with the South line of this described tract, Tommy Dale Merryman & Janice Mae Merryman called 130.1856 acre parent tract, and the H. Walls Survey; same being the North line of H. & T. C. RR. Co. Survey No. 97 and Tract Five, Tract Four (called 5.00 acre tract) and Tract One (called 5.00 acre tract) all of which conveyed in a deed to Katherine Louse Pipen recorded in Volume 2159, Page 246, Official Public Records, Eastland County, Texas, to a 1/2" iron rod found at the base of a 5" wood fence corner for the Southwest corner of this described tract and Tommy Dale Merryman & Janice Mae Merryman called 130.1856 acre parent tract. Said point also being the Northwest corner of Katherine Pipen Tract One and H. & T. C. RR. Co. Survey No. 97; same being the Northeast corner of a called 77.79 acre tract as conveyed in a deed to Aaron J. Clouse et. ux. recorded in Volume 2166, Page 225, Official Public Records, Eastland County, Texas and the J. Earp Survey (of the NE/4 of Section 114, Block 3, H. & T. C. RR. Co. Survey), Abstract No. 1371, Eastland County, Texas; and being the Southeast corner of a called Tract Six (called 11.392 acre tract) as conveyed in a deed to Katherine Louse Pipen recorded in Volume 2159, Page 246, Official Public Records, Eastland County, Texas and H. & T. C. RR. Co. Survey No. 113, Block 3, Abstract No. 184, Eastland County, Texas.

Thence N 00°32'57" W, 941.40 feet; along the general course of an existing wire fence with the West line of this described tract, Tommy Dale Merryman & Janice Mae Merryman called 130.1856 acre parent tract, and the H. Walls Survey; same being the East line of Katherine Louse Pipen called 11.392 acre tract and Section 113 to a 1/2" rebar with survey cap #5085 set in the Southeast line of State Highway 206 for the Northwest corner of this described tract and Tommy Dale Merryman & Janice Mae Merryman called 130.1856 acre parent tract. Said point also being the Northeast corner of Katherine Louse Pipen called 11.392 acre tract.

Thence N 47°40'22" E, 826.78 feet; along the general course of an existing wire fence with the Northwest line of this described tract and Tommy Dale Merryman & Janice Mae Merryman called 130.1856 acre parent tract and being the Southeast line of State Highway 206 to a 1/2" rebar with survey cap #5085 set for the Northernmost Northwest corner of this described tract. Said point also being the Southwest corner of a simultaneously surveyed 47.00 acre tract.

Thence with the North line of this described tract and being the South line of said 47.00 acre tract as follows: Thence S 81°10'10" E, 789.98 feet to a 1/2" rebar with survey cap #5085 set for corner; Thence N 02°46'02" W, 78.07 feet to a 2" metal fence corner found for corner; Thence S 86°41'22" E, 1268.21 feet along the general course of an existing wire fence to a 1/2" rebar with survey cap #5085 set in the East line of Tommy Dale Merryman & Janice Mae Merryman called 130.1856 acre parent tract (from which a 6" wood fence corner bears N 86°41'22" W, 1.79 feet) for the Northeast corner of this described tract. Said point also being the Southeast corner of said 47.00 acre tract and being located in the West line of J. R. Engineering & Construction called 246.57 acre tract.

Thence S 00°02'43" E, 1356.63 feet; along the general course of an existing wire fence with the East line of this described tract; Tommy Dale Merryman & Janice Mae Merryman called 130.1856 acre parent tract, and the H. Walls Survey; same being the West line of J. R. Engineering & Construction called 246.57 acre tract to the place of beginning and containing 83.135 acres of land.

Bearings on the above described 83.135 acre tract were based upon Grid North as per G. P. S. Surveying System WGS84.

Notes:

Property subject to the following Right of Ways and or Easements found of record as per Big Country Title Company GF No. 210312:

* State of Texas (depicted on Plat), Volume 560, Page 113, Deed Records, Eastland County, TX.

FLOOD HAZARD STATEMENT:

The Property and improvements described above are not located in Flood Zone "A" which is defined as areas within the 100 year Flood Zone according to the "Flood Hazard Boundary Map", Community Panel No. 480793 0009 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.

I, David Williams do hereby certify to Clarence Brewton and Big Country Title Company that these field notes and accompanying plat represent a true and correct survey made on the ground under my direct supervision on this 8th day of March, 2021.


David Williams
Registered Professional Land Surveyor
Texas Registration No. 6502, 03/08/2021

