

GRID NORTH: WCS84 GPS DETERMINED

SET 1/2" REBAR WITH SURVEY CAP #5085 FROM WHICH A 6" WOOD FENCE CORNER BEARS N 86°41'22" W 1.79'

FOUND 2" METAL FENCE CORNER AT THE SOUTHWEST CORNER OF LIVESTOCK PENS

WIRE FENCE

WATER WELL

SET 1/2" REBAR WITH SURVEY CAP #5085

FOUND CONCRETE MONUMENT BEARS 0.63 FEET NORTHWEST OF LINE

NO FENCE

SET 1/2" REBAR WITH SURVEY CAP #5085

FOUND 2" METAL FENCE CORNER AT THE SOUTHWEST CORNER OF LIVESTOCK PENS

SET 1/2" REBAR WITH SURVEY CAP #5085 FROM WHICH A 6" WOOD FENCE CORNER BEARS S 00°32'57" E 1.51'

FOUND 1/2" IRON ROD AT THE BASE OF A 5" WOOD FENCE CORNER

FOUND 1/2" IRON ROD OR PIN

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STATE HIGHWAY 206 (CALLED 120.00' WIDE ROADWAY)

STATE OF TEXAS CALLED 6.547 ACRE TRACT VOL. 560, PG. 113, ORECT.

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STOCK POND

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H. WALLS SURVEY

(OF THE SW/4 OF SECTION 98, BLOCK 3, H. & T. C. RR. CO. SURVEY)

ABSTRACT NO. 1576

EASTLAND COUNTY, TEXAS

83.135 ACRES

TOMMY DALE MERRYMAN & JANICE MAE MERRYMAN
CALLED 130.1856 ACRE TRACT (PARENT TRACT)
DOC. NO. 2019-3366, ORECT.

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

J. R. ENGINEERING & CONSTRUCTION INC.
(DBA: RICHARDSON CATTLE COMPANY)
CALLED 545.37 ACRE TRACT
DOC. NO. 2020-002092, ORECT.

POB: 83.135 ACRE TRACT
SOUTHEAST CORNER OF THE
H. WALLS SURVEY

H. & T. C. RR. CO. SURVEY

SECTION 97, BLOCK 3,

ABSTRACT NO. 176

EASTLAND COUNTY, TEXAS

KATHERINE LOUSE PIPEN
TRACT FIVE CALLED 5.00 ACRE TRACT
VOL. 2159, PG. 246, ORECT.

KATHERINE LOUSE PIPEN
TRACT FOUR: CALLED
5.00 ACRE TRACT
VOL. 2159, PG. 246,
ORECT.

KATHERINE LOUSE PIPEN
TRACT ONE: CALLED 5.00
ACRE TRACT
VOL. 2159, PG. 246,
ORECT.

J. EARP SURVEY
(OF THE NE/4 OF SECTION 114, BLOCK 3,
H. & T. C. RR. CO. SURVEY)
ABSTRACT NO. 1371
EASTLAND COUNTY, TEXAS

Plat of a survey of a 83.135 acre tract of
land out of and part of 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.

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



JB10743DW, CLARENCE BREWTON, 03/08/2021
SCALE: 1" = 240'
0 240' 480' 720'

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.

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, Dead Records, Eastland County, TX.



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

David Williams
David Williams
Registered Professional Land Surveyor
Texas Registration No. 6502
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