

FIELD NOTES
6.52 ACRES

BEING 6.52 acres out of the M. Benites Survey No. 670, Abstract No. 16, Coleman County, Texas, said 6.52 acres being all of a 6.527 acre tract recorded in Volume 636, Page 382, Official Public Records, Coleman County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" rebar set on the north side of Peach Street, at the recognized southwest corner of Block 67 of Phillips Second Addition to the City of Coleman, Coleman County, Texas;

THENCE S84°36'58"W 55.98 feet, along the north side of Peach Street, to a set 3/8" rebar;

THENCE S85°26'40"W 362.23 feet, along the north side of Peach Street, to a found 3/8" rebar;

THENCE S70°19'27"W 88.74 feet, along the north side of Peach Street, to a found 3/8" rebar;

THENCE S55°59'16"W 191.57 feet, along the north side of Peach Street, to a 1/2" found for the southwest corner of this tract;

THENCE N2°23'32"W 447.18 feet to a 1/2" rebar found for the northwest corner of this tract;

THENCE N87°57'41"E 27.54 feet to a found 1/2" rebar;

THENCE N83°53'01"E 447.96 feet to a set 3/8" rebar;

THENCE S13°12'32"E 2.05 feet to a set 3/8" rebar;

THENCE N76°24'26"E 155.69 feet to a found 3/8" rebar;

THENCE S88°07'10"E 174.22 feet to an existing 4" pipe fence corner post for the northeast corner of this tract;

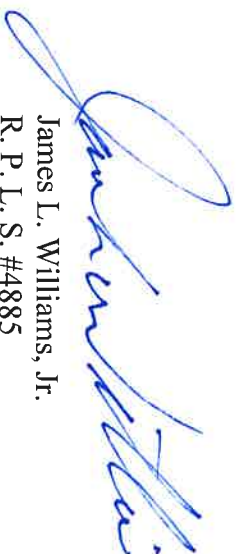
THENCE S0°28'21"E 54.43 feet to an existing 4" pipe fence corner post;

THENCE S0°17'07"W 299.78 feet to an existing galvanized fence corner post on the north side of Peach Street for the southeast corner of this tract;

THENCE N89°33'36"W 120.0 feet, along the north side of Peach Street, to the place of beginning and containing 6.52 acres of land.

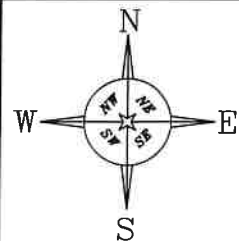
Surveyed on the ground August 29, 2023.

SEE ATTACHED PLAT


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

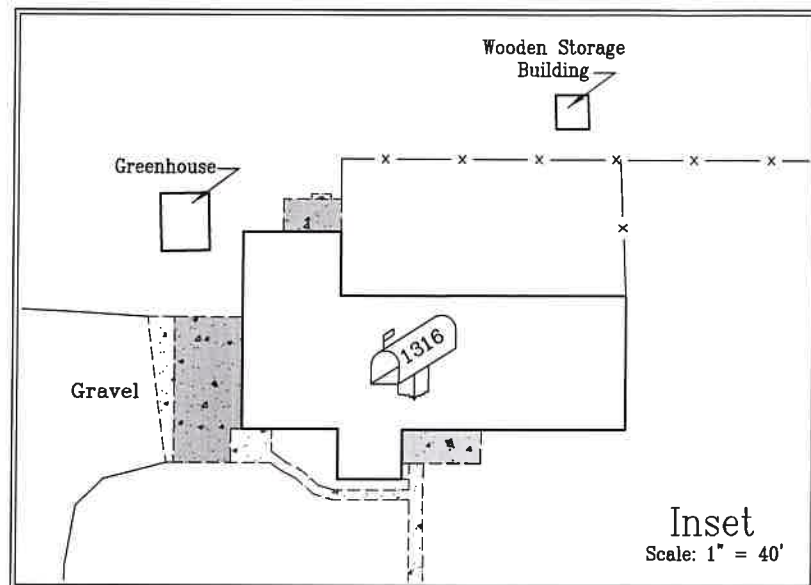
Geotex Property Solutions
209 S. Pioneer Drive, Suite 2
Abilene, Texas 79605
(325) 677-6712
File # 92-44-23-6.52ac
Firm Registration No. 10194134





NOTE: Bearings shown hereon are based on Geodetic North, determined by G.P.S. observations.

NOTE: This boundary survey completed without the benefit of a current title commitment. There could be easements which affect this property that are not shown hereon.



Legend

- = Found 3/8" rebar
- ⊙ = Found 1/2" rebar
- ⊗ = Galvanized Pipe
- ⊗ = Existing 4" Pipe
- ⊗ = Fence Corner Post
- = Set 3/8" rebar
- x- = Fence
- () = Recorded Call
- ▨ = Concrete
- = Covered Area

1316 Peach Street
Coleman, Texas 76834-3322

I hereby certify this to be a correct plat of 6.52 acres out of the M. Benites Survey No. 670, Abstract No. 16, Coleman County, Texas, said 6.52 acres being all of a 6.527 acre tract recorded in Volume 636, Page 382, Official Public Records, Coleman County, Texas and being more particularly described by attached field notes.

SEE ATTACHED FIELD NOTES.
Surveyed on the ground August 29, 2023.

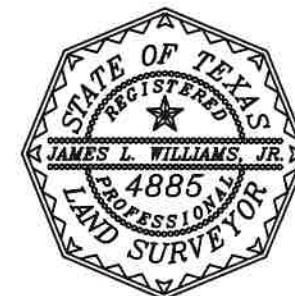
There are no visible or apparent protrusions or overlapping of improvements upon or off this property other than shown. (Fences are not entirely upon property lines.)

GEOTEX PROPERTY SOLUTIONS
4701 S. 3rd Street
Abilene, Texas 79605
325-677-6712
Firm Registration No. 10194134

File No: 92-44-23
File Name: 1316 Peach
Location: D:\COLEMAN\2023\
Geotex Property Solutions Drawn by:
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GEOTEX
PROPERTY SOLUTIONS

0 100 200
SCALE IN FEET
Scale: 1" = 100'



James L. Williams, Jr.
RPLS #4885

