Sketch Showing:

TRACT ONE:

A 24.00 acre tract of land situated within the Walter Converse Survey No. 333, Abstract No. 113, Callahan County, Texas, being out of and part of a tract of land described in a deed to Richard Arrington, et ux recorded in Volume 247, Page 33, Official Public Records, Callahan County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 60D nail set in the approximate center of County Road No. 429 for a common corner between said Arrington tract and a tract of land described in a deed to Jimmy Donald Cook, et ux recorded in Volume 254, Page 405, of said Official Public Records, same being the Northwest corner of this described tract;

Thence N 84° 24' 58" E, 1256.37 feet along the common line between said Arrington tract and Cook tract, same being the North line of this described tract, to a ½" rebar rod set with survey cap stamped A.L.S. 6224 6332 for the Northeast corner of this described tract; from which a 5/8" rebar rod (control monument) found for a common corner between said Arrington tract and Cook tract bears N 84° 24' 58" E, a distance of 1170.58 feet;

Thence S 09° 25' 27" W, 1151.13 feet over and across said Arrington tract, to a 60D set for the Southeast corner of this described tract, said point being located in the approximate center of said County Road No. 429, and in the South line of said Arrington tract; from which a 60D nail set for the Southeast corner of said Arrington tract bears S 72° 57' 33" E, a distance of 190.72 feet;

Thence N 72° 57' 33" W, 874.80 feet along the approximate center of said County Road No. 429, and the South line of said Arrington tract, to a 60D nail set for an angle corner of said Arrington tract and this described tract;

Thence N 60° 21' 48" W, 153.05 feet continuing along the approximate center of said County Road No. 429, and the South line of said Arrington tract, to a 60D nail set for an angle corner of said Arrington tract and this described tract;

Thence N 25° 27' 49" W, 98.92 feet continuing along the approximate center of said County Road No. 429, and the West line of said Arrington tract, to a 60D nail set for an angle corner of said Arrington tract and this described tract;

Thence N 09° 12' 35" W, 314.94 feet continuing along the approximate center of said County Road No. 429, and the West line of said Arrington tract, to a cotton spindle (control monument) found for an angle corner of said Arrington tract and this described tract;

Thence N 00° 05' 24" E, 281.11 feet continuing along the approximate center of said County Road No. 429, and the West line of said Arrington tract, to the place of beginning and containing 24.00 acres of land, of which 1.60 acres of land lie within the confines of County Road No. 429.

NOTE: All bearings were based on GPS observations, NAD83, Texas North Central 4202 (EPOCH 2011)

TRACT TWO:

A 85.24 acre tract of land situated within the Walter Converse Survey No. 333, Abstract No. 113, Callahan County, Texas, being comprised of a tract of land out of and part of a tract of land described in a deed to Richard Arrington, et ux recorded in Volume 247, Page 33, Official Public Records, Callahan County, Texas, and a tract of land described in a deed to Lisa K. Arrington recorded in Volume 211, Page 81, Official Public Records, being more particularly described by metes and bounds as follows:

Beginning at a ½" rebar rod with survey cap stamped NEEDHAM SURVEYORS (control monument) found for a common corner between said Arrington tract and a tract of land described as Tract Four in a deed to Michael Cowan recorded in Volume 172, Page 584, of said Official Public Records, said point being located in the South line of a tract of land described as Tract Three in a deed to Michael Cowan recorded in Volume 172, Page 584, of said Official Public Records, same being the Northeast corner of this described tract;

Thence S 01° 47' 22" W, 1469.03 feet along the common line between said Arrington tract and Cowan tract, same being the East line of this described tract, to a 3" cedar post (control monument) found for a common corner between said Arrington tract and Cowan tract, same being the Southeast corner of this described tract;

Thence generally along a fence and along the South line of said Arrington tract and this described tract the following courses and distances:

N 89° 20' 13" W, 1370.52 feet, to a 6" cedar post (control monument) found for an angle corner of said Arrington tract and this described tract;
S 09° 39' 19" E, 55.79 feet, to a 36" Oak tree (control monument) found for an angle corner of said Arrington tract and this described tract;
S 48° 42' 29" W, 29.11 feet, to a cedar post (control monument) found for an angle corner of said Arrington tract and this described tract;
S 82° 46' 27" W, 28.13 feet, to a cedar post (control monument) found for an angle corner of said Arrington tract and this described tract;
S 82° 46' 27" W, 100.00 feet, to a cedar post (control monument) found for an angle corner of said Arrington tract and this described tract;
S 82° 19' 04" W, 634.27 feet, to a cedar post (control monument) found for an angle corner of said Arrington tract and this described tract;
S 75° 17' 33" W, 169.52 feet, to a cedar post (control monument) found for an angle corner of said Arrington tract and this described tract;
S 83° 59' 18" W, 63.52 feet, to a cedar post (control monument) found for an angle corner of said Arrington tract and this described tract;
S 81° 26' 08" W, 232.38 feet, to a 6" treated post (control monument) found for an angle corner of said Arrington tract and this described tract;
S 00° 23' 13" W, 97.53 feet, to a ½" rebar rod set with survey cap stamped A.L.S. 6224 6332 for an angle corner of said Arrington tract and this described tract, said point being located in the East line of County Road No. 429;

Thence N 73° 23' 56" W along County Road No. 429 and continuing along the South line of said Arrington tract and this described tract, at 19.06 feet passing a 5/8" rebar rod (control monument); thence continuing along the same course for a total distance of 99.15 feet, to a 60D nail set for a common corner between said Arrington tracts, same being an angle corner of this described tract;

Thence N 72° 57' 33" W, 190.72 feet continuing along said County Road No. 429 and along the South line of said Arrington tract and this described tract, to a 60D nail set for the Southwest corner of this described tract; from which a 60D nail set for an angle corner of said Arrington tract bears N 72° 57' 33" W, a distance of 874.80 feet;

Thence N 09° 25' 27" E, 1151.13 feet over and across said Arrington tract, to a ½" rebar rod set with survey cap stamped A.L.S. 6224 6332 for the Northwest corner of this described tract, said point being located in the South line of a tract of land described in a deed to Jimmy Donald Cook, et ux recorded in Volume 254, Page 405, of said Official Public Records; from which a 60D nail set for the Northwest corner of said Arrington tract bears S 84° 24' 58" W, a distance of 1256.37 feet;

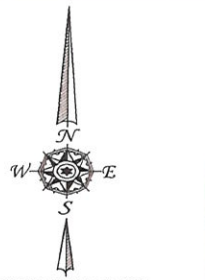
Thence N 84° 24' 58" E, 1170.58 feet along the common line between said Arrington tract and Cook tract, to a 5/8" rebar rod (control monument) found for a common corner between said Arrington tracts and Cook tract, same being an angle corner of this described tract;

Thence N 07° 53' 17" W, 506.54 feet along the common line between said Arrington tract and Cook tract, to a ½" rebar rod with survey cap stamped NEEDHAM SURVEYORS (control monument) found for a common corner between said Arrington tract, Cook tract and a tract of land described as Tract Two in a deed to Michael Cowan recorded in Volume 172, Page 584, of said Official Public Records, same being an angle corner of this described tract;

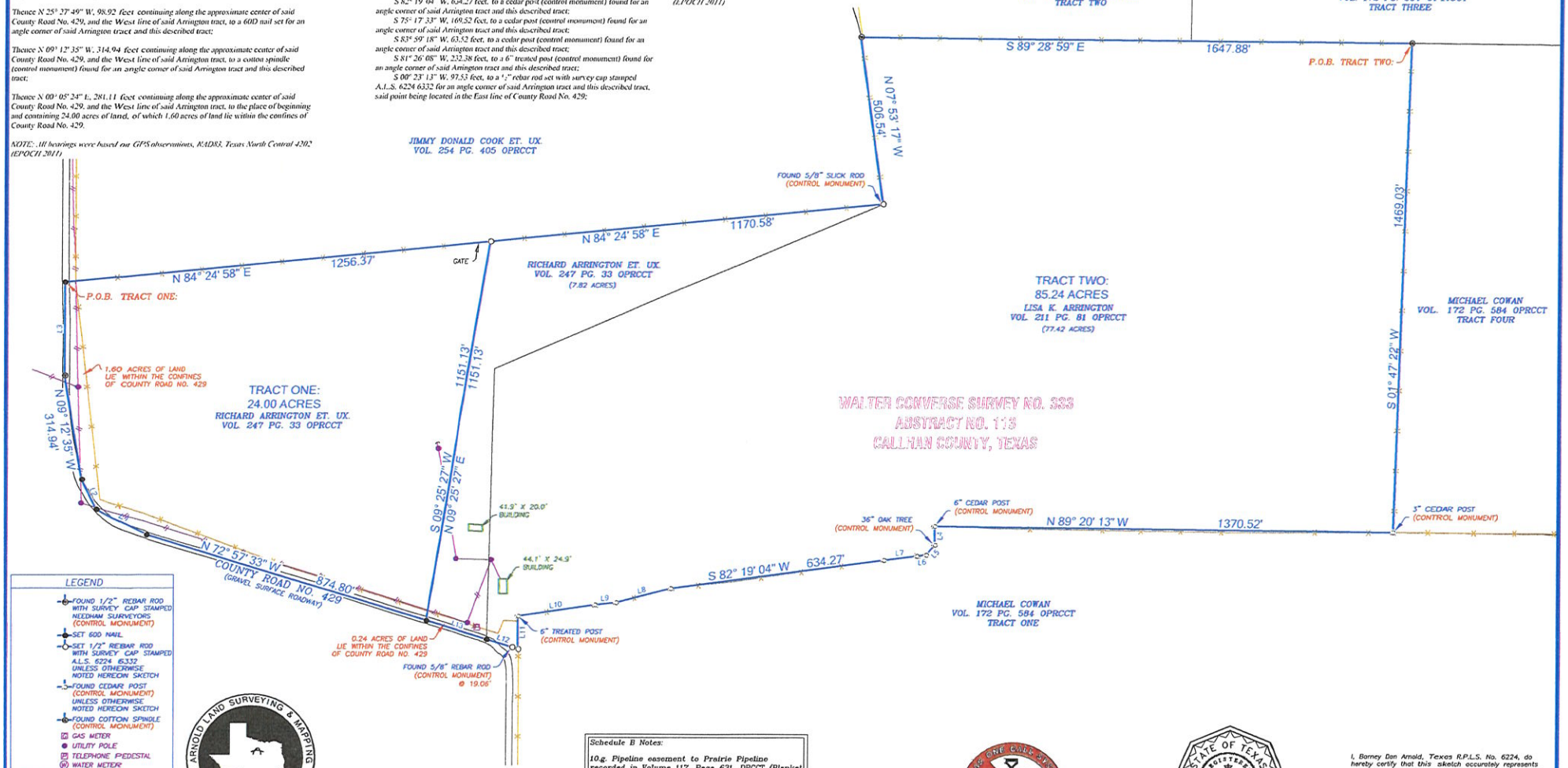
Thence S 89° 28' 59" E, 1647.88 feet along the common line between said Arrington tract and Cowan tracts, to the place of beginning and containing 85.24 acres of land, of which 0.24 acres of land lie within the confines of County Road No. 429.

NOTE: All bearings were based on GPS observations, NAD83, Texas North Central 4202 (EPOCH 2011)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 60° 21' 48" W	153.05'
L2	N 25° 27' 49" W	98.92'
L3	N 00° 05' 24" E	281.11'
L4	S 00° 39' 19" E	55.79'
L5	S 48° 42' 29" W	39.11'
L6	S 82° 46' 27" W	28.13'
L7	S 82° 46' 27" W	100.00'
L8	S 75° 17' 33" W	169.52'
L9	S 83° 59' 18" W	63.52'
L10	S 81° 26' 08" W	232.38'
L11	S 00° 23' 13" W	97.53'
L12	N 73° 23' 56" W	99.15'
L13	N 72° 57' 33" W	190.72'



NOTE: ALL BEARINGS WERE BASED ON GPS OBSERVATIONS, NAD83, TEXAS NORTH CENTRAL 4202 (EPOCH 2011)



LEGEND

- FOUND 1/2" REBAR ROD WITH SURVEY CAP STAMPED NEEDHAM SURVEYORS (CONTROL MONUMENT)
- SET 60D NAIL
- SET 1/2" REBAR ROD WITH SURVEY CAP STAMPED A.L.S. 6224 6332 UNLESS OTHERWISE NOTED HEREON SKETCH
- FOUND CEDAR POST (CONTROL MONUMENT) UNLESS OTHERWISE NOTED HEREON SKETCH
- FOUND COTTON SPINDLE (CONTROL MONUMENT)
- GAS METER
- UTILITY POLE
- TELEPHONE PEDESTAL
- WATER METER
- DOWN GUY
- FENCE LINE
- OVERHEAD UTILITY LINE
- ASPHALT
- EASEMENT LINE
- DESCRIBED TRACT
- COVERED AREA

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TBPLS FIRM NO. 101566-00
RLS GF# 151470A JOB# 2015-331

Notes:
A Flood Insurance Rate Map for Callahan County, Texas, Unincorporated Area, has not been issued by the Federal Emergency Management Agency at the time of this survey.

Schedule B Notes:

10.g. Pipeline easement to Prairie Pipeline recorded in Volume 117, Page 631, DRCCT (Blanket in nature; may apply)

10.h. Easement to West Texas Utilities Company recorded in Volume 133, Page 405, DRCCT (Descriptive in nature; does not apply)

10.i. Pipeline easement to Prairie Pipeline recorded in Volume 117, Page 629, DRCCT (Blanket in nature; may apply)

TEXAS ONE CALL SYSTEM — DIAL 811 BEFORE YOU DIG

STATE OF TEXAS — REGISTERED — BARNEY DAN ARNOLD — 6224 — PROFESSIONAL — LAND SURVEYOR

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I, Barney Dan Arnold, Texas R.P.L.S. No. 6224, do hereby certify that this sketch accurately represents an on the ground survey done under my supervision and conforms in all ways to the Texas Board of Land Surveying Minimum Standards, and there are no visible easements, overlaps or encroachments except as shown.

09-08-2015