

Sketch Showing:

A 165.42 acre tract of land being the NE/4 of Section 35, Block 2, E. T. Ry. Co. Survey, Abstract No. 108, Eastland County, Texas, being that same tract of land described in a deed to Jason D. Rogers recorded in Volume 1922, Page 97, Official Public Records, Eastland County, Texas and Jerry Rogers, et ux recorded in Volume 1967, Page 239, Official Public Records, Eastland County, Texas, said 165.42 acre tract being partitioned into two 82.71 acre tracts and being more particularly described by metes and bounds as follows:

TRACT ONE:

A 82.71 acre tract of land being the W/2 of the NE/4 of Section 35, Block 2, E. T. Ry. Co. Survey, Abstract No. 108, Eastland County, Texas, being out of and a part of a tract of land described in a deed to Jason D. Rogers recorded in Volume 1922, Page 97, Official Public Records, Eastland County, Texas and Jerry Rogers, et ux recorded in Volume 1967, Page 239, Official Public Records, Eastland County, Texas, said 82.71 acre tract being more particularly described by metes and bounds as follows:

Beginning at a 6" treated post (control monument) found for the midsection corner of said Section 35, Block 2, E. T. Ry. Co. Survey, same being a common corner between said Rogers tract and a tract of land described in an Affidavit of Legal Access to Ronnie Dale Edwards, et ux recorded by Document No. 2011-001649, of said Official Public Records, for the Southwest corner of this described tract, said point being located in the East line of a tract of land described as Second Tract in a deed to Jerry Lee Davis recorded in Volume 1535, Page 229, of said Official Public Records;

Thence N 00° 09' 37" E, along the common line between said NE/4 and NW/4 of said Section 35, Block 2, E. T. Ry. Co. Survey, same being the common line between said Rogers tract and Davis tract, for the West line of this described tract, passing a 6" treated post (control monument) found at a distance of 2670.27 feet; thence continuing along the same course for a total distance of 2674.24 feet to a 1/2" rebar rod set with survey cap stamped ALS for a common corner between said Rogers tract and Davis tract, same being the Northwest corner of this described tract, said point being located in the common line between said Section 35, Block 2, E. T. Ry. Co. Survey and the S. J. Hall Survey, Abstract No. 632, Eastland County, Texas and in the approximate centerline of County Road No. 380, same being the South line of a tract of land described as First tract in a deed to Jerry Lee Davis recorded in Volume 1535, Page 229, of said Official Public Records;

Thence S 89° 47' 50" E, 1347.21 feet along the approximate centerline of said County Road No. 380 and the common line between said Section 35, Block 2, E. T. Ry. Co. Survey, S. J. Hall Survey and the Beaty, Seale & Forwood Survey, Abstract No. 661, Eastland County, Texas, same being the common line between said Rogers tract, Davis tract and a tract of land described as Second Tract in deeds to David Harris recorded in Volume 650, Page 159, Volume 650, Page 161 and Volume 650, Page 163, Deed Records, Eastland County, Texas to a 1/2" rebar rod set with survey cap stamped ALS for the Northeast corner of this described tract, from which a 80D nail set for the Northeast corner of said Section 35, block 2, E. T. Ry. Co. Survey and Rogers tract bears S 89° 47' 50" E, a distance of 1347.21 feet;

Thence S 00° 09' 37" W, 2674.24 feet over and across said Rogers tract and along the East line of this described tract to a 1/2" rebar rod set with survey cap stamped ALS for the Southeast corner of this described tract, same being a common corner between previously mentioned Edwards tract and a tract of land described in a deed to Leslie Jean Alford Boley recorded by Document No. 2010-001886, of said Official Public Records, said point being located in the common line between said NE/4 and SE/4 of said Section 35, Block 2, E. T. Ry. Co. Survey, from which a 80D nail set for the Southwest corner of said Rogers tract bears S 89° 47' 50" E, a distance of 1347.21 feet;

Thence N 89° 47' 50" W, 1347.21 feet along the common line between said NE/4 and SE/4 of said Section 35, Block 2, E. T. Ry. Co. Survey, same being the common line between said Rogers tract and Edwards tract, for the South line of this described tract to the place of beginning and containing 82.71 acres of land of which 0.15 acres lie within the confines of County Road No. 380.

TRACT TWO:

A 82.71 acre tract of land being the E/2 of the NE/4 of Section 35, Block 2, E. T. Ry. Co. Survey, Abstract No. 108, Eastland County, Texas, being out of and a part of a tract of land described in a deed to Jason D. Rogers recorded in Volume 1922, Page 97, Official Public Records, Eastland County, Texas and Jerry Rogers, et ux recorded in Volume 1967, Page 239, Official Public Records, Eastland County, Texas, said 82.71 acre tract being more particularly described by metes and bounds as follows:

Beginning at a 80D nail set for a common corner between said Section 35, Block 2, E. T. Ry. Co. Survey and the F. Stephens Survey, Abstract No. 1814 of the NW/4 of Section 34, Block 2, E. T. RR. Co. Survey, Eastland County, Texas, same being a common corner between said Rogers tract and a tract of land described as Tract No. Two in a deed to Franklin D. Cox recorded in Volume 1717, Page 46, of said Official Public Records, for the Northeast corner of this described tract, said point being located at the intersection of the approximate centerline of County Road No. 380 and the Northerly extensions of the West line of County Road No. 379, and in the South line of the Beaty Seale & Forwood Survey, Abstract No. 661, Eastland County, Texas and a tract of land described as Second Tract in deeds to David Harris recorded in Volume 650, Page 159, Volume 650, Page 161 and Volume 650, Page 163, Deed Records, Eastland County, Texas;

Thence S 00° 09' 37" W, 2674.24 feet partially along a fence and the common line between said Section 35, Block 2, E. T. Ry. Co. Survey and the F. Stephens Survey, same being the common line between said Rogers tract and Cox tract to a 80D nail set for a common corner between said F. Stephens Survey and the M. Womack Survey, Abstract No. 1213, Eastland County, Texas, same being a common corner between said Rogers tract, Cox tract, a tract of land described in a deed to Jason Jones Alford recorded by Document No. 2010-001885, of said Official Public Records and a tract of land described in a deed to Leslie Jean Alford Boley recorded by Document No. 2010-001886, of said Official Public Records, for a common corner between said NE/4 and SE/4 of said Section 35, Block 2, E. T. Ry. Co. Survey;

Thence N 89° 47' 50" W, 1347.21 feet along the common line between said NE/4 and SE/4 of said Section 35, Block 2, E. T. Ry. Co. Survey, same being the common line between said Rogers tract and Boley tract, for the South line of this described tract to a 1/2" rebar rod set with survey cap stamped ALS for a common corner between said Rogers tract, Boley tract and a tract of land described in an Affidavit of Legal Access to Ronnie Dale Edwards, et ux recorded by Document No. 2011-001649, of said Official Public Records, same being the Southwest corner of this described tract, from which a 6" treated post (control monument) found for the midsection corner of said Section 35, Block 2, E. T. Ry. Co. Survey, same being the Southwest corner of said Rogers tract bears N 89° 47' 50" W, a distance of 1347.21 feet;

Thence N 00° 09' 37" E, 2674.24 feet over and across said Rogers tract and along the West line of this described tract to a 1/2" rebar rod set with survey cap stamped ALS for the Northwest corner of this described tract said point being located in the common line between said Section 35, Block 2, E. T. Ry. Co. Survey and Beaty, Seale & Forwood Survey and in the approximate centerline of County Road No. 380, same being the South line of previously mentioned Harris tract, from which a 1/2" rebar rod set with survey cap stamped ALS for the Northwest corner of said Rogers tract bears N 89° 47' 50" W, a distance of 1347.21 feet;

Thence S 89° 47' 50" E, 1347.21 feet along the approximate centerline of said County Road No. 380 and the common line between said Section 35, Block 2, E. T. Ry. Co. Survey and Beaty, Seale & Forwood Survey, same being the common line between said Rogers tract and Harris tract to the place of beginning and containing 82.71 acres of land, of which 0.66 acres lie within the confines of County Road No. 380 and 0.45 acres lie within the confines of County Road No. 379.

NOTE: All bearings were based on GPS observations, N.A.D. 83, Texas North Central 4202.

S. J. HALL SURVEY, ABSTRACT NO. 632

FIRST TRACT
JERRY LEE DAVIS
VOL. 1535, PG. 229
OPRECT

SET 1/2" REBAR ROD
WITH SURVEY CAP
STAMPED ALS
FOUND 6" TREATED POST
(CONTROL MONUMENT)

BEATY, SEALE & FORWOOD SURVEY, ABSTRACT NO. 661

SECOND TRACT
DAVID HARRIS
VOL. 650, PG. 159
VOL. 650, PG. 161
VOL. 650, PG. 163
DIRECT

COUNTY ROAD NO. 380
(GRAVEL SURFACE ROADWAY)

P.O.B. TRACT TWO
SET 80D NAIL

TOTAL ACREAGE:
165.42 ACRES

SECTION 35, BLOCK 2, E. T. RY. CO. SURVEY, ABSTRACT NO. 108

TRACT ONE:
82.71 ACRES

JASON D. ROGERS
VOL. 1922, PG. 97,
OPRECT
JERRY ROGERS, ET UX
VOL. 1967, PG. 239
OPRECT

(OF WHICH 0.15 ACRES OF LAND LIE
WITHIN THE CONFINES OF
COUNTY ROAD NO. 380)

TRACT TWO:
82.71 ACRES

JASON D. ROGERS
VOL. 1922, PG. 97,
OPRECT
JERRY ROGERS, ET UX
VOL. 1967, PG. 239
OPRECT

(OF WHICH 0.66 ACRES OF LAND
LIE WITHIN THE CONFINES OF
COUNTY ROAD NO. 379 &
0.45 ACRES OF LAND LIE
WITHIN THE CONFINES OF
COUNTY ROAD NO. 380)

F. STEPHENS SURVEY, ABSTRACT NO. 1814 OF THE NW/4 OF SECTION 34, BLOCK 2, E. T. RR. CO. SURVEY

TRACT NO. TWO
FRANKLIN D. COX
VOL. 1717, PG. 46
OPRECT

M. WOMACK SURVEY, ABSTRACT NO. 1213 OF THE SW/4 OF SECTION 34, BLOCK 2, E. T. RR. CO. SURVEY

JASON JONES ALFORD
DOC. NO. 2010-001885
OPRECT

AFFIDAVIT OF LEGAL ACCESS
RONNIE DALE EDWARDS, ET UX
DOC. NO. 2011-001649
OPRECT

LESLIE JEAN ALFORD BOLEY
DOC. NO. 2010-001886
OPRECT

EASTLAND COUNTY, TEXAS

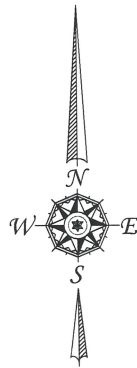
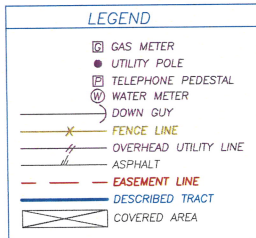
Notes:
According to the Flood Insurance Rate Map for Eastland County, Texas, Unincorporated Area, Community Panel No. 480793 0010 B, Dated November 15th, 1977 and converted by letter on September 1st, 2007, this property is in Zone X, which is not in the 100 year flood zone.

NOTE: A limited title search on this property has been done to determine contiguous property owners but an in depth search to determine easements has not been done at this time. Easements that effect this property may exist. Locations of any such easements that might effect this property can be added to this sketch if and when an in depth search is done.

GRAPHIC SCALE: 1"=300'
0' 300' 600' 900'
NOTE: ALL BEARINGS WERE BASED ON GPS
OBSERVATIONS, N.A.D. 83, TEXAS NORTH CENTRAL 4202.



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I, Robbie Lee Shockey, Texas R.P.L.S. No. 6332, do hereby certify that this sketch accurately represents as on the ground survey done under my supervision and conforms in all ways to the Texas Board of Land Surveying Standards, and there are no visible easements, overlaps or encroachments except as shown.

11-11-2013