



Survey Sketch Of:

An 8.39 acre tract of land in the John Echols Survey, Abstract No. 24, Somervell County, Texas, being all of a called 3.00 acre tract described in a deed from Quindale Bullard, et ux, to Richard Allen Brannon, dated July 16, 1993, recorded in Volume 27, Page 426 of the Somervell County Real Property Records and, all of a called 5.21 acre tract, recorded in a similar deed, of same date, recorded in Volume 27, Page 516 of said records.

This tract is not in the "100-Year Floodplain" according to Flood Insurance Rate Map No. 48425C0040 C, dated April 3, 1995.

VAUGHN SURVEYING, LLC

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Surveyed on the ground in October of 2015.

W.L. Vaughn
W.L. "Will" Vaughn
Registered Professional Land
Surveyor No. 1807

Valid only if crimp sealed
and signed in blue ink.

Field Noted For:

An 8.39 acre tract of land in the John Echols Survey, Abstract No. 24, Somervell County, Texas, being all of a called 3.00 acre tract described in a deed from Quindale Bullard, et ux, to Richard Allen Brannon, dated July 16, 1993, recorded in Volume 27, Page 426 of the Somervell County Real Property Records and, all of a called 5.21 acre tract, recorded in a similar deed, of same date, recorded in Volume 27, Page 516 of said records, as surveyed on the ground in Octoberber of 2015 by W.L. Vaughn, Registered Professional Land Surveyor No. 1807, and, being more particularly described, referenced to Texas Coordinate System, North Central Zone, 1993 Datum, as follow:

Beginning at a ½" iron found in the easterly line of State Highway 144, at the northwesterly corner of said 3.00 acre tract, the southwesterly corner of a tract described in a deed to Mark D. Ledbetter, et ux, recorded in Instrument No. 20091061 of the Somervell County Official Public Records;

Thence North 59° 08' 23" East, along the common line of said Brannon and Ledbetter tracts, in the general line of a fence, for a distance of 703.91 feet to a 5/8" iron, marked "BHB," found at the northeasterly corner of said 3.00 acre tract;

Thence South 14° 39' 48" West, along the easterly line of said Brannon tracts, in the general line of a fence, for a distance of 338.28 feet to a 4" Pipe Post found at a bend in said lines;

Thence South 27° 20' 55" West, along the easterly line of said Brannon tracts, in the general line of a fence, for a distance of 199.27 feet to a 4" Pipe Post found at a bend in said lines;

Thence South 05° 09' 27" West, along the easterly line of said Brannon tracts, in the general line of a fence, for a distance of 496.44 feet to a 5/8" iron found at the southeasterly corner of said 5.21 acre Bullard tract;

Thence North 85° 49' 27" West, along the southerly line of said Brannon 5.21 acres tract, along or near the northerly line of a called 0.976 acres, for a distance of 424.37 feet to a ½" iron, marked "Recer & Fox," found in the easterly line of State Highway 144, at the southwesterly corner of said 5.21 acre tract;

Thence North 03° 50' 49" East, along the easterly line of said highway, for a distance of 608.09 feet to the Place of Beginning and, containing 8.39 acres of land.

W.L. Vaughn
W.L. "Will" Vaughn
Registered Professional
Land Surveyor No. 1807