

68.33 acre tract Wayne Thompson, et ux Volume 2647, Page 210 OPRRPBCT

P.0.B.

Survey line (approximate)

67.48 acre tract Eugene Gilbert Pavlat Volume 1250, Page 881 DRBCT

72'25'50" E 845.52'



LEGEND:

Set 1/2" iron rad w/yellow cap stamped "RPLS 5345" 0

Found 1/2" fron rad w/cap stamped "RPLS 6410"

DRBCT

Deed Records of Bell County, Texas

OPRRPBCT Official Public Records of Real Property of Bell County, Texas

L. S. SIMPSON SURVEY, A-776

> 200 acre tract John Pajestka Document No. 2012-00042244 OPRRPBCT

LINE	BEARING	DISTANCE
L1	N 2579'03" W	27.65
L2	N 20'57'39" E	405.84
13	N 09"28"00" F	104.85

Except as shown, only those easements listed in Commitment for Title Insurance. G.F. No. C1779063, issued March 2, 2017 and relisted below were considered for this survey. No further search of the public record was made by Hughes Surveying, or the undersigned.

The following may affect subject tract, unable to plot from description:

- a. 15 feet wide easement to Jarrell Schwertner WSC (1305/157 DRBCT)
  b. 20 feet wide easement to Jarrell Schwertner WSC (2013-00045831 OPRRPBCT)

The property shown hereon does not appear to be located in a Flood Hazard Zone, as designated on Flood Insurance Rate Map, Community Number 48027C055E, Bell County, Texas, dated September 26, 2008.

All bearings shown hereon are referenced to Geodetic North.

This plat is to accompany a fieldnote description of the 69.72 acre tract of land shown hereon.

I, Don Randall Hughes, do hereby certify that this plat correctly represents a survey made on the ground under my direction and supervision on March 3, 2017.

Don Randall Hughes (Registered Professional Land Surveyor No. 5345

3-03-17	
5434	
LEM	
11-277	
1"=200'	
	5434 LEM 11-277

Hughes Surveying

cas Board of Professional Land Surveying, Firm Number 10055300

CATHEY

EY CREEK graves roa

P. O. BOX 1135 212 N. CENTRAL AVENUE CAMERON, TEXAS 76520 PHONE (254) 697-3646 FAX (254) 697-8776



69.72 ACRES part of a 101-1/4 acre tract Leroy Dee Cowan, et ux Volume 622, Page 538 DRBCT

100 acre tract Andrew Pumphrey Trust B Volume 5756, Page 833 OPRRPRBCT

## FIELDNOTE DESCRIPTION

## 69.72 ACRE TRACT

Being a 69.72 acre tract of land in the L. S. Simpson Survey, Abstract No. 736 and the L. S. Simpson Survey, Abstract No. 776, Bell County, Texas and being a part of that certain called 101-1/4 acre tract of land described in a deed to Leroy Dee Cowan, et ux, recorded in Volume 622, Page 538 of the Deed Records of Bell County, Texas (DRBCT). Said 69.72 acre tract being shown on attached plat and more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod with cap stamped "RPLS 6410" at the northwest corner of above mentioned 101-1/4 acre tract, same being the northeast corner of a 200 acre tract of land to John Pajestka recorded in Document No. 2012-00042244 of the Official Public Records of Real Property of Bell County, Texas (OPRRPBCT), and being in the south line of a 68.33 acre tract of land to Wayne Thompson, et ux, (2647/210 OPRRPBCT);

THENCE along the north line of said 101-1/4 acre tract, same being the south line of said 68.33 acre tract and the south line of a 67.48 acre tract of land to Eugene Gilbert Pavlat (1250/881-DRBCT), South 72 degrees 25 minutes 50 seconds East, a distance of 845.52 feet to a set 1/2" iron rod with yellow cap stamped "RPLS 5345" at the northwest corner of a 100 acre tract of land to Andrew Pumphrey Trust B (5756/833 OPRRPBCT);

THENCE along the east line of said 101-1/4 acre tract, same being the west line of said 100 acre tract, South 19 degrees 02 minutes 47 seconds West, a distance of 3597.86 feet to a set 1/2" iron rod with yellow cap stamped "RPLS 5345" for the north right-of-way line of Cathey Creek Road, a public gravel road;

**THENCE** along the north and east right-of-way line of Cathey Creek Road and crossing said 101-1/4 acre tract, the following:

North 71 degrees 35 minutes 45 seconds West, a distance of 825.29 feet to a set 1/2" iron rod with yellow cap stamped "RPLS 5345";

North 25 degrees 19 minutes 03 seconds West, a distance of 27.65 feet to a set 1/2" iron rod with yellow cap stamped "RPLS 5345";

North 20 degrees 57 minutes 39 seconds East, a distance of 405.84 feet to a set 1/2" iron rod with yellow cap stamped "RPLS 5345";

North 09 degrees 28 minutes 00 seconds East, a distance of 104.85 feet to a set 1/2" iron rod with yellow cap stamped "RPLS 5345" in the common line of said 200 acre tract and said 101-1/4 acre tract;

**THENCE** along said common line, North 19 degrees 06 minutes 24 seconds East, a distance of 3056.55 feet to the **POINT OF BEGINNING**, containing 69.72 acres of land.

All bearings recited herein are referenced to Geodetic North.

March 3, 2017 Don Randall Hughes Registered Professional Land Surveyor Texas No. 5345