

Bart E. Johnson
16110 Fitzgerald Drive
San Angelo, Texas 76904
(325) 835-2164
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Point from which
Found 2" I.P. at fence corner
post bears S 1°20'3"E 27.5

C. Rubio Survey 23
Ref. East 3500' ac. of Survey 23
Meador to Rubio Ranch, LP - 1/1/2011 - 237/513 OPR
(5581.57)

North line Beason per monuments and dimensions
Approximate North line Beason as depicted on Rolled Sketches and recited in DCA field notes for Survey 23
Ref. Coke County to Rawlings - 8/5/2003 - 166/252 OPR

Found 2" I.P. at fence corner post

S 88°52'45"W 905.56

Found 5/8" I.P. on east side
of fence corner post

Point 5/8" I.P. North 0.8 and East 0.1
I.P. post bears South 0.4

S 85°18'54"W 1443.53

Survey 30

Survey 22 1/2

Survey 23 1/2

Survey 30

Survey 23 1/2

Survey 30

Survey 23 1/2

Survey 30

Survey 23 1/2

Survey 30

Survey 23 1/2

Survey 30

Survey 23 1/2

Survey 30

Survey 23 1/2

Survey 30

Survey 23 1/2

Survey 30

Ref. 63.05 ac.
Bohensky
to
Bedford
April 2007 - 204/352 OPR

Caudrilla Irrigation
Survey 21 1/2

M.J. Dunn Survey 1

W.L. Hunter Survey 22 1/2
A-192

L. Carrion Survey 23 1/2
A-47

E. Engledow Survey 12
Ref. # 5
Rawlings and others to Rawlings and Poe
8/24/2002 - 157/525 OPR

SCALE 1" = 500'

Recovered monument per GLO Coke
County Rolled Sketch # 6
Point unless shown otherwise
Record call
Courses are of the Texas Coordinate
System of 1983 - Central Zone per GPS
observations.

Notes
This plat is not intended to express
or imply a warranty or guarantee of
ownership or that there are no
encumbrances on the parcel shown.
No title report, title commitment
or result of any title exam has been
furnished by the surveyor. There may be
unrecorded interests or other matters
affecting the subject tract that a current
title search may reveal.

Point in highway from which
position for iron pipe found by TXDOT bears S 89°41'38"W 19.44
concrete ROW monument (now gone) bears S 48°1'13"E 75.97
iron pipe corner post bears North 52.0 and West 15.1 and
Set railroad spike in asphalt bears N 0°19'40"E 50.0

Concrete ROW mon. - now gone
F.M. Highway 2662

G.C. & S.F. Ry. Co. Survey 2

Survey Plat
of a 174.4 Acre Tract

in C.M. Beason Survey 30, A-15 and others in

Coke County, Texas

See accompanying notes and bounds description.
Prepared for Petrea to Poe.
Other information shown for reference only.



Surveyed on the ground in September 3, 2020.

Bart E. Johnson
R.P.L.S. # 3895
Job # 220040
Drawing # Coke\220040

LINE	BEARING	DISTANCE
L1	N 00°18'33" W	57.98
L2	N 08°58'02" E	149.38
L3	N 27°06'55" W	101.09
L4	N 51°05'41" W	93.2
L5	N 17°11'08" W	226.68
L6	N 21°57'54" W	205.29
L7	N 35°25'23" E	164.25
L8	N 19°26'50" E	166.31
L9	N 05°50'10" E	232.55
L10	N 31°23'52" W	109.03
L11	N 22°20'40" E	73.69
L12	N 14°47'18" E	405.61
L13	N 33°59'11" W	43.72
L14	N 04°22'20" W	198.63
L15	N 10°42'26" E	180.64
L16	N 12°44'37" W	435.43
L17	N 00°28'57" E	359.27

BART E. JOHNSON
Registered Professional Land Surveyor

16110 Fitzgerald Drive ~ San Angelo, Texas 76904
Phone 325 835-2164 ~ Fax 325 835-2253 ~ Firm # 10017500

Description: 174.4 Acre Tract

Prepared for: Petree to Poe

Being a 174.4 acre tract comprised of 26.8 acres in C.M. Beason Survey 30, A-15 and 147.6 acres in L. Carrion Survey 23 ½, A-47, Coke County, Texas; said 174.4 acre tract also being comprised of all of the 98.6 acre tract and part of the 126.5 acre tract described in Deed from Carter to Petree dated April 4, 2016 and recorded in Volume 288, Page 247 of the Official Public Records of Coke County; said 174.4 acre tract being described by metes and bounds as follows:

Commencing at a 5/8" iron rod found for the N.W. corner of the 126.5 acre tract from which a 5/8" iron rod previously found for an inside corner of the Beason Survey bears S.85°18'54"W. 1443.53 feet and a 4" iron pipe post bears North 0.3 foot and East 0.1 foot and another iron pipe post bears South 0.4 foot.

Thence S.89°38'50"E., and with the north line of the 126.5 acre tract and the north line of a "50.75" acre tract described in Deed from Petree to Brown dated December 2, 2019 and recorded in Volume 326, Page 135 of the Official Public Records and along or near a fence on the south side of an old now abandoned road, and continuing in all 698.53 feet to a thick walled iron pipe set for the N.E. corner of the "50.75" acre tract in the bed of Live Oak Creek and for the POINT OF BEGINNING at the N.W. corner of the 174.4 acre tract described herein.

Thence S.89°38'50"E., and continuing with the north line of the 126.5 acre tract and along or near a fence, in all 1118.26 feet to a point for the N.E. corner of the 126.5 acre tract and the N.W. corner of the 98.6 acre tract from which a 2" iron pipe post on the north side of a gate bears S.0°00'20"W. 0.6 foot.

Thence S.89°38'50"E., and continuing with the north line of the 98.6 acre tract and along or near a fence, at 1392.56 feet pass an iron pipe post in the fenced west line of Rawlings Road, and continuing in all 1414.03 feet to the N.E. corner of the 98.6 acre tract in Rawlings Road.

Thence S.0°19'40"W., and with the east line of the 98.6 acre tract and along and in said road, at 446.77 feet pass the N.E. corner of Survey 23 ½ and the S.E. corner of Survey 30 from which a found ¾" iron pipe bears S.89°39'51"W. 21.67 feet, and continuing in all 3016.92 feet to the S.E. corner of the 98.6 acre tract and the S.E. corner of Survey 23 ½ in F.M. Highway 2662 from which the position for an iron pipe found by the predecessors of the Texas Department of Transportation bears S.89°41'38"W. 19.44 feet, the position for a concrete right-of-way monument which was previously tied but is now gone bears S.49°11'33"E. 75.97 feet, an iron pipe corner post bears North 52.0 feet and West 15.1 feet and a railroad spike set in asphalt in the north line of F.M. Highway 2662 bears N.0°19'40"E. 50.0 feet.

Thence S.89°41'38"W., and along and in said highway right-of-way and with the south line of Survey 23 ½ and the south line of the 98.6 acre tract, in all 1612.34 feet to the S.W. corner of the 98.6 acre tract and the S.E. corner of the 126.5 acre tract from which a found 5/8" iron rod bears N.0°18'22"W. 49.93 feet.

Thence S.89°41'38"W., and along and in the highway and with the south line of Survey 23 ½ and the south line of the 126.5 acre tract, in all 808.55 feet to the S.E. corner of the "50.75" acre tract.

Thence N.0°18'33"W., and with an east line of the "50.75" acre tract, at 49.90 feet cross the north line of F.M. Highway 2662 from which an iron pipe post, the west post of an H brace, bears N.89°28'E. 72.0 feet and an iron pipe post, the east post of an H brace, bears S.89°57'W. 71.7 feet, and continuing in all 57.98 feet to a point in the bed of Live Oak Creek.

Thence with east lines of the "50.75" acre tract as follows:

N.8°58'02"E. 149.38 feet to a point in the bed of Live Oak Creek,
N.27°06'55"W. 101.09 feet to a point in the bed of Live Oak Creek,
N.51°05'41"W. 93.2 feet to a point in the bed of Live Oak Creek,
N.17°11'08"W. 226.68 feet to a point in the bed of Live Oak Creek,
N.21°57'54"W. 205.29 feet to a point in the bed of Live Oak Creek,
N.33°25'23"E. 164.25 feet to a point in the bed of Live Oak Creek,
N.19°26'50"E. 166.31 feet to a point in the bed of Live Oak Creek,
N.5°50'10"E. 232.55 feet to a point in the bed of Live Oak Creek,
N.31°23'52"W. 109.03 feet to a point in the bed of Live Oak Creek,
N.22°20'40"E. 73.69 feet to a point in the bed of Live Oak Creek,
N.14°47'18"E. 405.61 feet to a point in the bed of Live Oak Creek,
N.33°59'11"W. 43.72 feet to a point in the bed of Live Oak Creek,
N.4°22'20"W. 198.63 feet to a point in the bed of Live Oak Creek,
N.10°42'26"E. 180.64 feet to a point in the bed of Live Oak Creek,
N.12°44'37"W. 435.43 feet to a point in the bed of Live Oak Creek and
N.0°28'57"E. 369.27 feet to the POINT OF BEGINNING and containing 174.4 acre of land which includes 2.8 acres in the right-of-way easement of F.M. Highway 2662 and 1.2 acres in Rawlings Road as currently fenced.

Courses are of the Texas Coordinate System of 1983 - Central Zone per GPS observations.

Survey construction is based upon monuments and dimensions depicted on General Land Office Coke County Rolled Sketch # 6.

See accompanying plat.

Surveyed on the ground September 7, 2020.

Bart E. Johnson, R.P.L.S. # 3895

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BART E. JOHNSON
Registered Professional Land Surveyor

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Phone 325 835-2164 ~ Fax 325 835-2253

Bill: David Poe
to 2686 Sleepy Hollow Road
San Angelo, Texas 76904

Job # 220040
Sept. 7, 2020

Description of Services

For services rendered in connection with surveying a 174.4 acre tract in
L. Carrion Survey 23 ½, A-47, Coke County, Texas

Date		Amount
08/26/2020	For office prep.	\$375.00
Thru		
09/07/2020	For field time and expense	2399.00
	For finalizing plat and field notes, etc.	1050.00
	Subtotal	3824.00
	6.75% Sales Tax	258.12
	Total Due	\$4082.12

Thank you!