



# **Comner Stevens** **Surveying**

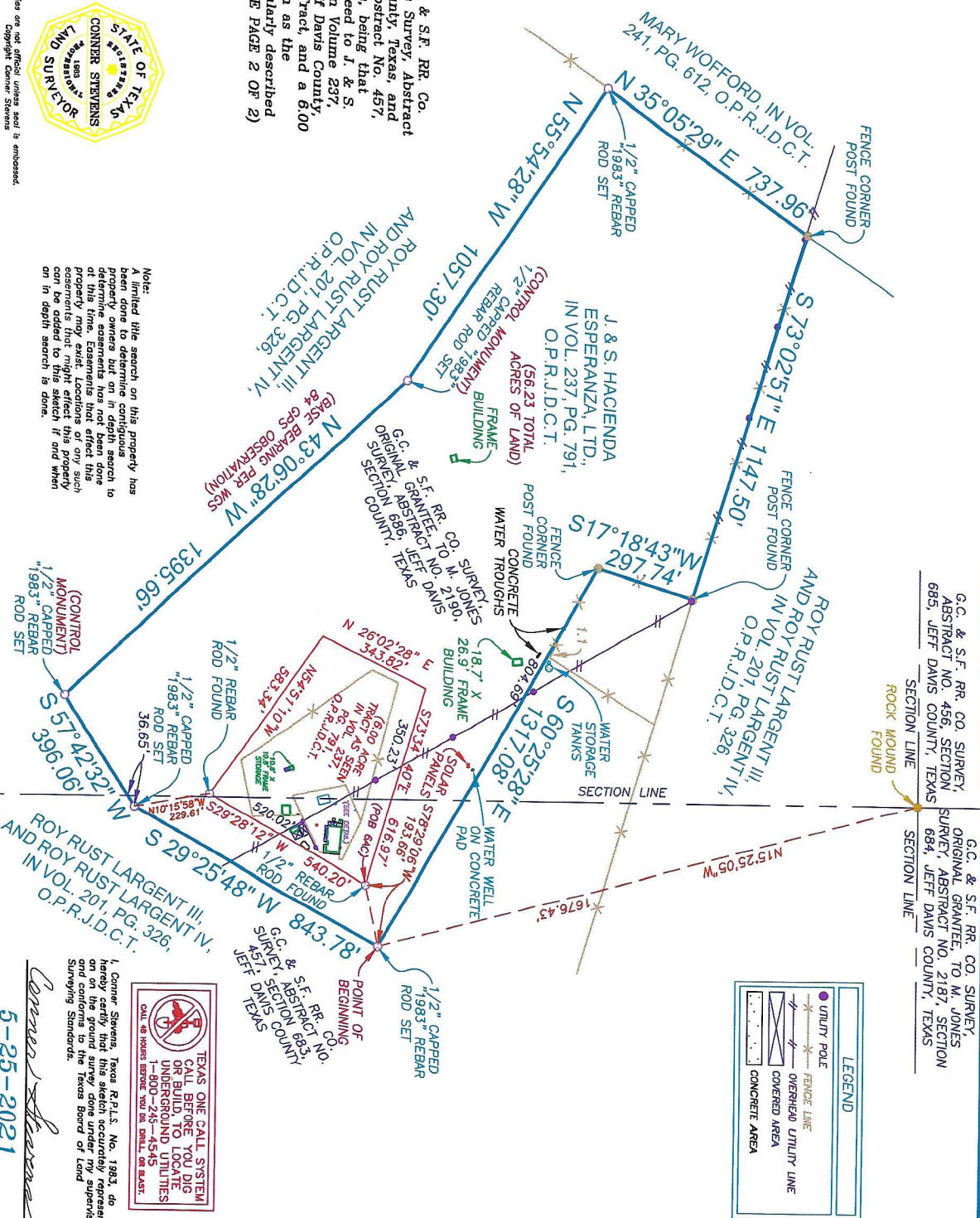
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089 JEFF DAVIS SECTION 683 SECTION 686 ARMSTRONG

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**Sketch Showing**  
A Tract of land situated in the G.C. & S.F. RR. Co. Survey, Original Grantee, to M. Jones Survey, Abstract No. 2180, Section 686, Jeff Davis County, Texas, and in the G.C. & S.F. RR. Co. Survey, Abstract No. 457, Section 683, Jeff Davis County, Texas, being that same tract of land described in a deed to J. & S. Hacienda Esperanza, Ltd., recorded in Volume 237, Page 791, Official Public Records, Jeff Davis County, Texas, which contains a 50.23 acre Tract, and a 6.00 acre Tract (both tracts herein known as the Esperanza Tract), being more particularly described by metes and bounds as follows: (SEE PAGE 2 OF 2)



*Comner Stevens*  
5-25-2021



Field Notes:

A Tract of land situated in the G.C. & S.F. RR. Co. Survey, Original Grantee, to M. Jones Survey, Abstract No. 2190, Section 686, Jeff Davis County, Texas, and in the G.C. & S.F. RR. Co. Survey, Abstract No. 457, Section 683, Jeff Davis County, Texas, being that same tract of land described in a deed to J. & S. Hacienda Esperanza, Ltd., recorded in Volume 237, Page 791, Official Public Records, Jeff Davis County, Texas, which contains a 50.23 acre Tract, and a 6.00 acre Tract (both tracts herein known as the Esperanza Tract), being more particularly described by metes and bounds as follows:

Beginning at a 1/2" capped "1983" Rebar Rod set, in Section 683, for the northeast corner of the Esperanza Tract, being a common corner of a tract of land described in a deed to Roy Rust Largent III, and Roy Rust Largent IV, recorded in Volume 201, Page 326, Official Public Records, Jeff Davis County, Texas, from which a Rock Mound found for the northwest corner of Section 683, the northeast corner of Section 686, the southeast corner of the G.C. & S.F. RR. Co. Survey, Abstract No. 456, Section 685, Jeff Davis County, Texas, and the southwest corner of the G.C. & S.F. RR. Co. Survey, Original Grantee, to M. Jones Survey, Abstract No. 2187, Section 684, Jeff Davis County, Texas, bears N15°25'05"W., 1676.43 feet, and a 1/2" Rebar Rod found, for the east corner of said 6.00 acre Tract, bears S.78°29'06"W., 193.66 feet, from said 1/2" Rebar Rod found;

Thence along common lines between the Esperanza Tract, and said Largent Tract: S.29°25'48"W., 843.78 feet, along a southeast line of the Esperanza Tract, to a 1/2" capped "1983" Rebar Rod set, from which a 1/2" Rebar Rod found, for the south corner of the 6.00 acre Tract bears, N10°15'58"W., 229.61 feet;

S.57°42'32"W. at 36.65 feet, passing the common line between Section 683, and Section 686, in all 396.06 feet, along a southeast line of the Esperanza Tract, to a 1/2" capped "1983" Rebar Rod set (Control Monument), for the south corner of the Esperanza Tract;

N.43°06'28"W. (Base Bearing per WGS 84 GPS Observation), 1395.66 feet, along a southwest line of the Esperanza Tract, to a 1/2" capped "1983" Rebar Rod set (Control Monument); N.55°54'28"W., 1057.30 feet, along a southwest line of the Esperanza Tract, to a 1/2" capped "1983" Rebar Rod set, for the southwest corner of the Esperanza Tract, being in the southeast line of a tract of land described in a deed to Mary Wofford, recorded in Volume 241, Page 612, Official Public Records, Jeff Davis County, Texas;

Thence N.35°05'29"E., 737.96 feet, along the common line between the Esperanza Tract, and said Wofford Tract, to a Fence Corner Post found, for the north corner of the Esperanza Tract, being a common corner of the Largent Tract;

Thence along common lines between the Esperanza Tract, and said Largent Tract: S.73°02'51"E., 1147.50 feet, along a northeast line of the Esperanza Tract, to a Fence Corner Post found; S.17°18'43"W., 297.74 feet, along a southeast line of the Esperanza Tract, to a Fence Corner Post found; S.60°25'28"E. at 804.69 feet, passing the common line between Section 686, and Section 683, in all 1317.08 feet, along a northeast line of the Esperanza Tract, to the point of beginning and containing 56.23 total acres of land.

(NOTE: THE 6.00 ACRE TRACT OF LAND IS LOCATED WITHIN THE 50.23 ACRE TRACT OF LAND, FOR A TOTAL OF 56.23 ACRES OF LAND)

CONNER STEVENS  
SURVEYING

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Note: A limited site search on this property has been done to determine contiguous property. It is the responsibility of the client to determine easements that have not been done at this time. Easements that affect this property may exist. Locations of any such easements that might affect this property can be added to this sketch if and when an in depth search is done.



I, Conner Stevens, Texas R.P.L.S. No. 1983, do hereby certify that this sketch accurately represents the surveying and mapping work performed by me and conforms to the Texas Board of Land Surveying Standards.

Conner Stevens  
5-25-2021



G.C. & S.F. RR. CO. SURVEY  
ORIGINAL GRANTEE, TO M. JONES  
SURVEY, ABSTRACT NO. 2190,  
SECTION 68B, JEFF DAVIS  
COUNTY, TEXAS

6.00 ACRE TRACT  
AS SEEN IN VOL.  
237, PG. 791  
O.P.R.J.D.C.T.

DETAIL  
SCALE 1" = 50'

10.8' X 10.8'  
FRAME STORAGE  
BUILDING

COVERED  
AREA

SECTION LINE

G.C. & S.F. RR. CO.  
SURVEY, SECTION 68B,  
JEFF DAVIS COUNTY,  
TEXAS

1/2" REBAR ROD  
FOUND FOR THE  
EAST CORNER OF  
6.00 ACRE TRACT

SCALE 1" = 50'

LEGEND	
	UTILITY POLE
	FENCE LINE
	OVERHEAD UTILITY LINE
	COVERED AREA
	CONCRETE AREA

6.00 ACRE TRACT PROPERTY LINE

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

**Conner Stevens**  
Surveying

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I, Conner Stevens, Texas R.P.L.S. No. 1983, do  
hereby certify that this sketch accurately represents  
on the ground survey done under my supervision  
Surveying Standards.

*Conner Stevens*  
5-25-2021