

SURVEY

802

8.86'

CHARLES L. FAIRBANKS, JR.
265.21 ACRES
DOCUMENT NO. 2018-01223

S 31°21'44" E 1201.01'

SOUTHEAST CORNER
VANDERPOOL SURVEY
P.O.B.

E. HIGGINS SURVEY
ABSTRACT NO. 1290

PLAT OF SURVEY

OF A 54.683 ACRES TRACT, A 17.117 ACRES TRACT AND A 63.956 ACRES TRACT
OF LAND OUT OF THE JAMES VANDERPOOL SURVEY, ABSTRACT NO. 800,
ERATH COUNTY, TEXAS

SURVEYED ON THE GROUND: MAY 15, 2019

Matthew K Price

MATTHEW K. PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6284
PRICE SURVEYING, LP, FIRM # 10194051, 1100 E. WASHINGTON, STEPHENVILLE, TX 76401
JN19395 18740.CRD
254-965-5489

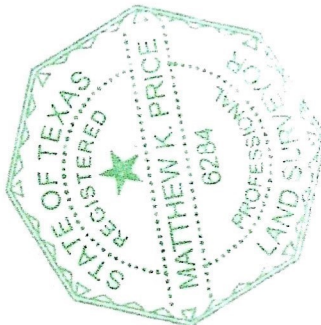
S 59°14'13" W 2065.49'

63.956 ACRES

DAN ZELIDS & WIFE, LEDA ZELIDS
135.755 ACRES
DOCUMENT NO. 2018-06577

17.117 ACRES

JOAN CAMPBELL & G.B. MOON
101.35 ACRES
DOCUMENT NO. 2018-00694



CR 216

P.O.B.

SET 3/8" IR.

SET 1/2" IR.

21.88'

S 59°14'13" W 697.68'

N 59°14'13" E 697.68'

S 10°44'53" E 578.62'

N 89°59'44" E 610.26'

N 60°43'19" E 800.25'

OVERHEAD ELECTRIC

FD. 3/8" IR.

FD. 1/2" IR.

FD. 3/8" IR.

0 300 600 900



EXHIBIT "A"

All that certain 63.956 acres tract of land out of the James Vanderpool Survey, Abstract No. 800, Erath County, Texas; being part of a certain 135.755 acres tract deeded to Dan Zelios and wife, Leda Zelios in Document No. 2018-06577 of the Official Public Records of Erath County, Texas; and being further described by metes and bounds as follows:

Beginning at a found MAG nail at the southeast corner of said 135.755 acres tract, at the southwest corner of a certain 265.21 acres tract deeded to Charles L. Fairbanks, Jr. in Document No. 2018-01223 of said Official Public Records and at the southeast corner of said Vanderpool Survey, for the southeast and beginning corner of this tract.

Thence S. 59 deg. 14 min. 13 sec. W. at 2045.49 feet pass a found 1/2" iron rod in the east fence line of Erath County Road No. 216, continuing in all 2065.49 feet to a found 3/8" iron rod in said County Road and at the southeast corner of a certain 101.35 acres tract deeded to Joan Campbell and G. B. Moon in Document No. 2018-00694 of said Official Public Records, for the southwest corner of this and said 135.755 acres tract.

Thence with said County Road, N. 29 deg. 06 min. 10 sec. W. 1017.11 feet to a found 3/8" iron rod and N. 30 deg. 36 min. 39 sec. W. 517.11 feet to a set 3/8" iron rod in the east line of said 101.35 acres tract, same being the west line of said 135.755 acres tract, for the northwest corner of this tract.

Thence leaving said County Road, N. 59 deg. 14 min. 13 sec. E. at 21.88 feet pass a set 1/2" iron rod in the east fence line of said County Road, continuing in all 697.68 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of a certain 72.546 acres tract deeded to Nickey Vosburg in Document No. 2018-07125 of said Official Public Records, for a corner of this tract.

Thence N. 89 deg. 59 min. 44 sec. E. 610.26 feet to a found 1/2" iron rod with cap (PRICE SURVEYING), for a corner of this and said 72.546 acres tract.

Thence N. 60 deg. 43 min. 19 sec. E. 800.25 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of said 72.546 acres tract, in the east line of said 135.755 acres tract and in the west line of said 265.21 acres tract, for the northeast corner of this tract.

Thence S. 31 deg. 21 min. 44 sec. E. 1201.01 feet to the place of beginning.