

STATE OF TEXAS  
COUNTY OF EASTLAND

Field notes of a survey of Real Property and Improvements situated on an 86.383 acre tract of land being out of and part of the J. B. Beavers Survey (of the NW/4 of H. & T. C. RR. Co. Survey No. 80, Block 3) Abstract No. 1710, Eastland County, Texas. Said land formerly described as the Second Tract (called the West 82.00 acres of the NW/4 of Section 80) as conveyed in a deed to F. D. Carlile and Twila Lou Carlile recorded in Volume 536, Page 104, Deed Records, Eastland County, Texas. Said land having an address of 3217 Highway 206, Cisco, Texas, 76437. This survey being performed for Twila Lee by virtue of her request and being more particularly described as follows:

Beginning at a ½" iron rod with survey cap #6224 found in the East line of State Highway 206 (variable width right of way, asphalt paving) for the Southwest corner of this described tract and F. D. Carlile and Twila Lou Carlile called 82.00 acre tract. Said point also being the Northwest corner of a called 159.29 acre tract as conveyed in a deed to J. P. Stroud et. ux. recorded in Document No. 2023-001686, Official Public Records, Eastland County, Texas from which the Southwest corner of the J. B. Beaver Survey bears S 89°45'50" W, 17.00 feet.

Thence with the West line of this described tract and F. D. Carlile and Twila Lou Carlile called 82.00 acre tract; same being the East line of State Highway 206 as follows: Thence N 01°27'27" E, 935.59 Feet to a 3/8" spike set in a asphalt drive for corner; Thence N 04°41'25" E, 300.55 Feet to a found broken concrete monument for corner; Thence N 01°53'35" E, 801.39 Feet to a concrete monument found for corner; Thence N 02°12'16" W, 200.89 Feet to a concrete monument found for corner; Thence N 01°52'32" E, 478.04 Feet to a recovered and reset 1" pipe found for the Northwest corner of this described tract and F. D. Carlile and Twila Lou Carlile called 82.00 acre tract. Said point also being the Southwest corner of a called 8.02 acre tract as conveyed in a deed to Gulfterra Texas Pipeline L. P. recorded in Volume 2300, Page 263, Official Public Records, Eastland County, Texas.

Thence S 89°13'17" E, 1374.62 Feet; along the general course of an existing wire fence with the North line of this described tract and F. D. Carlile and Twila Lou Carlile called 82.00 acre tract; same being the South line of Gulfterra Texas Pipeline L. P. called 8.02 acre tract and a called SW/4 of Section 81 tract as conveyed in a deed to Gerald Martin Davis et. ux. recorded in Volume 675, Page 578, Deed records, Eastland County, Texas to a point for the Northeast corner of this described tract and F. D. Carlile and Twila Lou Carlile called 82.00 acre tract from which a found 1" angle iron at the base of a 4" wood fence corner bears N 89°13'17" W 0.43 feet for reference. Said point also being in the West line of a called 403.93 acre tract as conveyed in a deed to Wilks Ranch Texas LTD recorded in Document No. 2022-001922, Official Public Records, Eastland County, Texas.

Thence S 00°51'21" W, 2690.09 Feet; along the general course of an existing wire fence with the East line of this described tract and F. D. Carlile and Twila Lou Carlile called 82.00 acre tract; same being the West line of Wilks Ranch Texas LTD called 403.93 acre tract to a ½" iron rod with survey cap #6224 found in the North line of J. P. Stroud et. ux. called 159.29 acre tract for the Southeast corner of this described tract and F. D. Carlile and Twila Lou Carlile called 82.00 acre tract and being the Southwest corner of Wilks Ranch Texas LTD called 403.93 acre tract.

Thence S 89°45'50" W, 1417.08 Feet; with the South line of this described tract and F. D. Carlile and Twila Lou Carlile called 82.00 acre tract; same being the North line of J. P. Stroud et. ux. called 159.29 acre tract to the point of beginning and Containing 86.383 acres of land.

Bearings on the above described 86.383 acre tract were based upon Grid North as determined by GPS Surveying System NAD83 (Texas North Central Zone).

Notes: Property subject to the following Right of Ways and or Easements as per Texas Secure Title Co.  
Commitment GF Number: FW23363:

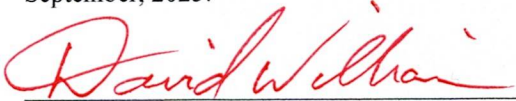
- \* Right-of-way (Blanket Type) as shown in instrument from August Lieske to Humble pipe Line Company, dated January 14, 1927, filed in Volume 275, page 203, Deed Records of Eastland County, Texas.
- \* Subject to right of way (Shown on Plat) deed dated March 17, 1964 from F.D. Carlile, et ux to The State of Texas recorded in Volume 556, Page 186, Deed Records of Eastland County, Texas.
- \* Right-of-way (15' wide Blanket Type) as shown in instrument from Twila Carlile to Westbound Water Supply Corporation, dated November 18, 1976, filed in Volume 652, page 635, Deed Records of Eastland County, Texas.
- \* Communications Facilities Easement Agreement (Shown on Plat) dated April 4, 1985 between Twila Lou Carlile Lee, et vir, to Claydesta Communications, Inc. recorded in Volume 930, Page 229, Official Public Records of Eastland County, Texas.
- \* Right-of-way (30' Blanket Type) as shown in instrument from Twila Lou Lee, et vir to Houston Fluids & Leasing

Co., dated October 20, 1988, filed in Volume 1354, page 193, Official Public Records of Eastland County, Texas.

**FLOOD HAZARD STATEMENT:**

The Property and improvements described above are not located in Flood Zone "A" which is defined as areas within the 100 year Flood Zone according to the "Flood Hazard Boundary Map", Community Panel No. 480793 0005 B, for an unincorporated area of Eastland County, Texas as published by the Department of Housing and Urban Development, Federal Insurance Administration, with latest revision dated September 01, 2007.

I, David Williams do hereby certify that these field notes and accompanying Williamson Surveying Plat JB11620DW represent a true and correct survey made on the ground under my direct supervision on this 13th day of September, 2023.



David Williams  
Registered Professional Land Surveyor  
Texas Registration No. 6502  
09/13/2023

