

H. & T. C. RR. CO. SURVEY NO.  
81, BLOCK 3  
ABSTRACT NO. 168  
EASTLAND COUNTY, TEXAS

GERALD MARTIN DAVIS ET. UX.  
CALLED ALL OF THE SW/4 OF SECTION 81  
TRACT; S&E A CALLED 8.02 ACRE TRACT  
VOL. 675, PG. 278, DRECT.

GULFTERRA TEXAS PIPELINE, L. P.  
CALLED 8.02 ACRE TRACT  
VOL. 2300, PG. 263, OPRECT.  
(REF VOL. 597, PG. 567, DRECT. FOR  
DESCRIPTION)

FOUND 1/2" IRON ROD WITH CAP  
#6224 AT THE BASE OF A 2" METAL  
FENCE CORNER BEARS N 00°51'21" E  
21.29' FOR REFERENCE

S 89°13'17" E 1374.62'

RECOVERED AND  
RESET 1" PIPE

FOUND 1" PIPE

POINT FROM WHICH A FOUND  
1" ANGLE IRON AT THE BASE  
OF A 4" WOOD FENCE CORNER  
BEARS S 89°13'17" E 0.43  
FEET FOR REFERENCE

FOUND CONCRETE  
MONUMENT

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MONUMENT

CLAYDESTA COMMUNICATIONS, INC.  
CALLED 3.56 ACRE EASEMENT TRACT  
VOL. 930, P.G. 229, OPRECT.

J. B. BEAVERS SURVEY  
(OF THE NW/4 OF SECTION 80, BLOCK 3,  
H. & T. C. RR. CO. SURVEY)  
ABSTRACT NO. 1710  
EASTLAND COUNTY, TEXAS

86.383 ACRES

F. D. CARLILE AND TWILA LOU CARLILE  
SECOND TRACT:  
CALLED THE WEST 82.00 ACRES OF THE NW/4 OF  
H. & T. C. RR. CO. SURVEY NO. 80, BLOCK 3  
VOL. 536, P.G. 104, DRECT.

FOUND BROKEN  
CONCRETE  
MONUMENT

GRAVEL DRIVE

METAL  
CARPORT

METAL  
BUILDING

WATER METER

SEE HOUSE DETAIL

WATER WELL

SET 3/8" SPIKE IN  
ASPHALT DRIVE

FOUND 1/2" IRON ROD  
WITH CAP #6224

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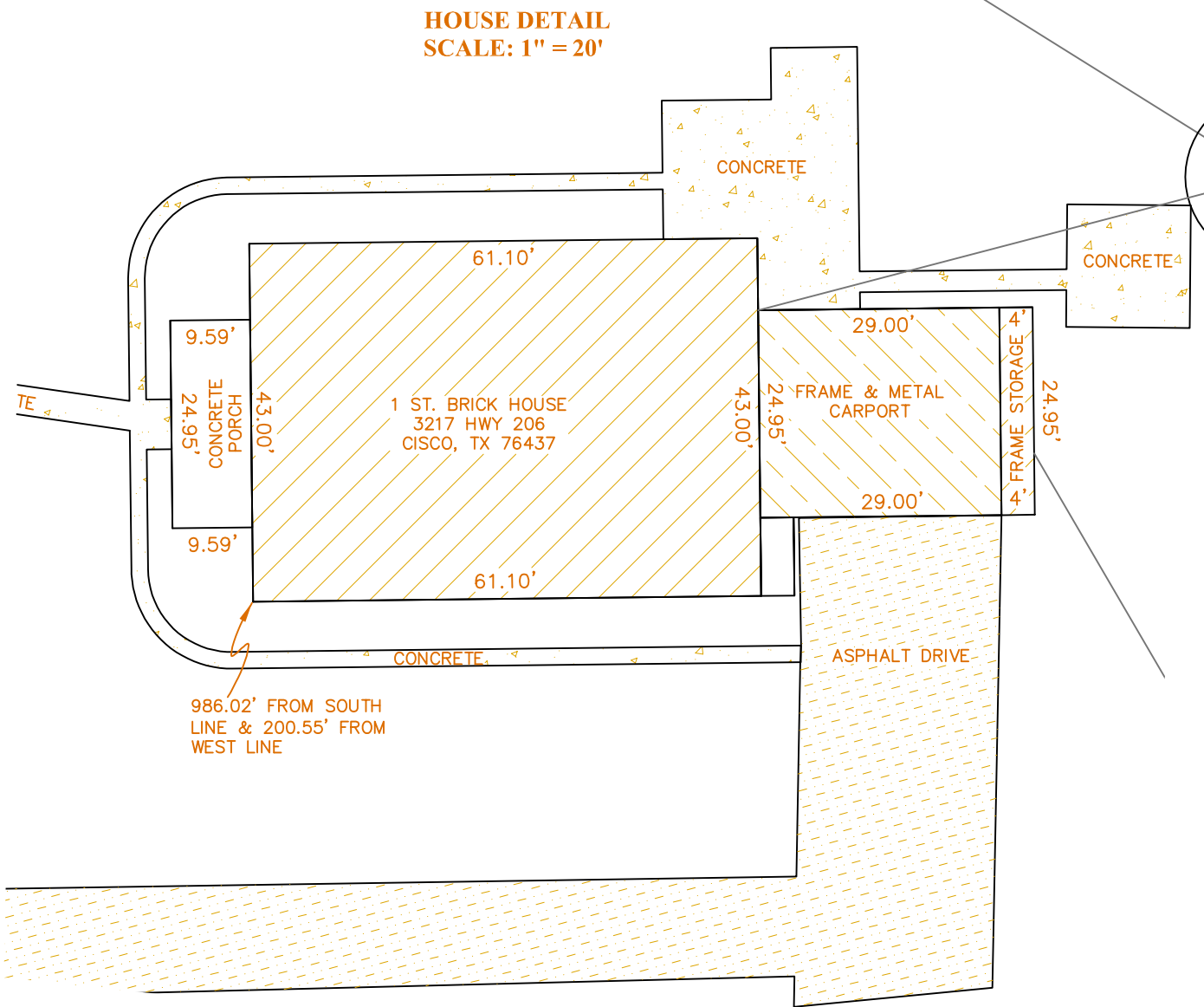
FOUND 1/2" IRON ROD  
WITH CAP #6224

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J. P. STROUD ET. UX.  
CALLED 159.29 ACRE TRACT  
DOC. NO. 2023-001686, OPRECT.

M. M. BEAVERS SURVEY  
(OF THE SW/4 OF SECTION 80, BLOCK 3,  
H. & T. C. RR. CO. SURVEY)  
ABSTRACT NO. 1709  
EASTLAND COUNTY, TEXAS

WILKS RANCH, TEXAS LTD.  
403.93 ACRE TRACT  
DOC. NO. 2022-001922, OPRECT.



Plat 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.

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.

LEGEND:  
FOUND IRON ROD OR PIN  
SET 1/2" REBAR WITH SURVEY  
CAP NO. 5085  
WATER METER  
GAS METER  
DESCRIBED TRACT  
SURVEY LINE  
EXISTING FENCE LINE  
OVERHEAD ELECTRIC LINE



JB11620DW, TWILA LEE, 09/13/2023

SCALE: 1" = 200'



I, David Williams do hereby certify that this plat  
represents 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



FLOOD HAZARD STATEMENT:  
The Property and improvements described above are  
not located in Flood Zone "A" (unless shown on  
plat) 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.

Note: This plat is only valid with original  
red signature, stamp and embossed seal.