

26.35 ACRES  
RATLIFF  
INST. No. 2018-000633  
O.P.R., E.C., TX

S 89°25'58" E 847.33'

FROM WHICH A 1/2"  
IRON ROD BEARS  
N 01°00'57" E, 1347.90'

OHE OHE OHE OHE OHE OHE OHE OHE

T. BENSON  
SURVEY No. 774  
ABSTRACT No. 21

N 00°41'04" E 1298.82'

25.25  
ACRES

S 00°59'17" W 1308.03'

F.M. 569

276.74 ACRES  
MONTFORT ESTATE  
VOL. 2209, PG. 264  
O.P.R., E.C., TX

W. THOMASON  
ABSTRACT No. 697

PASSING AT 7.67' AN  
OLD 5" WOODEN POST

N 88°48'25" W 840.43'

F. DOYLE  
ABSTRACT No. 1122

30.555 ACRES  
HILTON  
INST. No. 2021-003243  
O.P.R., E.C., TX

POINT OF BEGINNING  
FROM WHICH A 5"  
CEDAR FCP BEARS  
N 88°48'25" W, 1.2'

P. NORTON  
ABSTRACT No. 684

NOTES:

1. FIELD NOTES TO ACCOMPANY THIS PLAT
2. SURVEY COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.  
THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS  
PROPERTY NOT SHOWN HEREON.

BASIS OF BEARINGS

BEARING BASIS HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, REFERENCE FRAME NORTH AMERICAN DATUM 1983 (2011) (EPOCH 2010.0000), AS DETERMINED FROM GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) SURVEY EQUIPMENT BY STATIC, VIRTUAL REFERENCE SYSTEM (VRS) NETWORK AND OR REAL TIME KINEMATIC (RTK).  
DISTANCES SHOWN HEREON ARE SHOWN AS GRID TEXAS STATE PLANE COORDINATE SYSTEM DISTANCES.

I, Wesley Ray Quinn, Registered Professional Land Surveyor of Texas, do hereby state that this plat represents an actual survey made under my direction to the best of my knowledge and ability, this the 4th day of August, 2023.



Registered Prof. Land Surveyor  
Texas Registration No. 6625

LEGEND

- ⊙ FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD CAPPED "MQI"
- SUBJECT PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- FENCE
- OHE OVERHEAD POWER LINE
- ⚡ POWER POLE
- △ TELEPHONE PEDESTAL
- O.P.R., OFFICIAL PUBLIC RECORD
- E.C., TX EASTLAND COUNTY, TEXAS

LAND BOUNDARY SURVEY OF 25.25 ACRES OF LAND OUT OF THE W. THOMASON, ABSTRACT No. 697, ALSO BEING OUT OF A 276.74 ACRE TRACT OF LAND DESCRIBED AS TRACT 3 - SMITH FARM IN A SPECIAL WARRANTY DEED FROM WHITE TO MONTFORT DATED DECEMBER 18, 2003, AND RECORDED IN VOLUME 2209, PAGE 264, OFFICIAL PUBLIC RECORDS, EASTLAND COUNTY, TEXAS.

SCALE 1" = 150 FEET



MCMILLAN AND QUINN INC.  
LAND SURVEYING

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FIELD: GS WP  
OFFICE: GS  
JOB NO.: 23070090

ORDERED BY: COGBURN REAL ESTATE