

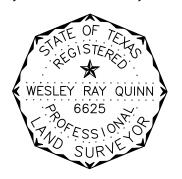
## NOTES:

- 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

## **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 (GNS) 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** — OVERHEAD POWER LINE

POWER POLE

A TELEPHONE PEDESTAL

O.P.R., OFFICIAL PUBLIC RECORD E.C., TX EASTLAND COUNTY, TEXAS 264, OFFICIAL PUBLIC RECORDS, EASTLAND COUNTY, TEXAS. SCALE 1" = 150 FEET 150

300

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

MCMILLAN AND QUINN INC. LAND SURVEYING

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- OHF -

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

ORDERED BY: COGBURN REAL ESTATE