

PLAT OF SURVEY

CALL 16.688 ACRES
TO
LESLEY ANN LAWSON
DEBBIE GLAZIER AND
MELINDA ROBINSON
JANUARY 29, 2015
TRACT TWO
DOCUMENT NO. 2015-001494

RESIDUE OF A
CALLED 80.86 ACRES
ANNIE MYRTLE CONLEY
TO
J. W. HALL
VOLUME 399, PAGE 602

M. G. DIKES SURVEY
A-92



SCALE: 1" = 200'

NOTE: FIELD NOTES TO ACCOMPANY THIS PLAT.

NOTE: NO ATTEMPT WAS MADE TO LOCATE
UNDERGROUND PIPELINES OR UTILITIES.

NOTE: THIS SURVEY WAS COMPLETED
WITHOUT THE BENEFIT OF AN ABSTRACT OF
TITLE. THERE MAY BE EASEMENTS OR OTHER
MATTERS OF RECORD NOT SHOWN.

The bearings hereon were oriented to agree with Grid
North and were derived by the use of G.P.S.
equipment. (TX South Central Zone - NAD 27)

I, Jace D. Scarbrough, do hereby state that this plat
represents a survey made on the ground under my
supervision during the month of May, 2019.

GIVEN UNDER MY HAND & SEAL, this the
17th day of June, 2019.

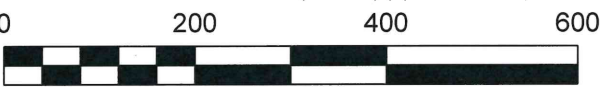
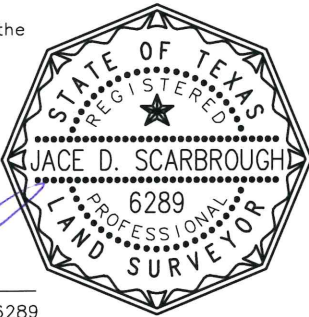
RESIDUE OF A
CALLED 53.49 ACRES
QUEST TRUST COMPANY
FKA, QUEST IRA, INC. FKA,
ENTRUST RETIREMENT SERVICE,
INC. FBO RICHARD DALE FADAL
IRA #11726.11
TO
FOX MEADOWS JOINT VENTURE
JUNE 7, 2019
DOCUMENT NO. 2019-002880

11.00 AC.
PORTION OF A
CALLED 53.49 ACRES
QUEST TRUST COMPANY
FKA, QUEST IRA, INC. FKA,
ENTRUST RETIREMENT SERVICE,
INC. FBO RICHARD DALE FADAL
IRA #11726-11
TO
FOX MEADOWS JOINT VENTURE
JUNE 7, 2019
DOCUMENT NO. 2019-002880

CALL 49.82 ACRES
ROBERT MCCULLEY
TO
ROBERT L. MCCULLEY, TRUSTEE
OF THE MCCULLEY LIVING
TRUST
JANUARY 24, 2013
FILE NO. 130682

P.O.B.: Point at Base of
18" Tree Stump
1/2" IR Found bears:
N 54°19'05" E - 505.98'

CALL 73.292 ACRES
LINDA S. MOORE
TO
DONALD E. BROWN AND WIFE,
SUZANNE E. BROWN
OCTOBER 25, 2000
VOLUME 250, PAGE 803



ACTUAL			CALLED	
LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	S 49°59'00" W	66.00'	S 49°59'00" W	1171.20' (Overall)
L2	N 46°05'33" E	329.96'	N 46°05'33" E	329.96'

Jace D. Scarbrough - R.P.L.S. No. 6289



JDS SURVEYING, INC.
WWW.JDSSURVEY.COM

PROFESSIONAL SURVEYING & MAPPING
T.B.P.L.S. Firm Registration No. 10194118
159 W. Main, Van, TX 75790 - Phone: (903) 963-2333

PLAT SHOWING
11.00 AC. LOCATED IN THE
M. G. DIKES SURVEY, A-92
CALDWELL COUNTY, TEXAS

LEGEND	
Barbed Wire Fence	— x —
Metal Pipe Fence	— o —
Powerline	— E —
Pipeline	— \\ —
IRF	IRON ROD FOUND

DRAWN BY: RM	SCALE: 1" = 200'
SURVEYED BY: JD	REF: ATTICUS ACRES-11 ACRES
DATE: JUNE 17, 2019	FILE NO: 1188C.DWG

JDS SURVEYING, INC.

T.B.P.L.S. Firm Registration No. 10194118

159 W. MAIN - VAN, TX 75790 – Phone: (903) 963-2333

11.00 ACRES

All that certain lot, tract or parcel of land located within the M. G. Dikes Survey, Abstract No. 92 of Caldwell County, Texas, being a portion of a called 53.49 acre tract as described in a deed from Quest Trust Company FKA, Quest IRA, Inc. FKA, Entrust Retirement Service, Inc. FBO Richard Dale Fadal IRA #11726-11 to Fox Meadows Joint Venture, dated June 7, 2019 and recorded in Document No. 2019-002880 of the Official Public Records of Caldwell County, Texas, and this 11.00 acre tract being more fully described as follows:

BEGINNING at a point at the base of an 18" tree stump at the South corner of same and being in the Northwest right-of-way line of Union Hill Road, from which a 1/2" Iron Rod Found at the North corner of a called 73.292 acre tract as described in a deed from Linda S. Moore to Donald E. Brown and wife, Suzanne E. Brown, dated October 25, 2000 and recorded in Volume 250, Page 803 bears North 54 deg. 19 min. 05 sec. East, a distance of 505.98 feet;

THENCE South 49 deg. 59 min. 00 sec. West, with the Northwest right-of-way line of said Union Hill Road, a distance of 66.00 feet to a 1/2" Iron Rod Set for corner;

THENCE North 50 deg. 41 min. 16 sec. West, across said 53.49 acre tract, a distance of 1,584.55 feet to a Fence Corner Post Found in the southern line of the residue of a called 80.86 acre tract as described in a deed from Annie Myrtle Conley to J. W. Hall, recorded in Volume 399, Page 602;

THENCE generally with a fence and the southern line of the residue of said 80.86 acre tract, the following three (3) courses and distances:

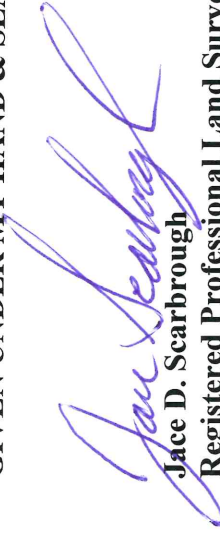
North 65 deg. 33 min. 58 sec. East, a distance of 404.54 feet to a Fence Post Found;

South 39 deg. 54 min. 36 sec. East, a distance of 624.39 feet to a Fence Post Found;

North 46 deg. 05 min. 33 sec. East, a distance of 329.96 feet to a Fence Post Found to a Fence Post Found in the Southwest line of a called 49.82 acre tract as described in a deed from Robert McCulley to Robert L. McCulley, Trustee of the McCulley Living Trust, dated January 24, 2013 and recorded in File No. 130682;

THENCE South 17 deg. 04 min. 30 sec. East, with the Southwest line of said 49.82 acre tract, a distance of 919.18 feet to the POINT OF BEGINNING AND CONTAINING 11.00 ACRES OF LAND. See Map No. 1188C prepared in conjunction with these field notes. The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment (TX South Central Zone – NAD 27). I, Jace D. Scarbrough, do hereby state that the field notes hereon were prepared from a survey made on the ground under my supervision during the month of May, 2019.

GIVEN UNDER MY HAND & SEAL, this the 17th day of June, 2019.


Jace D. Scarbrough
Registered Professional Land Surveyor
State of Texas No. 6289

