

SURVEYED FOR: THACKER FAMILY INVESTMENTS LIMITED
17494 CR 225
CLYDE TEXAS, 79510
GF#140990 A

CENTER LINE 20' EASEMENT:
S67°29'08"W 970.3'
S63°41'09"W 810.0'

S00°40'09"W 43.65'
(S00°04'E 43.6')

216/461

S88°57'44"E 928.2'

(S88°52'E 928.2')

43'X48' BUILD

METAL BUILD

40'X40'

METAL BUILD

WATER WELL

S00°02'42"E 1204.6'
N65°50'47"E 1201.1'
S65°50'47"W 1201.25'
S66°02'42"E 1204.65'

CENTER LINE 20' ROAD EASEMENT

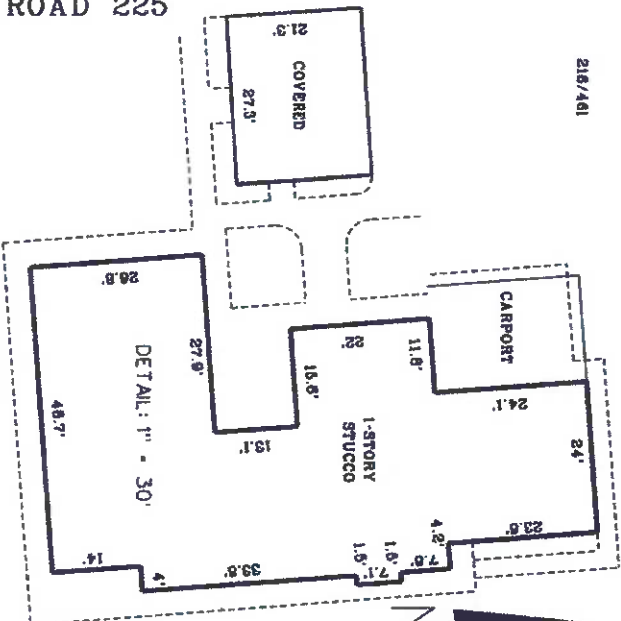
S.P. R.R. CO.

BLOCK 6

(S00°04'W 1549.87')
S00°40'09"W 1569.43'

COUNTY ROAD 225

G. W. DENTON



SCALE 1" = 300'
DETAIL: 1" = 30'
(-)-RECORD CALL
E-OVERHEAD ELECTRIC
TP-TELE. PED.
WM-WATER METER
GM-GAS METER
●-FOUND REBAR
○-PIPE POST
○-SET REBAR W/CAP
"ESTES 5003"
-CONCRETE
-FENCE

31.136 ACRES

N00°51'00"E 1407.9'
(NORTH 1407.9')

JEFFRY ABBOTT ET UX
31.1 ACRES
2-14-2006
171/6

(SOUTH 1407.9')
S00°51'00"W 1043.16'

ALVIN COX ET UX
166 ACRES
8-20-1970
388/987

(N69°52'W 928.2')
N88°42'14"W 928.2'

2 1/2" PIPE POST BEARS
S00°51'W 5.2'

N88°42'14"W 1080.4'

DAVID T. BAILEY ET UX
249.58 ACRES
8-26-1999
80/968

1 2

I HEREBY CERTIFY TO FIRST TEXAS TITLE COMPANY
AND THACKER FAMILY INVESTMENTS LIMITED
THAT THIS PLAT REPRESENTS
A SURVEY OF THE IMPROVEMENTS UPON
368 A SURVEY OF THE IMPROVEMENTS UPON
31.136 ACRES OUT OF
A 156 ACRE TRACT, OUT OF
FRACTIONAL SECTION 2, BLOCK 6,
S.P. R.R. COMPANY SURVEYS,
CALLAHAN COUNTY, TEXAS.

NOTE EASEMENTS:
V-314, P-569, DOES NOT AFFECT THIS TRACT.

THERE ARE NO VISIBLE PROTRUSIONS OTHER THAN SHOWN PART OF THE FENCE
LINES ARE NOT ON THE DEED LINES.

BEARINGS BASED ON NORTH WITH GPS, WGS 84.
THERE IS NO OFFICIAL FLOOD MAP FOR CALLAHAN COUNTY, TEXAS, AT THIS TIME.

SURVEYED ON THE GROUND JULY 14, 2014.
ESTES SURVEYING, FIRM #10064600
DIEHL ESTES RPLS #5003
© ALL RIGHTS RESERVED
4194 PVT ROAD 1191, BARD TX, 79504
PO BOX 1044, CLYDE TX, 79510
(325) 893-2822

Handwritten signature

Callahan County, Texas
S.P. R.R. Company, Section 2, Block 6
31.136 Acres
Thacker Family Investments Limited

Page 1 of 2

Attachment "A"

BEING 31.136 acres and being all of a 30.0 acre tract and a 1.1 acre tract, described in Deed to Jeffry Abbott et ux, dated February 14, 2006, of record in Volume 171, Page 8, Official Public Records, Callahan County, Texas, out of a 156 acre tract, of record in Volume 368, Page 997, Deed Records of Callahan County, Texas, out of Fractional Section 2, Block 6, SPRR Co. Surveys, Callahan County, Texas, said 31.136 acre tract being more particularly described as follows:

BEGINNING at a point, on the SBL said Section 2 and the South line of said 156 acre tract for the Southeast corner of said 30 acre tract and the Southerly Southeast corner of this tract from which the Southeast corner of said Section 2 bears S88°42'14"E 1093.7' and a 2 7/8" pipe corner post bears S00°51'W 5.2';

THENCE N 88°42'14"W a distance of 928.2' to a found 3/8" rebar for the Southeast corner of a 163 acre tract, of record in Volume 88, Page 77, Official Public Records of Callahan County, Texas, the Southwest corner of said 156 acre tract and said 30 acre tract and the Southwest corner of this tract;

THENCE N00°51'00"E, generally along a fence line, at 1407.2' passing a 2 7/8" pipe corner post and continuing for a total distance of 1407.9' to a point for the Northwest corner of said 30 acre tract and the Northwest corner of this tract;

THENCE S88°57'44"E, generally along a fence line a distance of 928.2' to a 2 7/8" pipe corner post for the Northeast corner of said 30 acre tract and an exterior corner of this tract;

THENCE S00°51'00"W, generally along a fence line, a distance of 325.2' to a point for the Northwest corner of said 1.1 acre tract and an interior corner of this tract;

THENCE N65°50'47"E, at 1.0' passing a found 1/2" rebar and continuing, generally along a fence line at 1176.2' passing a 2 7/8" pipe post, on the West line of said County Road 225 and continuing for a total distance of 1201.1' to a point, on the East line of said Section No. 2 and the East line of said 156 acre tract, in County Road 225, for the Northeast corner of said 1.1 acre tract and the Northeast corner of this tract;

THENCE S00°40'09"W, along said County Road 225, a distance of 43.65' to a point for the Southeast corner of said 1.1 acre tract and the Easterly Southeast corner of this tract;

THENCE S65°50'47"W, at 15.7' passing a 4 ½" pipe post, on the West line of said County Road 225, and continuing, generally along a fence line, at 1200.35' passing a found ½" rebar and continuing for a total distance of 1201.25' to a point, on the East line of said 30 acre tract, for the Southwest corner of said 1.1 acre tract and a interior corner of this tract;

THENCE S00°51'00"W a distance of 1043.16' to the point of beginning and containing 31.136 acres of land more or less, of which 0.01 acre lies within said County Road leaving 31.126 acres not encroached upon.

20' Road Easement

Being a 20' road easement out of a 156 acre tract, of record in Volume 368, Page 997, Deed Records of Callahan County, Texas, out of Fractional Section 2, Block 6, SPRR Co. Surveys, Callahan County, Texas, and the centerline of said road easement being more fully described as follows:

Beginning at a point, on the West line of County Road 225 for the Cenerline of the East end of said easement from which the Southwest corner of Section 368 G.W. Denton survey bears S00°40'09"W 1552.2' and the Southeast corner of said Section No. 3 bears S00°40'09"W 1565.5';

THENCE S67°29'09"W 970.3' to a point;

THENCE S63°41'09"w 216.6' to the end of this easement.

Surveyed on the Grounds July 14, 2014.

Diehl Estes RPLS No. 5003
4194 PR 1191
Baird, Texas 79504
(325)-893-2822

