

Items pertaining to Schedule B of the Title Commitment
G. F. #230652 dated April 12, 2023

- j. Vol. S Page 415 does not affect the property
- l. Vol. 78 Pg. 592 does not affect the property
- Vol. 238 Pg. 375 Shown on plat
- m. Vol. 126 Pg. 177 Blanket Easement
- n. Vol. 132 Pg. 201 Blanket Easement
- q. Vol. 193 Pg. 511 Does not affect the property
- r. Vol. 194 Pg. 400 Does not affect the property
- s. Vol. 194 Pg. 398 Does not affect the property
- t. Vol. 194 Pg. 404 Does not affect the property
- u. Vol. 228 Pg. 333 Blanket Easement
- v. Vol. 338 Pg. 334 Does not affect the property
- w. Vol. 419 Pg. 317 Blanket Easement
- x. Vol. 419 Pg. 319 Blanket Easement
- z. Vol. 473 Pg. 368 Does not affect the property

Plat Showing 46.08 acres of land
out of G. C. & S. F. RR. Co.
Survey #3, A-823 Callahan
County, Texas



Note:
Easements not shown on plat
unless otherwise noted.
Bearings based on G.P.S. NAD
1983 coordinates
See accompanying field notes

I hereby certify that this survey was made
on the ground and that this plat correctly
represents the facts found at the time of the
survey.

William K. Heatley

William K. Heatley
Registered Professional Land Surveyor #4015
Firm #10079500

**SURVEY PLAT IN
CALLAHAN COUNTY
TEXAS**

HEATLEY SURVEYING

P.O. BOX 1
BRECKENRIDGE, TX 76424

(254) 559-8914

Print Number: CA-269 L

SCALE: 1" = 300'
DATE: 04-22-2023
FILE: HERD RANCH-1 46 AC

HEATLEY SURVEYING

P. O. Box 1

BRECKENRIDGE, TEXAS 76424

PHONE : (254) 559-8914

FIRM #10079500

FAX: 54)559-6396

46.08 acres

G. C. & S. F. RR. Co. Survey #3

Callahan County, Texas

April 22, 2023

46.08 acres of land out of G. C. & S. F. RR. Co. Survey #3, A-823 Callahan County, Texas, and being part of a tract of land described in deed recorded in Volume 238 Page 960 Official Public Records, Callahan County, Texas.

BEGINNING at a ½" iron pin found in County Road 305 for the northwest corner of Survey 3 G. C. & S. F. RR. Co. Lands and being the northwest corner of this tract;

THENCE S 89°40'42" E with the north line of the survey a distance of 1412.15' to a ½" iron pin found for the interior corner of the tract described Volume 123 Page 185 in for the northeast corner of this tract;

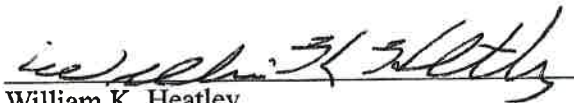
THENCE S 01°24'40" W with the west line of the tract described in Volume 123 Page 185 a distance of 1427.44' to a ½" iron pin found in the north line of Farm Road 2945 for the southeast corner of this tract;

THENCE N 89°32'26" W with the north line of the highway a distance of 967.88' to a concrete highway monument found for the beginning of a curve to the left;

THENCE with the highway having a curve to the left with an arc length of 310.23', a radius of 1493.69', and a chord bearing S 84°30'34" W a distance of 309.67' to a concrete highway monument;

THENCE S 78°33'34" W continuing with the north line of the highway a distance of 118.80' to a ½" iron pin found in County Road 305 and in the west line of Survey 3 C. G. & S. F. RR. Co. Lands for the southwest corner of this tract;

THENCE N 00°36'09" E with the county road and the west line of the survey a distance of 1480.45' to the place of beginning and containing 46.08 acres of land. (See accompanying plat CA-269 L, bearings based on G.P.S. NAD 1983 coordinates).



William K. Heatley

Registered Professional Land Surveyor #4015

