

# J. O. CARR SURVEY, A-737

OF THE NW/4 OF SECTION 14,  
BLOCK 1 H. & T. C. R. R. CO. SURVEY

JIMMY G. COOK  
25 ACRE TRACT  
DOC. # 2014-000521 OPRECT.

## J. B. SANDERS SURVEY, A-1273

OF THE NE/4 OF SECTION 14,  
BLOCK 1 H. & T. C. R. R. CO. SURVEY

JUSTIN BELL  
21.00 ACRE TRACT  
DOC. # 2021-004407 OPRECT.

JAMES JOHN GAMINO, JR.  
21.00 ACRE TRACT  
DOC. # 2021-000548 OPRECT.

FOUND IRON ROD  
334.90' SIR.  
N 89°57'10.3" E 1401.76'  
SIR.  
335.19' SIR.  
335.25' SIR.  
396.40' FOUND IRON ROD

WILMA L. TONEY  
41.81 ACRE TRACT  
DOC. # 2022-002536 OPRECT.

JOSHUA MCOMBER  
41.81 ACRE TRACT  
DOC. # 2022-003935 OPRECT.

## 41.81 ACRES

N 00°28'12" E 1300.72'  
10.00 ACRES  
S 00°28'12" E 1299.98'  
N 00°28'12" E 1299.98'  
S 00°28'12" E 1299.24'  
N 00°28'12" E 1299.24'  
S 00°28'12" E 1298.49'  
N 00°28'12" E 1298.49'  
S 00°27'46" W 1297.61'

Tract with  
Manufactured  
Home

P.O.B.  
N89°49'12"E 40.01'  
S 00°28'12"E 40.01'  
FROM THE SMC OF  
J.B. SANDERS SVY.

P.O.B.  
N89°49'25"E 334.91'  
S 00°28'12"E 40.01'  
FROM THE SMC OF  
J.B. SANDERS SVY.

P.O.B.  
N89°49'25"E 670.34'  
S 00°28'12"E 40.01'  
FROM THE SMC OF  
J.B. SANDERS SVY.

P.O.B.  
N89°49'26"E 1005.61'  
S 00°28'12"E 40.01'  
FROM THE SMC OF  
J.B. SANDERS SVY.

FOUND 1/2" REBAR  
WITH SURVEY CAP  
# 5085

REMAINDER PORTION OF  
DENVER RAINEY, ET. UX.  
156.39 ACRE TRACT  
DOC. # 2010-002843 OPRECT.

PLAT OF A SURVEY OF 41.81 ACRES  
PARTITIONED INTO 4 PARCELS OF LAND  
CONSISTING OF THREE (3) 10.00 ACRE  
TRACTS AND A 11.81 ACRE TRACT  
SITUATED IN THE J. B. SANDERS  
SURVEY, ABSTRACT NO. 1273, OF THE  
NE/4 OF SECTION 14 BLOCK 1, H. & T. C.  
R. R. CO. SURVEY, EASTLAND COUNTY,  
TEXAS.

PROPERTY MAY BE SUBJECT TO THE  
FOLLOWING RIGHT OF WAYS OR EASEMENTS:  
(1) Single-lane Pipe Line Co.: (Blanket in nature)  
No visible evidence on the ground (Vol. 188 Pg. 631 DIRECT.  
(2) Eastland County: R/W, Vol. 202 Pg. 571 DIRECT. (not applicable to subject tract)  
(3) Eastland County: R/W, Vol. 295 Pg. 471 DIRECT. (not applicable to subject tract)  
(4) Texas Electric Service Co.: R/W, Vol. 321 Pg. 492 DIRECT. (Blanket in nature)  
(5) Texas Electric Service Co.: R/W, Vol. 321 Pg. 529 DIRECT. (Blanket in nature)  
(6) Texas Electric Service Co.: R/W, Vol. 357 Pg. 15, DIRECT. (not applicable to subject tract)  
(7) Texas Electric Service Co.: R/W, Vol. 360 Pg. 30 DIRECT. (not applicable to subject tract)

### FLOOD HAZARD STATEMENT:

The Real Property and Improvements situated on the above described tract is not in Flood Zone "A" which is defined as areas determined to be within the 100-year flood plain, according to the "Flood Hazard Boundary Map." Community Panel No. 480793 0011 B, for an unincorporated area of Eastland County, Texas as published by the Department of Housing and Urban Development, Federal Insurance Administration, with latest revision dated 09/01/2007.

I, Lynn Williamson, Registered Professional Surveyor No. 5085, do hereby to Wilma L. Toney and Joshua McComber, that this plat was made from an actual survey on the ground on the 24th day of June, 2023 under my direct supervision, that all monument exist as shown hereon and this survey is in substantial conformity with the current professional and technical standards as set forth by the Texas Board of Professional Engineering and Land Surveyors.

LYNN WILLIAMSON  
Registered Professional Surveyor  
06/29/2023



FOUND IRON ROD OR PIN  
SET 3/8" SPIKE IN COUNTRY ROAD  
OVERHEAD POWER LINE  
BURIED OIL OR GAS LINE  
EXISTING FENCE LINE  
DESCRIBED TRACT

FARM TO MARKET ROAD NO. 8

J.W. BENNETT SVY.  
A-1963

N.B. SANDERS SVY.  
A-1758

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JB11538 06/29/2023 SHERI MCOMBER

GRAPHIC SCALE

1"=200'

