



30' WIDE EASEMENT
VOL. 261, PG. 132
R.P.B.: M.C.: TX

210.538 ACRES
BARBARA SLADEK
VOL. 282, PG. 446
O.P.R., M.C., TX

REMAINDER OF 443.311 ACRES
SECOND PARCEL
LEE ROY WESTBROOK, JR.
VOL. 257, PG. 507
R.P.R., M.C., TX

37.671 ACRES
OY MANAGEMENT TRUST
VOL. 309, PG. 185
O.P.R., M.C., TX

1 1/2" IR FND @
FENCE COR BRS —
N 30° 10' 10" W 1.28'

236.809 ACRES
KRIS B. ECKERT
VOL. 282, PG. 441
O.P.R., M.C., TX

C. PAULMANN
SURVEY NO. 62
A - 746

116.731 ACRES
RAYDIT PROPERTIES LLC
VOL. 296, PG. 83
O.P.R., M.C., TX

M. COY
SURVEY NO. 5
A - 1060

REMAINDER OF 323.092 ACRES
CULFAM PROPERTIES, LTD.
VOL. 261, PG. 132
R.P.R., M.C., TX

269.462 ACRES
FIRST PARCEL: FIRST TRACT
LEE ROY WESTBROOK, JR.
VOL. 257, PG. 507
R.P.R.: M.C.: TX

168.63 ACRES

S. ISAACKS
SURVEY NO. 8
A - 1124

1370.814 ACRES
TRACT ONE
SAM ALLEN ECKERT
VOL. 72, PG. 367
D.R., M.C., TX

221.383 ACRES
TYD OPERATING, LLC
VOL. 280, PG. 351
O.P.R., M.C., TX

J. BERLETHE
SURVEY NO. 60
A - 60

C. E. TANNER
SURVEY NO. 6
A - 1174

LEGEND

- © FOUND 1/2" IRON ROD
 ⊗ FOUND 3/8" IRON ROD
 ● CALCULATED POINT
 □ FOUND PINE FENCE POST
 ▣ ELECTRIC METER
 ——— SUBJECT PROPERTY BOUNDARY
 ——— ADJACENT PROPERTY LINE
 ——— WIRE FENCE LINE
 ——— OVERHEAD POWER LINE
 ——— APPROX. ORIGINAL TEXAS LAND SURVEY LINE
 ——— RANCH DIRT ROAD
 O.P.R., M.C., TX OFFICIAL PUBLIC RECORDS OF
 MASON COUNTY, TEXAS
 R.P.R., M.C., TX REAL PROPERTY RECORDS OF
 MASON COUNTY, TEXAS
 D.R., M.C., TX DEED RECORDS OF MASON
 COUNTY, TEXAS
 P.O.B. POINT OF BEGINNING

SURVEYOR'S NOTES
METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS PLAT

BASIS OF BEARINGS

PLANE OF ORIGIN. BEARING BASE HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, REFERENCE FRAME NORTH AMERICAN DATUM 1983 (2011) (EPOCH 2010.0000), AS DETERMINED FROM GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) 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, Jason McMillan, 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 5th day of March 2020.

PLAT SHOWING SURVEY OF
168.63 ACRES
OUT OF THE

OUT OF THE
M. COY SURVEY NO. 5, ABSTRACT 1060,
C. E. TANNER SURVEY NO. 6, ABSTRACT 1174
C. PAULMANN SURVEY NO. 62, ABSTRACT 746 AND
JOHN BERLETHE SURVEY NO. 60, ABSTRACT 60
MASON COUNTY, TEXAS
SCALE 1" = 500 FEET

LINE		LINE TABLE		DISTANCE
LINE	BEARING			
L1	S 30°08'19" E			288.63
L2	S 82°07'28" E			22.15'
L3	S 73°54'32" E			27.11'
L4	S 55°58'32" E			35.76'
L5	S 39°38'03" E			39.55'
L6	S 28°51'39" E			39.11'
L7	S 30°37'32" E			33.45'
L8	S 43°23'09" E			21.77'
L9	S 55°27'36" E			32.99'
L10	S 73°19'11" E			32.41'
L11	N 85°42'22" E			24.03'
L12	N 70°28'37" E			30.34'
L13	N 74°53'27" E			36.31'
L14	S 81°38'31" E			24.29'
L15	S 67°44'54" E			37.15'
L16	S 59°32'23" E			58.01'
L17	S 84°21'26" E			51.08'
L18	S 74°52'53" E			30.85'
L19	S 83°33'42" E			60.52'
L20	S 79°57'49" E			44.10'
L21	S 71°09'09" E			28.21'
L22	S 68°51'59" E			52.58'
L23	S 72°07'59" E			38.11'
L24	S 81°30'20" E			38.22'
L25	N 85°53'59" E			35.58'
L26	N 82°38'32" E			63.22'
L27	S 46°03'22" W			257.23'

STATE OF TEXAS
REGISTERED
★
JASON McMILLAN
6279
PROFESSIONAL
LAND SURVEYOR

Registered Prof. Land Surveyor
Texas Registration No. 6279

MQI
MCMILLAN AND QUINN INC.
LAND SURVEYING

FIRM NO. 10145301
P.O. BOX 1265 MASON, TEXAS
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FIELD: AM	BUYER: CASTILLO
OFFICE: AM	GF NO: 2020-033
JOB NO.: 20020033	TITLE CO.: SURETY TITLE COMPANY