

Sketch Showing:

A 21.97 acre tract of land out of and part of the W. A. Rhodes Survey, Abstract No. 858 of the SE/4 of Section 84, Block 4, H. & T. C. RR. Co. Survey and out of and part of the D. W. Bint Survey, Abstract No. 708, of the SW/4 of said Section 84, Eastland County, Texas, said 21.97 acre tract consisting of those tracts of land described in deeds to F. D. Wright & R. F. Gilman recorded in Volume 374, Page 477; Volume 314, Page 163, Deed Records, Eastland County, Texas; William B. Wright and Ann Wright Meyer recorded in Volume 1067, Page 107, Deed Records, Eastland County, Texas and a Judgement recorded in Volume 41, Page 597, District Clerk Records, Eastland County, Texas and lastly the W. B. Wright Estate recorded by Instrument Number 2012-001740, Official Public Records, Eastland County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 5/8" rebar rod (control monument) found at the intersection of the West line of State Highway No. 6 with the North right of way line of the T. & P. Railroad, for the Southeast corner of said Wright tract and this described tract;

Thence over across said Rhodes Survey and said Bint Survey along the common line between said Wright tracts and said T. & P. Railroad right of way the following courses and distances:

Thence N 80° 59' 14" W, 1247.17 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the beginning of a curve to the Left, for a common corner between said Wright tract and said T. & P. Railroad right of way, for an angle corner of this described tract;

Thence along said curve to the Left an Arc Length of 810.22 feet, said curve having a Radius of 2103.58 feet, a Direction of S 87° 59' 11" W, and a Chord of 805.22 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the end of said curve, for a common corner between said Wright tract and said T. & P. Railroad right of way, for an angle corner of this described tract;

Thence S 76° 10' 44" W, 1040.74 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the intersection of the West line of said Wright tracts with the North right of way line of said T. & P. Railroad right of way, for the Southwest corner of this described tract;

Thence N 04° 24' 05" W, 119.59 feet over and across said Bint Survey along the West line said Wright tracts, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 in the North line of the abandoned M. K. & T. Railroad, same being the South line of Lake Bernie Road, for the Northwest corner of this described tract;

Thence N 73° 48' 58" E, 2153.19 feet over and across said Bint Survey partly along the common line between said abandoned M. K. & T. Railroad and said Lake Bernie Road, same being the North line of said Wright tract, to a 1/2" rebar rod found with a survey cap stamped RPLS 1983 (control monument) at the beginning of a curve to the Right, for a common corner between the abandoned M. K. & T. Railroad and said Wright tract, for an angle corner of this described tract;

Thence over and across said Bint Survey and previously mentioned Rhodes Survey with the common line between said abandoned M. K. & T. Railroad and said Wright tract along said curve to the right an Arc Length of 1116.95 feet, said curve having a Radius of 1186.01 feet, a Direction of S 79° 44' 44" E, and a Chord of 1076.80 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 in the West line of previously mentioned State Highway No. 6, for the Northeast corner of said Wright tract and this described tract;

Thence S 09° 03' 56" W, 114.69 feet over and across said Rhodes Survey and said abandoned M. K. & T. Railroad right of way along the common line between said Wright tract and said State Highway No. 6, to a 5/8" rebar rod (control monument) found at the beginning of a curve to the Left, for a common corner between said Wright tract and a tract of land described in a deed to Wayne Carlile recorded in Volume 2590, Page 289, Official Public Records, Eastland County, Texas (REF: Vol. 1961, Pg. 140 OPRECT), said point also being located in the South line of said abandoned M. K. & T. Railroad right of way, for an angle corner of this described tract;

Thence over and across said Rhodes Survey along the common line between said Wright tracts and said Carlile tract the following courses and distances:

Thence with the South line of the abandoned M. K. & T. Railroad right of way along said curve to the Left an Arc Length of 263.77 feet, said curve having a Radius of 1086.79 feet, a Direction of N 57° 04' 32" W, and a Chord of 263.13 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the end of said curve, for a common corner between said Wright tracts and said Carlile tract, for an angle corner of this described tract;

Thence S 32° 55' 26" W, 200.59 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 for a common corner between said Wright tract and said Carlile tract, for an angle corner of this described tract;

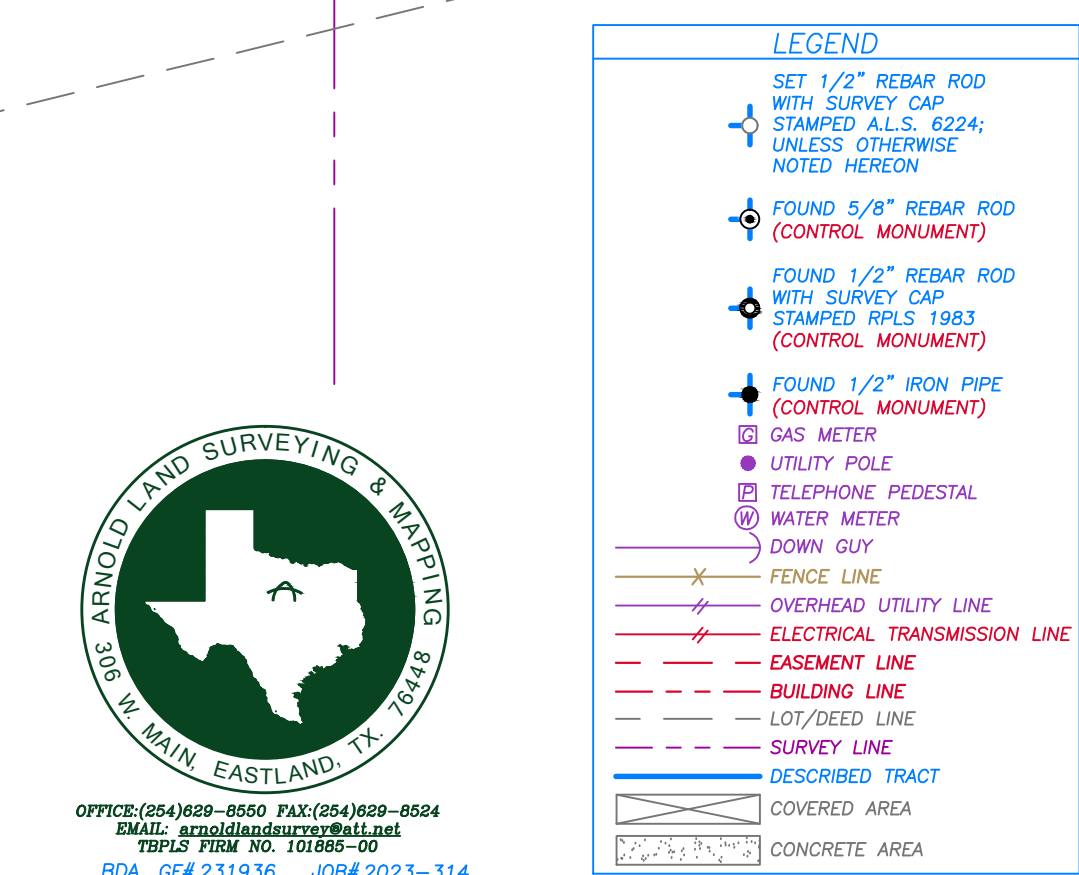
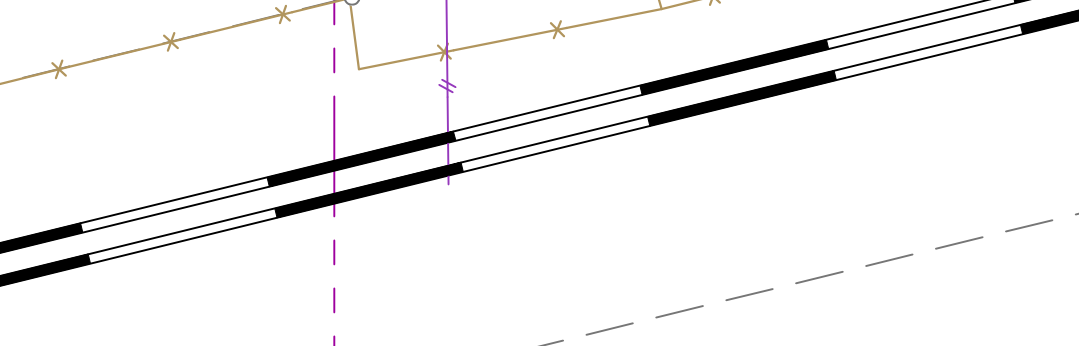
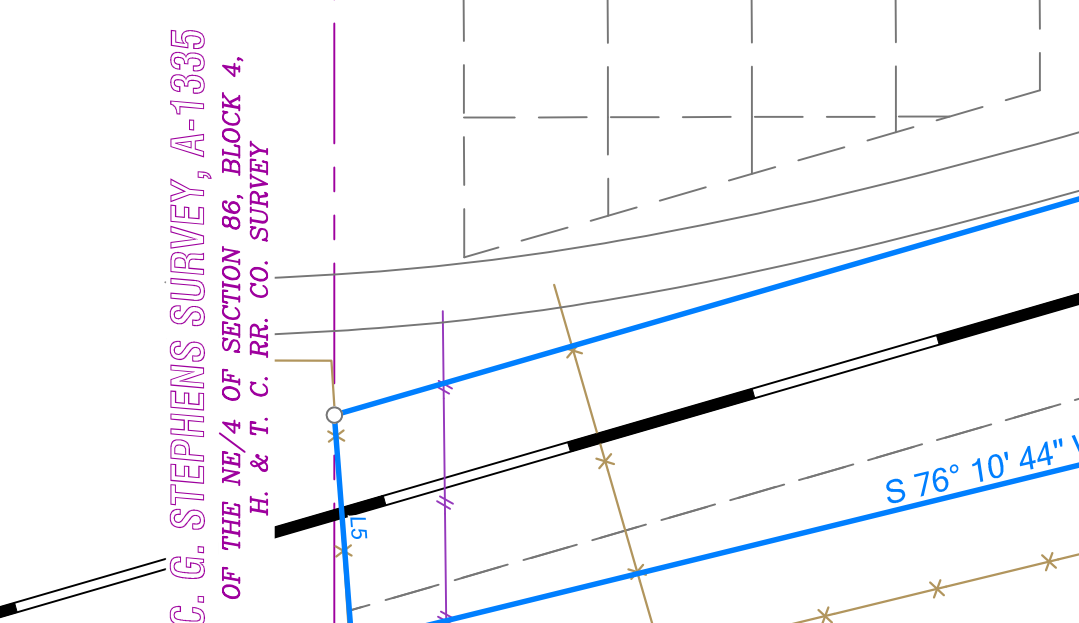
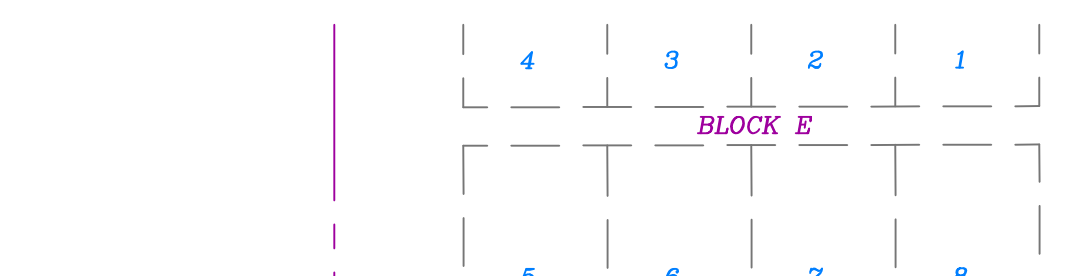
Thence S 57° 04' 32" E, 298.05 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 for a common corner between said Wright tract and said Carlile tract, for an angle corner of this described tract;

Thence S 32° 55' 28" W, 19.00 feet to a 1/2" iron pipe (control monument) found for a common corner between said Wright tract and said Carlile tract, for an angle corner of this described tract;

Thence N 77° 25' 28" E, 61.19 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 in the West line of previously mentioned State Highway No. 6, for a common corner between said Wright tracts and said Carlile tract, for an angle corner of this described tract;

Thence S 09° 03' 56" W, 144.72 feet over and across said Rhodes Survey along the common line between said Wright tract and said State Highway No. 6, to the place of beginning and containing 21.97 acres of land.

Note: All bearings were based on GPS observations, NAD83 Texas North Central 4202 (Epoch 2011).



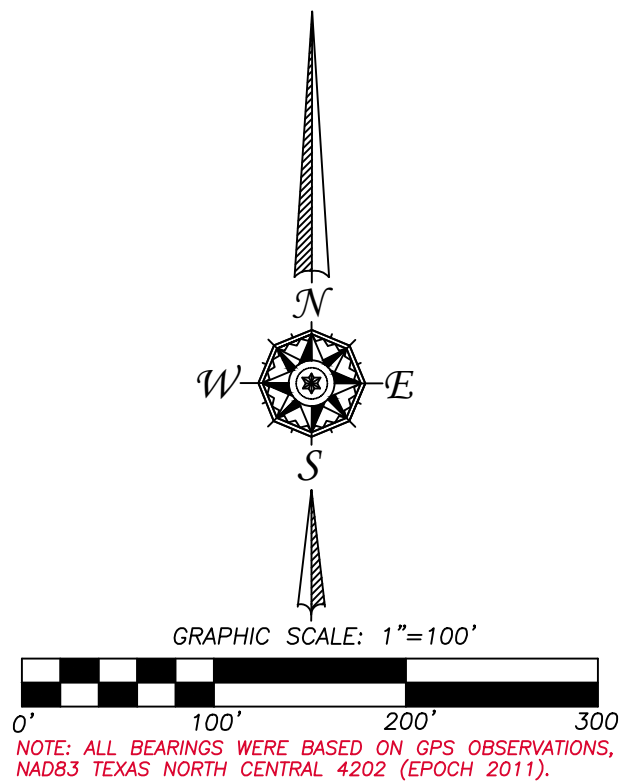
LEGEND

- SET 1/2" REBAR ROD WITH SURVEY CAP STAMPED A.L.S. 6224, UNLESS OTHERWISE NOTED HEREON
- FOUND 5/8" REBAR ROD (CONTROL MONUMENT)
- FOUND 1/2" REBAR ROD WITH SURVEY CAP STAMPED RPLS 1983 (CONTROL MONUMENT)
- FOUND 1/2" IRON PIPE (CONTROL MONUMENT)
- GAS METER
- UTILITY POLE
- TELEPHONE PEDESTAL
- WATER METER
- DOWN GUY
- FENCE LINE
- OVERHEAD UTILITY LINE
- ELECTRICAL TRANSMISSION LINE
- EASEMENT LINE
- BUILDING LINE
- LOT/DEED LINE
- SURVEY LINE
- DESCRIBED TRACT
- COVERED AREA
- CONCRETE AREA



Notes:  
According to the Flood Insurance Rate Map for The City of Cisco, Eastland County, Texas, Community Panel No. 480203 0001 B, Dated January 23rd, 1979, this lot is in Zone C, which is defined as areas of minimal flooding.

# EASTLAND COUNTY, TEXAS



CURVE TABLE

| CURVE | ARC LENGTH | RADIUS   | CHORD BEARING   | CHORD LENGTH |
|-------|------------|----------|-----------------|--------------|
| C1    | 810.22'    | 2103.58' | S 87° 59' 11" W | 805.22'      |
| C2    | 1116.95'   | 1186.01' | S 79° 44' 44" E | 1076.80'     |
| C3    | 263.77'    | 1086.79' | N 57° 04' 32" W | 263.13'      |

LINE TABLE

| LINE | BEARING         | DISTANCE |
|------|-----------------|----------|
| L1   | S 32° 55' 28" W | 19.00'   |
| L2   | N 77° 25' 28" E | 61.19'   |
| L3   | S 09° 03' 56" W | 114.69'  |
| L4   | S 09° 03' 56" W | 144.72'  |
| L5   | N 04° 24' 05" W | 119.59'  |
| L6   | S 10° 46' 14" E | 100.00'  |

Schedule B Notes: Property shown hereon sketch may be subject to the following items:

- 10j. Deed to J. M. Radford recorded in Volume 33, Page 636, Deed Records, Eastland County, Texas (Does not apply).
- 10k. Easement to The Texas Company recorded in Volume 160, Page 170, Deed Records, Eastland County, Texas (Blanket in nature; no given width; may apply).
- 10l. Deed to F. J. Spang recorded in Volume 163, Page 384, Deed Records, Eastland County, Texas (Does not apply).
- 10m. Deed to Magnolia Petroleum Company recorded in Volume 174, Page 188, Deed Records, Eastland County, Texas (Does not apply).
- 10n. Deed to Cisco Oil Mill recorded in Volume 193, Page 598, Deed Records, Eastland County, Texas (Does not apply).
- 10o. Easement to Abilene Gas and Electric Company recorded in Volume 198, Page 235, Deed Records, Eastland County, Texas (Does not apply).
- 10p. Terms, conditions and provisions contained in that deed recorded in Volume 243, Page 74, Deed Records, Eastland County, Texas (Does not apply).
- 10q. Easement to Cisco Gas Corporation recorded in Volume 335, Page 58, Deed Records, Eastland County, Texas (Blanket in nature; no given width; may apply).
- 10r. Deed to the State of Texas recorded in Volume 525, Page 495, Deed Records, Eastland County, Texas (Does not apply).



I, Barney Dan Arnold, Texas R.P.L.S. No. 6224, do hereby certify that this sketch accurately represents an on the ground survey done under my supervision and conforms in all ways to the Texas Board of Land Surveying Minimum Standards, and there are no visible easements, over-encroachments except as shown.

11-15-2023