

Plat showing a 39.378 acres tract of land located in Coryell County, Texas out of the Samuel Riggs Survey Abstract No. 860, the J. A. Lee Survey Abstract No. 672 and being a portion of a so-called 250.13 acres tract of land conveyed to Douglas D. Young, John H. Young and Jimmie Cummings, by deed recorded in the Deed Records of Coryell County, Texas, Document No. 317115.

Surveyed on the ground May 28, 2021 and September 27, 2021.

Mark A. Haines

Mark A. Haines, Registered Professional Land Surveyor No. 4327



Point Of Beginning
3" dia. pipe fence corner post
@ the northerly northwest
corner of Doug Young et al,
250.13 acres tract.

LINE	BEARING	HORIZ DIST
L1	S17°45'46"W	42.36'
L2	N22°47'56"W	143.82'
L3	S2°17'04"E	89.60'
L4	S60°57'18"W	15.87'
L5	S64°24'12"W	167.23'
L6	S13°07'32"E	133.48'
L7	S13°11'40"E	20.91'



Surveyors statement as to Title Commitment No. 2021807-Schedule B.

- 10(e) This easement for electric transmission line does affect this tract as shown.
- 10(f) Surveyor is unable to determine location of this easement.
- 10(g) Tract 2, in this easement to the State of Texas for drainage purposes along State Highway 36, does not affect this tract as shown.
- 10(h) This easement for water utility purposes does affect this tract as shown.
- 10(i) This easement for electric transmission line does affect this tract as shown.
- 10(j) Boundary Line Agreement does affect this tract.

LEGEND

- SCIP Set 5/8" dia. capped iron pin RPLS 4327
- FCIP 5/8" Found 5/8" dia. capped iron pin RPLS 4327
- FCIP 1/2" Found 1/2" dia. capped iron pin RPLS 5496
- FIP Found iron pin.
- X Fence Line.
- P Overhead Electric Line.
- W Water Line.

All bearings are based on Geodetic (True) North and were derived from GPS observations made during this survey.

1 Inch = 300 Feet

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