

SCALE IN FEET
Scale: 1" = 400'

NOTE: Bearings shown hereon are based on Geodetic North, determined by G.P.S. observations.

NOTE: This boundary survey completed without the benefit of a current title commitment. There could be easements which affect this property that are not shown hereon.

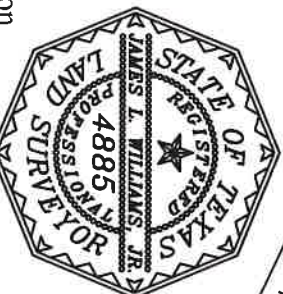
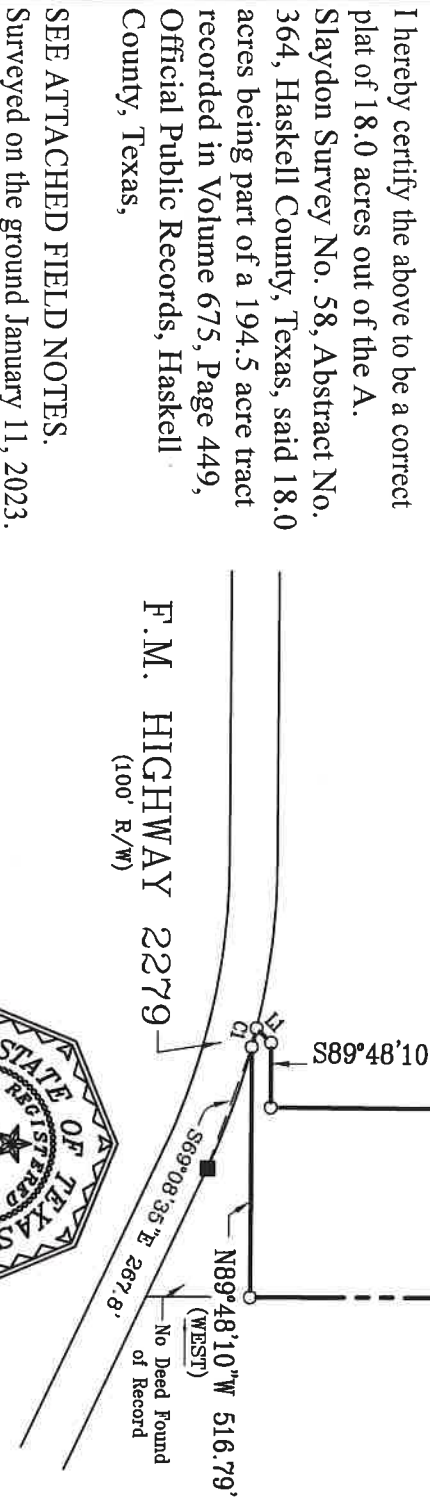
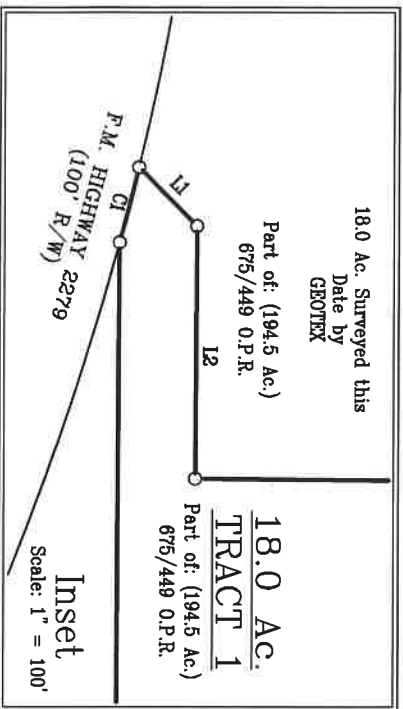
NOTE: This tract is subject to TxDOT Driveway Access Regulations.

Legend

- = Found 1/2" rebar
- ▲ = Found 60 d Nail
- = Set 3/8" rebar
- = Existing Concrete Highway Monument
- x- = Fence
- () = Recorded Call
- R/W = Right of Way
- ↖ = Not to Scale
- O.P.R. = Official Public Records
- D.R. = Deed Records
- P.O.B. = Place of Beginning
- Ac. = Acres

LINE	BEARING	DISTANCE
L1	N45°11'50"E	42.74'

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N75°39'08"W	40.0'	1482.39'	40.0'



I hereby certify the above to be a correct plat of 18.0 acres out of the A. Slaydon Survey No. 58, Abstract No. 364, Haskell County, Texas, said 18.0 acres being part of a 194.5 acre tract recorded in Volume 675, Page 449, Official Public Records, Haskell County, Texas.

SEE ATTACHED FIELD NOTES.
Surveyed on the ground January 11, 2023.

GEOTEX PROPERTY SOLUTIONS
209 S. Pioneer Drive, Suite 2
Abilene, Texas 79605
325-677-6712
Firm Registration No. 10194134

File No.: 161-09-23
File Name: Borders Tract (18ac.-T-1)
Location: D:\HASKELL\2023\
Geotex Property Solutions Drawn by:
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James L. Williams, Jr.
RPLS #4885

Section 1, H & T. C. RR. COMPANY
SURVEYS ABSTRACT NO. 177
A.M. EDGE SURVEY ABSTRACT NO. 804

FIELD NOTES
18.0 ACRES
TRACT 1

BEING 18.0 acres out of the A. Slaydon Survey No. 58, Abstract No. 364, Haskell County, Texas, said 18.0 acres being part of a 194.5 acre tract recorded in Volume 675, Page 449, Official Public Records, Haskell County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" rebar set on the EBL of said Survey No. 58, at the northeast corner of said 194.5 acre tract and the southeast corner of a 125 acre tract recorded in Volume 58, Page 635, Deed Records, Haskell County, Texas, for the northeast corner of this tract, whence a 1/2" rebar found on the EBL of said Survey No. 58, at the north corner of A.M. Edge Survey, Abstract No. 804 and the northwest corner of Section 1, H. & T. C. RR. Company Surveys, Abstract No. 177 bears N0°13'37"E 2521.52 feet;

THENCE S0°13'37"W 2015.80 feet, along the EBL of said Survey No. 58 and the WBL of A.M. Edge Survey, to a 3/8" rebar set at the southeast corner of said 194.5 acre tract for the southeast corner of this tract;

THENCE N89°48'10"W 516.79 feet to a 3/8" rebar set on the SBL of said 194.5 acre tract for the most easterly southwest corner of this tract in a curve to the left on the NBL of F.M. Highway 2279 (100 foot right-of-way) from whence an existing concrete highway monument bears S69°08'35"E 267.8 feet;

THENCE along said curve to the left with a chord bearing and distance of N75°39'08"W 40.0 feet and a radius of 1482.39 feet to a 3/8" rebar set for the most westerly southwest corner of this tract;

THENCE N45°11'50"E 42.74 feet to a 3/8" rebar set;

THENCE S89°48'10"E 133.74 feet to a 3/8" rebar set;

THENCE N0°33'50"E 1976.84 feet to a 3/8" rebar set on the NBL of said 194.5 acre tract for the northwest corner of this tract;


THENCE S89°39'05"E 380.01 feet, along the NBL of said 194.5 acre tract, to the place of beginning and containing 18.0 acres of land.

Surveyed on the ground January 11, 2023.

SEE ATTACHED PLAT

This tract is subject to TxDOT Driveway Access Regulations.




James L. Williams, Jr.
R. P. L. S. #4885

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209 S. Pioneer Drive, Suite 2
Abilene, Texas 79605
(325) 677-6712
File # 161-09-23-18.0ac T-1
Firm Registration No. 10194134

FIELD NOTES
18.0 ACRES
TRACT 2

BEING 18.0 acres out of the A. Slaydon Survey No. 58, Abstract No. 364, Haskell County, Texas, said 18.0 acres being part of a 194.5 acre tract recorded in Volume 675, Page 449, Official Public Records, Haskell County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" rebar set on the NBL of said 194.5 acre tract for the northeast corner of this tract, whence a 1/2" rebar found on the EBL of said Survey No. 58, at the north corner of A.M. Edge Survey, Abstract No. 804 and the northwest corner of Section 1, H. & T. C. RR. Company Surveys, Abstract No. 177 bears S89°39'05"E 380.01 feet and N0°13'37"E 2521.52 feet;

THENCE S0°33'50"W 1976.84 feet to a 3/8" rebar set for the most easterly southeast corner of this tract:

THENCE N89°48'10"W 133.74 feet to a 3/8" rebar set for an interior corner of this tract;

THENCE S45°11'50"W 142.74 feet to a set 3/8" rebar in a curve to the left on the NBL of F.M. Highway 2279 (100 foot right-of-way) from whence an existing concrete highway monument bears S69°59'16"E 307.57 feet;

THENCE along said curve, to the left, having a radius of 1482.39 feet, an arc length of 234.28 feet and a chord bearing and distance of N80°57'10"W 234.03 feet to a 3/8" rebar set, on the NBL of F.M. Highway 2279, for the southwest corner of this tract;

THENCE N0°33'50"E 1972.10' feet to a 3/8" rebar set on the NBL of said 194.5 acre tract for the northwest corner of this tract:

THENCE S89°39'05"E 395.24 feet, along the NBL of said 194.5 acre tract, to the place of beginning and containing 18.0 acres of land.

Surveyed on the ground January 11, 2023.

SEE ATTACHED PLAT

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James L. Williams, Jr.

R. P. L. S. #4885

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File # 161-09-23-18.0ac T-2

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FIELD NOTES
18.0 ACRES
TRACT 2

BEING 18.0 acres out of the A. Slaydon Survey No. 58, Abstract No. 364, Haskell County, Texas, said 18.0 acres being part of a 194.5 acre tract recorded in Volume 675, Page 449, Official Public Records, Haskell County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" rebar set on the NBL of said 194.5 acre tract for the northeast corner of this tract, whence a 1/2" rebar found on the EBL of said Survey No. 58, at the north corner of A.M. Edge Survey, Abstract No. 804 and the northwest corner of Section 1, H. & T. C. RR. Company Surveys, Abstract No. 177 bears S89°39'05"E 380.01 feet and N0°13'37"E 2521.52 feet;

THENCE S0°33'50"W 1976.84 feet to a 3/8" rebar set for the most easterly southeast corner of this tract:

THENCE N89°48'10"W 133.74 feet to a 3/8" rebar set for an interior corner of this tract;

THENCE S45°11'50"W 142.74 feet to a set 3/8" rebar in a curve to the left on the NBL of F.M. Highway 2279 (100 foot right-of-way) from whence an existing concrete highway monument bears S69°59'16"E 307.57 feet;

THENCE along said curve, to the left, having a radius of 1482.39 feet, an arc length of 234.28 feet and a chord bearing and distance of N80°57'10"W 234.03 feet to a 3/8" rebar set, on the NBL of F.M. Highway 2279, for the southwest corner of this tract;

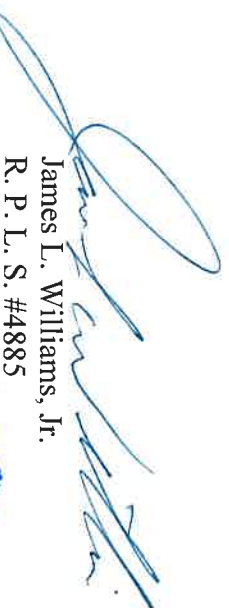
THENCE N0°33'50"E 1972.10' feet to a 3/8" rebar set on the NBL of said 194.5 acre tract for the northwest corner of this tract:

THENCE S89°39'05"E 395.24 feet, along the NBL of said 194.5 acre tract, to the place of beginning and containing 18.0 acres of land.

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