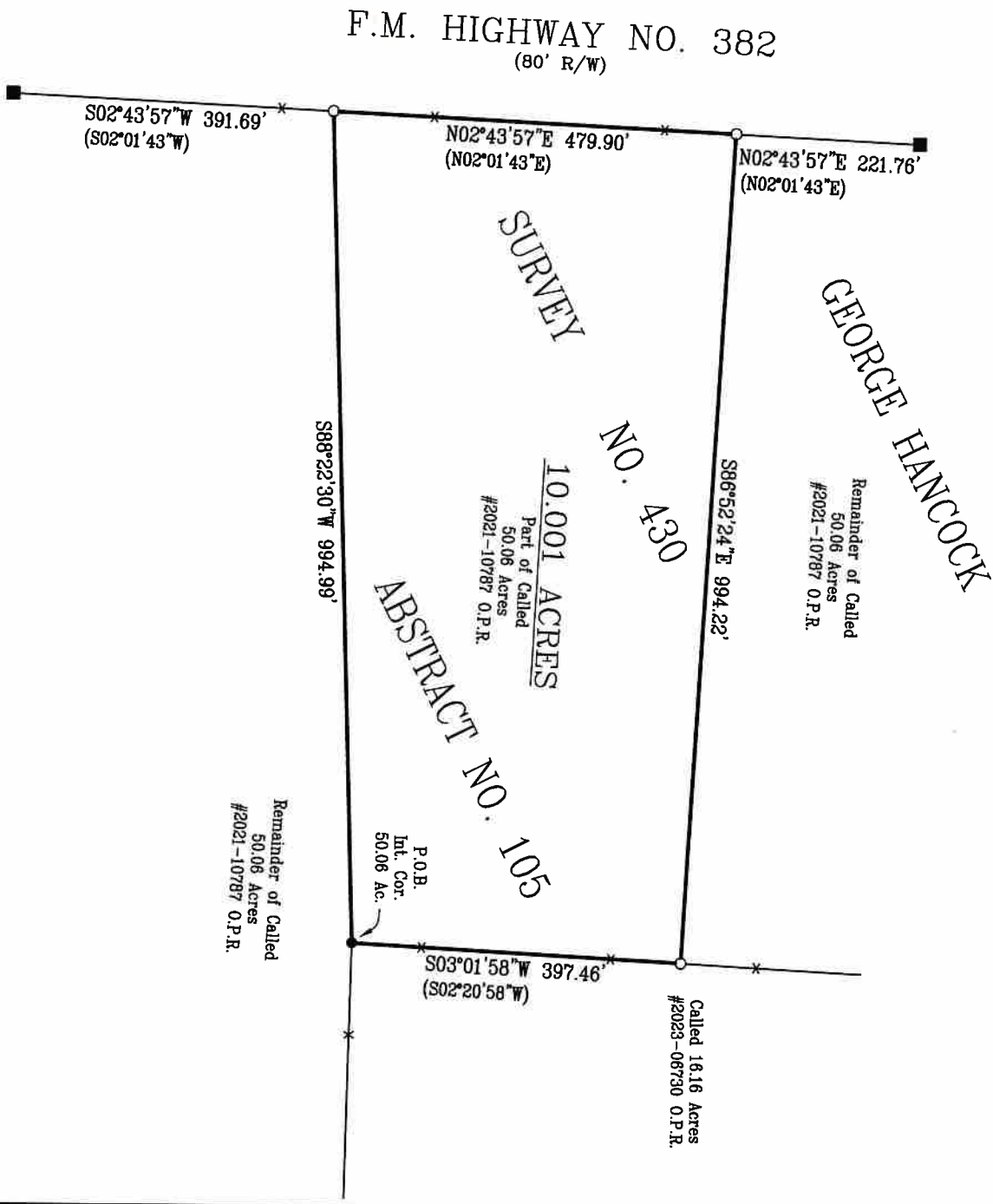


NOTE: Bearings shown hereon are based on the Texas Coordinate System, determined by GPS observations.  
NOTE: This boundary survey completed without the benefit of a current title commitment. There could be easements which affect this property that are not shown hereon.

- Legend**
- = Found 1/2" rebar
  - = Set 3/8" rebar
  - = Concrete R/W Monument
  - x- = Fence
  - ( ) = Record Call
  - R/W = Right of Way
  - O.P.R. = Official Public Records
  - P.O.B. = Place of Beginning



I hereby certify this to be a correct plat showing a survey of 10.001 acres of land out of a called 50.06 acre tract out of the George Hancock Survey No. 430, Abstract No. 105, Taylor County, Texas, said 50.06 acres being conveyed to Jon-Michael Ray Brown and K'Ci D. Brown, of record in Document No. 2021-10787, Official Public Records, Taylor County, Texas, said 10.001 acres being described by accompanying field note description.

Surveyed on the ground July 29, 2024.  
Revised August 19, 2024 (acreage).



SEE ACCOMPANYING FIELD NOTE DESCRIPTION.

GEOTEX PROPERTY SOLUTIONS, LLC  
4701 South 3rd Street  
Abilene, Texas 79605  
325-677-6712  
Firm Registration No. 10194134

File No: 124-36-24  
File Name: Brown Tract  
Location: D:\Taylor\2024\  
Geotex Property Solutions Drawn by:  
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Rex D. Haas  
RPLS #4378

**FIELD NOTES**  
**10.001 ACRES**

BEING 10.001 acres of land out of a called 50.06 acre tract out of the George Hancock Survey No. 430, Abstract No. 105, Taylor County, Texas, said 50.06 acres being conveyed to Jon-Michael Ray Brown and KCi D. Brown, of record in Document No. 2021-10787, Official Public Records, Taylor County, Texas (O.P.R.T.C.T.), said 10.001 acres being more particularly described as follows:

**BEGINNING** at a recovered 1/2" rebar at an interior corner of said 50.06 acre tract, same being the southwest corner of a called 16.16 acre tract of record in Document No. 2023-06730, O.P.R.T.C.T., for the southeast corner of this tract;

**THENCE** S88°22'305"W 994.99 feet, over and across said 50.06 acre tract, to a 3/8" rebar w/ GEOTEX cap set on the east right-of-way line of F.M. Highway No. 382 and the west line of said 50.06 acre tract, for the southwest corner of this tract, whence a recovered concrete right-of-way monument bears S02°43'57"W 391.69 feet;

**THENCE** N02°43'57"E 479.90 feet, with the east right-of-way line of said FM 382 and the west line of said 50.06 acre tract, to a 3/8" rebar w/ GEOTEX cap set for the northwest of this tract;

**THENCE** S86°52'24"E 994.22 feet, over and across said 50.06 acre tract, to a 3/8" rebar w/ GEOTEX cap set on the westerly east line of said 50.06 acre tract and the most westerly line of said 16.16 acre tract, for the northeast corner of this tract;

**THENCE** S03°01'58"W 397.46 feet, with the westerly east line of said 50.06 acre tract and the most westerly line of said 16.16 acre tract, to the place of beginning and containing 10.001 acres of land.

Surveyed on the ground July 29, 2024.  
Revised August 19, 2024 (acreage & document #)

SEE ACCOMPANYING PLAT

**Geotex Property Solutions**

4701 South 3rd Street  
Abilene, Texas 79605

(325) 677-6712

File # 124-36-24-S 10.001ac

Firm Registration No. 10194134

  
Rex D. Haas  
R. P. L. S. #43378

