

FIELD NOTE DESCRIPTION OF A 36.15 ACRE TRACT OF LAND OUT OF A 63.65 ACRE TRACT OF LAND LOCATED IN THE RUBEN COLE SURVEY, ABSTRACT 452, HARRISON COUNTY, TEXAS SAID 63.65 TRACT OF LAND BEING DESCRIBED IN WARRANTY DEED TO JOE A. CALLISON, DEED DATED JULY 15, 1960, RECORDED IN VOLUME 545 PAGE 585, DEED RECORDS OF HARRISON COUNTY, TEXAS, AND ALL OF THAT TRACT DESCRIBED IN WARRANTY DEED TO JOE A. CALLISON, DEED DATED SEPTEMBER 1, 1970, RECORDED IN VOLUME 687. PAGE 553, DEED RECORDS OF HARRISON COUNTY, TEXAS, SAID 36.15 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A REINF BAR FOUND (N: 6954614.83, E: 3176345.02) FOR THE NORTHEAST CORNER OF THIS TRACT AND FROM WHICH THE NORTHEAST CORNER OF THAT SAID TRACT RECORDED IN VOLUME 687, PAGE 553, DEED RECORDS OF HARRISON COUNTY, TEXAS BEARS NORTH 88°17'28" EAST, 1592.47 FEET;

THENCE SOUTH 02°08'57" EAST 518.51 FEET, TO A REINF BAR SET FOR AN THE MOST EASTERLY SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 87°26'29" WEST, 363.00 FEET, TO A REINF BAR SET FOR AN INTERIOR CORNER OF THIS TRACT:

THENCE SOUTH 02°08'57" EAST, 240.00 FEET TO A REINF BAR SET FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 87°46'35" WEST, PASSING AT 1760.20 A REINF BAR FOUND, IN ALL 1800.20 FEET, TO A POINT IN FM 1968 FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 02°08'57" WEST, 777.95 FEET, TO A POINT IN FM 1968 FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 88°17'28" EAST, PASSING AT 40.00 FEET A REINF BAR FOUND, IN ALL 2163.26 FEET TO THE POINT OF BEGINNING.

BEARINGS AND DISTANCES SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.



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FENCE LINE UTILITY POLE

MONUMENT AS DESCRIBED PROPERTY LINE ADJOINING PROPERTIES

A 36.15 ACRES TRACT OF LAND OUT OF

SURVEY

A 63.65 ACRE TRACT OF LAND

LOCATED IN THE

RUBEN COLE SURVEY,

ABSTRACT 452.

HARRISON COUNTY. TEXAS

SCALE: 1" = 400'

PROJECT: 78543 JOB NO.: 78543

NOTES:

BEARINGS AND DISTANCES SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF TITLE COMMITMENT. NOT ALL EASEMENTS OR MATTERS OF TITLE MAY BE SHOWN.

THIS SURVEY DOES NOT GUARANTEE OWNERSHIP.

MONUMENTS ARE A 1/2" REINFORCING BAR SET WITH PLASTIC CAP STAMPED "SCHUMANN" UNLESS OTHERWISE NOTED.



**SCHUMANN** ENGINEERING CO.

A LATERAL LAND COMPANY

CIVIL ENGINEERING - LAND SURVEYING TEXAS FIRM No. F1880 - TEXAS FIRM No. 10149500

412 BROADWAY AVENUE MAUD, TEXAS 75567

(903) 417-2914

RJ DAUM

LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS.

EASEMENTS OR RIGHTS-OF-WAY,

EXCEPT AS SHOWN HEREON.

AND THAT THERE ARE NO KNOWN DISCREPANCIES,

DATED THIS 16TH DAY OF SEPTEMBER, 2022

CONFLICTS, SHORTAGES IN AREA, BOUNDARY

Surveyor Certification

TO THE LIENHOLDERS,

TEXAS RPLS 4826

BIRDIE ANN TAYLOR

 $\blacksquare$ 

4826

DAUM

(OWNER) OF THE PREMISES AND TO THE ISSUING TITLE INSURANCE UNDERWRITER:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON