

PLAT OF SURVEY

SHOWING THE DIVISION OF A 149.84 ACRES TRACT OF LAND OUT OF
THE WILLIAM B. JACKSON SURVEY, ABSTRACT NO. 450, ERATH COUNTY, TEXAS

SURVEYED ON THE GROUND: AUGUST 12, 2021



RONALD CANNON & WIFE,
ANGELA CANNON
18.74 ACRES
DOCUMENT NO. 2014-03963

RONNIE CANNON, JR. &
ANGIE CANNON
50.00 ACRES
DOCUMENT NO. 2021-00325

Matthew K Price
MATTHEW K. PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6284
PRICE SURVEYING, LP, FIRM # 10194051, 1100 E. WASHINGTON, STEPHENVILLE, TX 76401
254-965-5489 JN211181 201291.CRD FN210841-45

0 300 600 900

LINE	BEARING	DISTANCE
L1	S 30°59'45" E	100.00'
L2	N 30°59'45" W	145.78'
L3	S 30°59'45" E	334.60'
L4	S 30°59'45" E	100.04'

NOTE: THIS PROPERTY IS LOCATED WITHIN ZONE 'X'
(AREAS DETERMINED TO BE OUTSIDE THE 0.2%
ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M.
PANEL 48143C0575D, EFFECTIVE NOVEMBER 16, 2011

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

WILLIAM B. JACKSON SURVEY
ABSTRACT NO. 450

43.81 ACRES

24.95 ACRES

18.48 ACRES

33.57 ACRES

29.03 ACRES

MARIA F. HERNANDEZ SURVEY
ABSTRACT NO. 348

FLORNEY HUNT SURVEY
ABSTRACT NO. 340

BART LANE GREENWAY & WIFE, RUBY GREENWAY
341.91 ACRES
VOL. 729, PG. 393

CITY OF STEPHENVILLE
2.067 ACRES
VOL. 1061, PG. 375

SOUTHEAST CORNER
JACKSON SURVEY

A. BRISCOE SURVEY
ABSTRACT NO. 44

NANCY C. MARTIN
104 ACRES (TRACT 3)
DOCUMENT NO. 2018-01475

NANCY C. MARTIN
104 ACRES (TRACT 1)
DOCUMENT NO. 2018-01475

File copy all
12-30-133

LEGAL DESCRIPTION

Of an 18.48 acres tract of land out of the William B. Jackson Survey, Abstract No. 450, Erath County, Texas; being part of a certain 149.84 acres tract deeded to Lampoon Enterprise Corp. in Document No. 2021-06026 of the Official Public Records of Erath County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 60D nail in Erath County Road No. 522 and in the east line of said 149.84 acres tract, for the southeast and beginning corner of this tract, from which a found 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of said 149.84 acres tract and the southeast corner of said Jackson Survey bears S. 30 deg. 59 min. 45 sec. E. 838.10 feet.

Thence leaving said County Road, S. 59 deg. 00 min. 15 sec. W. at 17.91 feet pass a set 1/2" iron rod on the west side of said County Road, continuing in all 1697.88 feet to a set 1/2" iron rod with cap (PRICE SURVEYING), for the southwest corner of this tract.

Thence N. 30 deg. 59 min. 45 sec. W. 145.76 feet to a set 1/2" iron rod with cap (PRICE SURVEYING), for the northwest corner of this tract.

Thence N. 37 deg. 51 min. 21 sec. E. at 1796.76 feet pass a set 1/2" iron rod on the west side of said County Road, continuing in all 1820.49 feet to a set 60D nail in said County Road and in the east line of said 149.84 acres tract, for the northeast corner of this tract.

Thence with said County Road, S. 30 deg. 59 min. 45 sec. E. 802.56 feet to the place of beginning.

(Bearing Basis: Texas State Plane Coordinate System, NAD83, North Central Texas Zone)

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