# BOUNDARY SURVEY SHOWING
THE DIVISION OF A CALLED 100.08± ACRE TRACT
(FOUND TO CONTAIN 100.29 ACRES UPON RESURVEY)
INTO TWO 50.145 ACRE TRACTS,
TOGETHER WITH A PROPOSED 0.456 ACRE EASEMENT
(ON AND ACROSS "TRACT A", INTENDED TO SERVICE "TRACT B")
DOLORES ALDERETE LEAGUE & LABOR A-52
DEWITT COUNTY, TEXAS

SCALE - 1" = 100'
100' 50' 0 100'

N
W THOMAS RPLS - 6371 E
S

QUIT CLAIM DEED
DIANNE SIMPSON, TRUSTEE
TO
KARL L. SCHWAB
200-1/10 AC.
VOL. 268 PG. 129 D.R.
DESC. IN: VOL. 107 PG. 299 D.R.

(RESIDUE OF)
WILFRED T. RIEDEL & LARRY D. RIEDEL
TO
BILLY-JO LAND COMPANY
"TRACT NO. 2", 226-1/10 AC.
VOL. 221 PG. 127 D.R.

JOHN HERBERT POLDRECK, JR.
TO
LINDA LOU (PIELA F.K.A. LINDA LOU POLDRECK
"EXHIBIT A" - "TRACT 2", 121.675± AC.
VOL. 470 PG. 633 O.P.R.

"30 FOOT ROAD"
(AS REFERENCED IN ADJOINING TRACT DESCRIPTIONS IN
VOL. 107 PG. 315,
VOL. 107 PG. 299 & VOL. 221 PG. 127 D.R.)
(40'± PRESENTLY FENCED WIDTH)

"TRACT B"
50.145 ACRES

P.O.B.
"TRACT B"

N 40° 12' 58" E
5/8" DIA IR FND
N 48° 07' 25" W
N 41° 52' 35" W
849.14'
N 48° 07' 25" W
1292.71'
443.37'
5/8" DIA IR FND
N 48° 07' 25" W
1641.58'
S 49° 13' 53" E
CONC MON FND
1/2" DIA IR FND
(IN BROKEN CONC POST)
24" DIA LIVE OAK FND
S 41°40.19'
5/8" DIA IR FND
S 49° 34' 41" E
S 49° 34' 41" E (BEARING BASIS) 1538.31'
764.10'
S 49° 34' 41" E
1057.19'
1057.19'
N 51° 57' 52" W
S 51° 57' 52" E
AT 444.43' ("TRACT A")
364.37' ("TRACT B"), PASS
60D NAIL SET ON LINE
573.69'
573.69'
("TRACT B")
("TRACT A")
540.76'
EL 9' ASPHALT ROAD ENDS/
EL 9' GRAVEL ROAD BEGINS
1409.00'
1409.00'
N 47° 31' 28" W
EL 9' ASPHALT ROAD
S 41° 08' 28" E
583.93'
582.35'
523.45'
1162.00'
EL 9' GRAVEL ROAD
COUNTY ROAD NO. 3027/SUCKFIELD ROAD
(R.O.W. WIDTH VARIES)
6082.15'
S 41° 09' 06" W
770.07'
S 41° 46' 30" W
282.12'
IR C&M "URBAN" FND
543.04' N 48° 08' 26" W
5/8" DIA IR FND
AT 12.80', PASS
IR C&M "URBAN"
FND ON LINE
IR C&M "URBAN" FND
FROM 5/8" DIA IR FND
AT TRACT CORNER,
1/2" DIA IR FND BEARS
N 49° 02' 06" E 40.10'

OVERALL BOUNDARY:
100.29 ACRES
FATSY L. COPELAND
TO
WILLIAM L. MELANSON ET. UX.
(UNDIVIDED 1/2 INTEREST)
100.081 AC.
VOL. 207 PG. 826 O.P.R.
ALSO DESC. IN EXHIBIT "A" - VOL. 171 PG. 874 O.P.R. &
EXHIBIT "A" - VOL. 168 PG. 146 O.P.R.

"TRACT A"
50.145 ACRES

"TRACT A"
50.145 ACRES

P.O.B.
"TRACT A"

PROPOSED 0.456 ACRE
EASEMENT
(VARIABLE WIDTH, ON AND ACROSS
"TRACT A", INTENDED TO SERVICE "TRACT B")

P.O.B.
0.456 ACRE
EASEMENT

RAYMOND HARTLEY, JR. & EILEEN HARTLEY
TO
BENEDICT HERMAN
EXHIBIT "A"-1: 11.344 AC.
VOL. 149 PG. 418 O.P.R.

DOLORES ALDERETE LEAGUE & LABOR A-52
EZEKIEL HALLAND SURVEY A-80

| PROPOSED 0.456 ACRE EASEMENT LINE DATA | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | S 41° 09' 06" W | 36.95' |
| L2 | N 20° 32' 25" E | 32.93' |

LEGEND

| | |
|---|---|
| SURVEY BOUNDARY | |
| PROPOSED EASEMENT BOUNDARY | |
| ADJOINING PROPERTY | |
| APPROXIMATE LOCATION | |
| CENTERLINE | |
| BARBED WIRE FENCE | |
| 4'X5' WIRE FENCE | |
| AERIAL ELECTRIC | |
| DEED RECORD LINE | |
| DEED RECORD DATA (X.XX' NW' X' XX.XX') | |
| SET 5/8" DIAMETER IRON ROD | ● |
| FOUND IRON ROD UNLESS NOTED OTHERWISE | ● |
| SET 5/8" DIAMETER IRON ROD CAPPED & MARKED EASEMENT 6371 | ◇ |

| | |
|---|---|
| C&M | CAPPED & MARKED |
| CG | CATTLE GUARD |
| T.E.L. | TELEPHONE |
| CONC | CONCRETE |
| D.R. | DEED RECORDS |
| DIA | DIAMETER |
| EM | ELECTRIC METER |
| FND | FOUND |
| GATE | GATE |
| GV | GUY WIRE |
| IR | IRON ROD |
| MON | MONUMENT |
| O.P.R. | OFFICIAL PUBLIC RECORDS |
| P.O.B. | PLACE OF BEGINNING |
| PP | POWER POLE |
| R.O.W. | RIGHT OF WAY |
| SP | SERVICE POLE |

SURVEYOR'S NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THEREFORE ALL MATTERS AFFECTING THIS PROPERTY MAY NOT BE SHOWN.
2. METES AND BOUNDS DESCRIPTIONS OF TRACT A", TRACT B" & THE PROPOSED 0.456 ACRE EASEMENT AS SHOWN HEREON HAVE BEEN PREPARED IN CONJUNCTION WITH THIS SURVEY.

STATE OF TEXAS
CALEY A. THOMAS
6371
REGISTERED
LAND SURVEYOR

THIS DRAWING WAS PREPARED FROM AN ACTUAL SURVEY, MADE ON THE GROUND 05 - 24 - 2017 TO 05 - 25 - 2017, UNDER MY DIRECTION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

THOMAS SURVEYORS FIRM NO. 10193900
CALEY A. THOMAS R.P.L.S. NO 6371
304 N. GONZALES CUERO, TEXAS 77954
(361) 275-2736

05 - 25 - 2017

REQUESTED BY: WILLIAM MELANSON
DRAWN BY: MT
CHECKED BY: CT
JOB NO. 17050501