

60' 0' 30' 60' 120' 240'

LEGEND

- [] = DEED CALL
- = 3/8" IRON ROD FOUND
- = 1/2" IRON ROD SET
- ⊙ = SURVEY CORNER
- x — = FENCE LINE
- w — = WATER LINE
- t — = TRACT LINE
- e — = ELECTRIC LINE
- s — = SURVEY LINE
- O P R E C T = OFFICIAL PUBLIC RECORDS EASTLAND COUNTY TEXAS
- R R E C T = REAL RECORDS OF EASTLAND COUNTY TEXAS
- D R E C T = DEED RECORDS OF EASTLAND COUNTY TEXAS

VARAS TO FEET, DIVIDE BY 0.36
FEET TO VARAS, MULTIPLY BY 0.36

W. C. GRIMES SURVEY A-676

STATE HIGHWAY 36

W. CANNON SURVEY
A-1039

30.00 ACRE TRACT
MATTHEW SCHLEGEL &
JESSICA SCHLEGEL
DOC. NO. 2023-001629
O.P.R.E.C.T.

0.71 ACRE TRACT
JERRY SCOTT LINDLEY &
TAMARA LINDLEY
DOC. NO 2022-002594
O.P.R.E.C.T.

1.30 ACRES

1.31 ACRE TRACT
DELMA DEAN AND WIFE
ELLA DEAN
TO
G. W. FORE AND WIFE
JEAN FORE
DATED MARCH 6, 1959
VOLUME 520, PAGE 278
DEED RECORDS OF
EASTLAND COUNTY, TEXAS

P.O.B.

1/2" IRON ROD SET [EAST 242 FEET]
S 89°37'07" W 242.00'

S 89°37'07" W
17.75'

183 ACRE TRACT
FABIAN C. MUELA
DOC. NO 2020-000821
O.P.R.E.C.T.

L. PAMPLIN SURVEY A-353

Note:
This survey is made without the benefit of
Title Commitment or Title Report, there may
be issues or Easements that affect this
property not shown hereon.

R C SURVEYING
27001 HIGHWAY 183 SOUTH
RISING STAR, TEXAS 76471
325-647-4818
ROYPFINGSTEN4@GMAIL.COM
FIRM NUMBER 10194196

SURVEY MADE FOR:
SCOTT & TAMARA LINDLEY
P.O. BOX 152
MAY, TEXAS 76857

THE STATE OF TEXAS:
COUNTY OF EASTLAND:

Being 1.30 acres of land, situated in Eastland County, Texas, out of the W. C. GRIMES SURVEY, ABSTRACT NUMBER 676, and being the land that is described as a 1.31 acre tract in a deed from Delma Dean and wife Ella Dean to G. W. Fore and wife Jean Fore, dated March 6, 1959, recorded in Volume 520 at Page 278, Deed Records of Eastland County, Texas, and includes a 0.71 acre tract of land that is described in a deed to Jerry Scott Lindley and wife Tamara Lindley, dated July 20, 2022, recorded in Document Number 2022-002594, Official Public Records of Eastland County, Texas, and further described as follows;

BEGINNING, at a 1/2 inch iron rod set in a fence at the calculated Southwest corner of said 1.31 acre tract and being the Southwest corner of said Grimes Survey, and being in the North line of a 183 acre tract of land that is described in a deed to Fabian C. Muela, recorded in Document Number 2020-000821, said Official Public Records, for the Southwest corner of this tract, from which a reference 2 inch pipe post found at a corner of a 30.00 acre tract of land that is described in Document Number 2023-001629, said Official Public Records, bears S 89° 37' 07" W 17.75 feet;

THENCE, N 00° 00' 00" W 284.48 feet, with the West line of said 1.31 acre tract and part way with the West line of said 0.71 acre tract, and being the West line of said Grimes Survey, to a 1/2 inch iron rod set in the South Right of Way line of State Highway 36, for the Northwest corner of this tract, from which a reference 3/8 inch iron rod found at a corner of said 30.00 acre tract, bears N 66° 18' 08" W 20.89 feet;

THENCE, with the South Right of Way line of State Highway 36, with the Arc of a curve to the Left that has a Radius of 3900.86 feet, an Arc distance of 260.35 feet, and being subtended by a Chord of S 68° 23' 01" E 260.30 feet, to a 1/2 inch iron rod set, for the Northeast corner of this tract;

THENCE, S 00° 00' 00" E 186.98 feet, with the East line of said 1.31 acre tract and part way with the East line of said 0.71 acre tract, and the West line of Eastland County Road Number 247, to a 2 inch pipe corner post found at the Southeast corner of said 1.31 acre tract and being in the North line of said 183 acre tract, for the Southeast corner of this tract;

THENCE, S 89° 37' 07" W 242.00 feet, with a fence along the South line of said 1.31 acre tract and the North line of said 183 acre tract, to the point of beginning and containing 1.30 acres of land.

I, ROY PFINGSTEN, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing Field Notes and Plat, was prepared from an actual survey, made on the ground, on August 12, 2024, from the Deed Records and Official Public Records of Eastland County, Texas, and surveys of area properties, that the corners and boundaries with marks natural and artificial are just as were found on the ground. Bearings are based on True North as determined by GPS survey data (NAD 83).

WITNESS MY HAND AND SEAL THIS THE 12th day of August 2024.

ROY PFINGSTEN
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4405 of TEXAS.

