

NOTE: Bearings shown hereon were determined by G.P.S. observations using TXNC State Plane Coordinates NAD 83.

NOTE: This boundary survey completed without the benefit of a current title commitment. There could be encumbrances which affect this property that are not shown hereon.

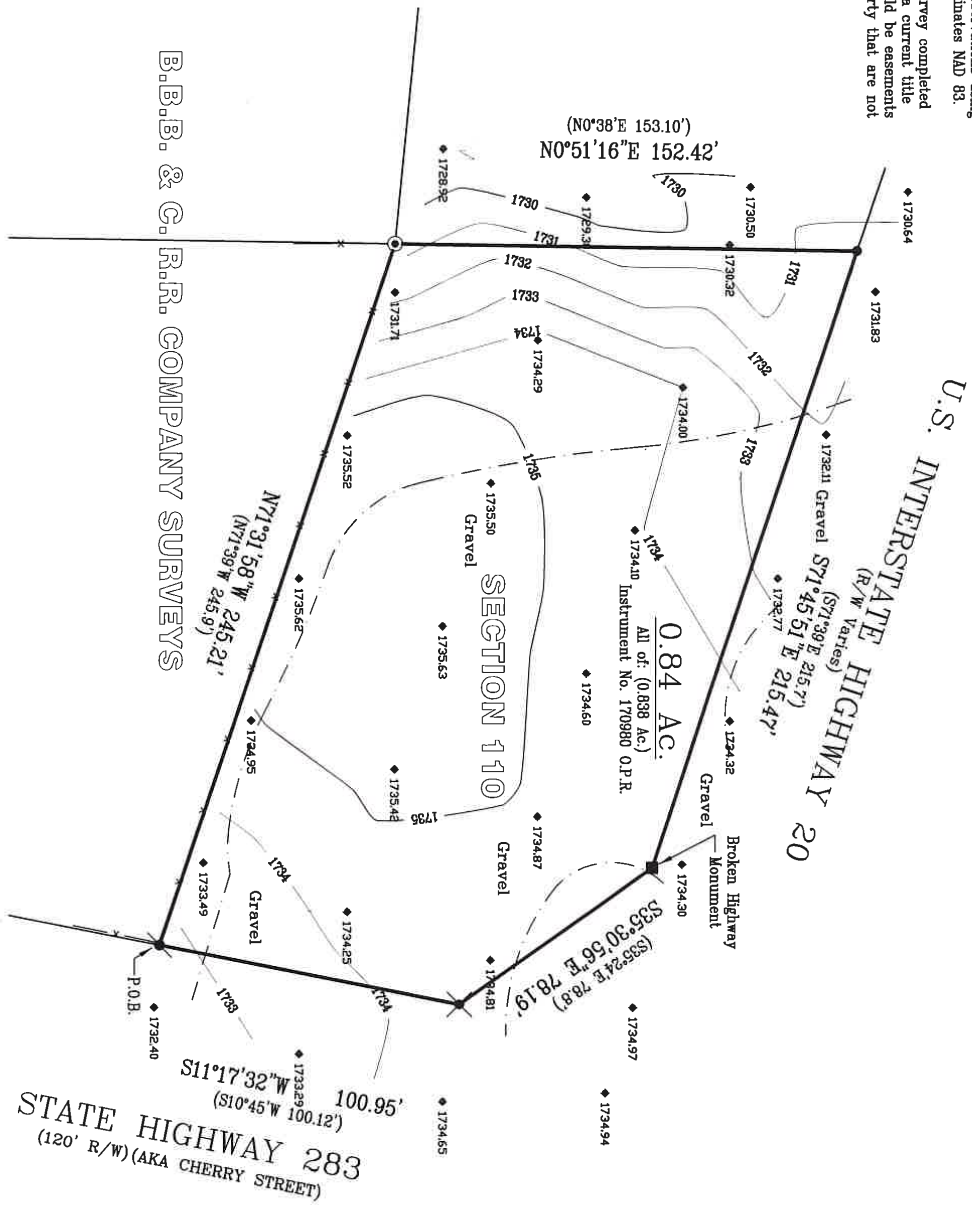
Survey Prepared for:
Meredith McCullar

I hereby certify the above to be a correct plat of the boundary, spot elevations and 1 foot contours on 0.84 acres out of Section 110, B.B.B. & C. RR. Company Surveys, Callahan County, Texas, said 0.84 acre tract described in Instrument No. 170980, Official Public Records, Callahan County, Texas and being more particularly described by attached field notes.
SEE ATTACHED FIELD NOTES.

Surveyed on the ground July 14, 2021.

There are no visible or apparent protrusions or overlapping of improvements upon or off this property other than shown. (Fences are not entirely upon property lines.)

GEOTEX PROPERTY SOLUTIONS
209 S. Pioneer Drive, Suite 2
Abilene, Texas 79605
325-677-6712
Firm Registration No. 10194134



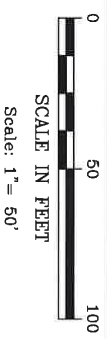
U.S. INTERSTATE HIGHWAY 20
(R/W Varies)
S71°39'E 215.7'
S71°45'51"E 215.47'

B.B.B. & C. RR. COMPANY SURVEYS

SECTION 110

STATE HIGHWAY 283
(120' R/W) (AKA CHERRY STREET)

File No: 79-06-21
File Name: McCullar 0.84 Acres
Location: D:\BAIRD\2021\McCullar Tract
Geotex Property Solutions Drawn by:
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- Legend**
- = Found 3/8" rebar
 - = Found 1/2" rebar
 - ⊗ = Found 5/8" rebar
 - ⊙ = Existing Highway Monument
 - ⊕ = Existing 4" Pipe
 - ⊖ = Fence Corner Post
 - x— = Edge of Gravel
 - () = Fence
 - () = Recorded Call
 - R/W = Right of Way
 - AAA = Also Known as
 - P.O.B. = Place of Beginning
 - Ac. = Acres
 - O.P.R. = Official Public Records
 - ⊕ = Spot Elevation



James L. Williams, Jr.
RPLS #4885

FIELD NOTES

0.84 ACRES

BEING 0.84 acres out of Section 110, B.B.B. & C. RR. Company Surveys, Callahan County, Texas, said 0.84 acres being all of that same 0.838 acre tract described in Instrument No. 170980, Official Public Records, Callahan County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" rebar found on the west side of State Highway 283 (120 foot right-of-way / AKA Cherry Street) for the southeast corner of this tract, whence the southeast corner of said Section 110 is recorded to bear south 195.8 feet and east 453.9 feet;

THENCE N71°31'58"W 245.21 feet to an existing 4" pipe fence corner post for the southwest corner of this tract;

THENCE N0°51'16"E 152.42 feet to a 3/8" rebar found on the SBL of Interstate Highway 20 (right-of-way varies) for the northwest corner of this tract;

THENCE S71°45'51"E 215.47 feet along the SBL of Interstate Highway 20 to an existing concrete highway monument (busted) for the most northerly northeast corner of this tract;

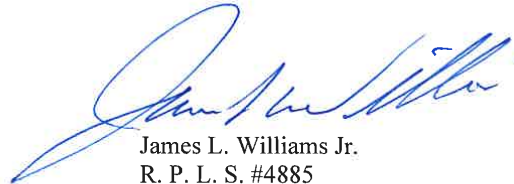
THENCE S35°30'56"E 78.19 feet to a 5/8" rebar found on the WBL of State Highway 283 for the most easterly northeast corner of this tract;

THENCE S11°17'32"W 100.95 feet along the WBL of State Highway 283 to the place of beginning and containing 0.84 acres of land.

Surveyed on the ground July 14, 2021.

SEE ATTACHED PLAT




James L. Williams Jr.
R. P. L. S. #4885

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(325) 677-6712
File # 79-06-21-0.84ac
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