

200' 0' 100' 200' 400' 800'



GRAPHIC SCALE IN FEET

SURVEY MADE FOR  
CARLA DRAPER, EXECUTRIX  
6607 HIGHVIEW ROAD  
FORT WORTH, TEXAS 76140

387.86 ACRE TRACT  
BRAD LYNELLE DAVIS, ET UX  
INST. NO. 2104240  
O.P.R.B.C.T.

J. G. WARREN SURVEY  
ABSTRACT NO. 1748

[N 89°47'43" W]

3" PIPE POST

3" PIPE POST

1/2" IRON ROD SET

P.O.B.

3/8" IRON ROD FOUND  
NW CORNER 40.00 AC. TR.

[S 89°45'00" W 490.50']

[N 89°51'00" W 215.40']

[N 88°48'00" W 304.70']

[S 87°52'31" E 297.89']

[N 88°51'31" E 152.4']

[N 88°59'30" W 212.80']

[N 88°51'31" E 152.4']

39.93 ACRES

0.56 OF AN ACRE IS IN BROWN COUNTY  
ROAD NUMBER 149.

40.00 ACRE TRACT  
SHAWN DADY  
TO  
JAMES B. WILKINS &  
MARY R. WILKINS  
VOLUME 1377, PAGE 23  
O.P.R.B.C.T.

S 1/2, SECTION 40  
H. T. & B. RR CO.  
JOHN C. LINSLEY SURVEY  
ABSTRACT NO. 2037

H. T. & B. RR COMPANY  
SECTION 37, A-503

BROWN COUNTY ROAD NO. 129

N 00°00'00" W  
1415.40'

OVERHEAD ELECTRIC LINE

13.03 ACRE TRACT  
E. D. COUTEE  
VOLUME 955, PAGE 225  
R.R.B.C.T.

7.51 ACRES  
DAVID OLIVER  
VOLUME 92, PAGE 379  
O.P.R.B.C.T.

[NORTH 1450.10']  
[NORTH 1450.10']

OVERHEAD ELECTRIC LINE

REFERENCE 3 INCH  
PIPE POST BEARS,  
N 04° 55' 59" E  
21.19'

REFERENCE 1/2"  
IRON ROD SET  
BEARS, N 02° 42'  
59" W 18.65'

REFERENCE 1/2"  
IRON ROD FOUND  
BEARS, N 00° 53'  
46" W 20.70'

N 89°25'00" W  
883.90'

N 84°47'00" W  
340.60'

POINT IN ROAD

BROWN COUNTY ROAD NO. 149

POINT IN ROAD

POINT IN ROAD

12.19 ACRE TRACT  
SANDRA MARIE NEWMAN, ET AL  
INST. NO. 2401731  
O.P.R.B.C.T.

9.70 ACRE TRACT  
SAM NEWMAN, ET UX  
VOLUME 840, PAGE 976  
D.R.B.C.T.

10.03 ACRE TRACT  
SAM E. NEWMAN, ET UX  
VOLUME 929, PAGE 107  
R.R.B.C.T.

20.032 ACRE TRACT  
MICHAEL EBERLE, ET UX  
VOLUME 1626, PAGE 355  
O.P.R.B.C.T.

JOB NUMBER 430-24

LEGEND

- [ ] = DEED CALL
- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- ⊙ = SURVEY CORNER
- X— = FENCE LINE
- P— = PIPELINE
- T— = TRACT LINES
- E— = ELECTRIC LINE
- S— = SURVEY LINE
- O. P. R. B. C. T. = OFFICIAL PUBLIC RECORDS BROWN COUNTY TEXAS
- R. R. B. C. T. = REAL RECORDS OF BROWN COUNTY TEXAS
- D. R. B. C. T. = DEED RECORDS OF BROWN COUNTY TEXAS

VARAS TO FEET - DIVIDE BY .36  
FEET TO VARAS - MULTIPLY BY .36

R C SURVEYING

27001 HWY 183, RISING STAR, TEXAS 76471  
325-647-4818-ROYFFINGSTEN4@GMAIL.COM  
FIRM NUMBER 10194196



THE STATE OF TEXAS:  
COUNTY OF BROWN:

Plat of a survey of 39.93 acres of land, situated in Brown County, Texas, out of the SOUTH 1/2 OF SECTION 40, H. T. & B. RAILROAD COMPANY, JOHN C. LINSLEY SURVEY, ABSTRACT NUMBER 2037, and being out of the land that is described as a 40.00 acre tract of land in a deed from Shawn Dady to James B. Wilkins and Mary R. Wilkins, recorded in Volume 1377 at Page 23, Official Public Records of Brown County, Texas.

I, Roy Pfingsten, a Registered Professional Land Surveyor in the State of Texas, does hereby certify that this survey was this day made by me or under my supervision on the ground of the real property, shown on the survey plat, and after the exercise of professional diligence and reasonable care that this survey is true and correct to the best of my knowledge and belief; that there are no visible discrepancies,

SCHEDULE B-TITLE EXCEPTION NOTES:

THIS SURVEY IS BASED ON A TITLE COMMITMENT PREPARED BY NATIONAL INVESTORS TITLE INSURANCE COMPANY, EFFECTIVE DATE: JANUARY 17, 2025, 08:00 a.m., GP NO. 2500118BC, ISSUED JANUARY 27, 2025.

ITEMS NOT LISTED ARE STANDARD TITLE EXCEPTIONS AND/OR NOT MATTERS OR ISSUES THAT PERTAIN TO THIS SURVEY.

10.i.) Any part of the herein described tract affected by that certain right of way from Almeda Williams through attorney-in-fact to Humble Pipeline Company dated March 3, 1925, and recorded in Volume 195, Page 108, Deed Records of Brown County, Texas. (AFFECTS THIS PROPERTY)

10.j.) Any part of the herein described tract affected by that certain right of way from Almeda Williams through attorney-in-fact to Texas Pipeline Company dated July 9, 1926, and recorded in Volume 212, Page 206, Deed Records of Brown County, Texas. (AFFECTS THIS PROPERTY)

10.k.) Any part of the herein described tract affected by that certain right of way from Almeda Williams to Texas Pipeline Company