

SCALE IN FEET

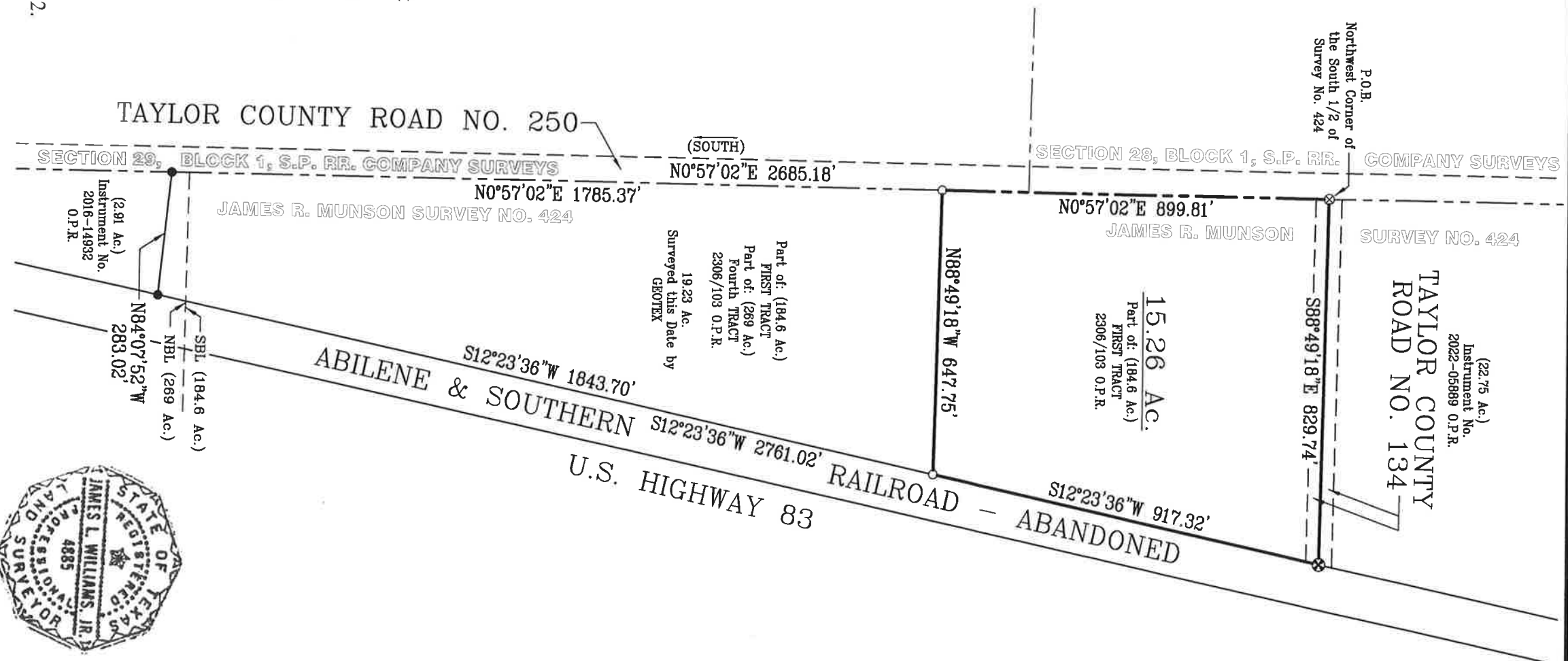
Scale: 1" = 300'

NOTE: Bearings shown hereon are based on Geodetic North, determined by G.P.S. observations.

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

Legend

- = Found 1/2" rebar
- ⊗ = Found 1/2" spike
- ⊗ = Found Railroad Spike
- = Set 3/8" rebar
- x- = Fence
- () = Recorded Call
- O.P.R. = Official Public Records
- P.O.B. = Place of Beginning
- Ac. = Acres



Survey Prepared for:
Amy Biggs

I hereby certify the above to be a correct plat of 15.26 acres out of the northwest 1/4 of the south 1/2 of the James R. Munson Survey No. 424, Taylor County, Texas, said 15.26 acres being part of a 184.6 acre tract described as First Tract in Volume 2306, Page 103, Official Public Records, Taylor County, Texas and being more particularly described by attached field notes.

SEE ATTACHED FIELD NOTES.

Surveyed on the ground October 28, 2022.

There are no visible or apparent protrusions or overlapping of improvements upon or off this property other than shown.

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

File No: 78-30-22
File Name: Nichols 34.49 Ac Tract
Location: D:\Taylor\2022\
Geotex Property Solutions Drawn by:
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James L. Williams, Jr.
RPLS #4885

FIELD NOTES
15.26 ACRE

BEING 15.26 acres out of the northwest 1/4 of the south 1/2 of the James R. Munson Survey No. 424, Taylor County, Texas, said 15.26 acres being part of a 184.6 acre tract described as First Tract in Volume 2306, Page 103, Official Public Records, Taylor County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" spike found at the northwest corner of the south 1/2 of said Survey No. 424, the northwest corner of said 184.6 acre tract and the southwest corner of a 22.75 acre tract recorded in Instrument No. 2022-05889, Official Public Records, Taylor County, Texas for the northwest corner of this tract;

THENCE S88°49'18"E 829.74 feet to a railroad spike found on the WBL of the Abilene & Southern Railroad right-of-way (abandoned) at the southeast corner of said 22.75 acre tract for the northeast corner of this tract;

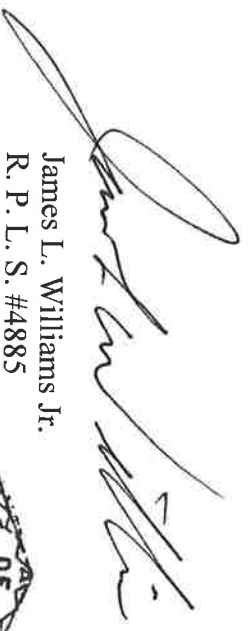
THENCE S12°23'36"W 917.32 feet along the WBL of said abandoned railroad right-of-way to a 3/8" rebar set for the southeast corner of this tract, whence a 1/2" rebar found at the northeast corner of a 2.91 acre tract recorded in Instrument No. 2016-14932, Official Public Records, Taylor County, Texas bears S12°23'36"W 1843.70';

THENCE N88°49'18"W 647.75 feet to a 3/8" rebar set on the WBL of said Survey No. 424 for the southwest corner of this tract;

THENCE N0°57'02"E 899.81 feet along the WBL of said Survey No. 424 to the place of beginning and containing 15.26 acres of land.

Surveyed on the ground October 28, 2022.

SEE ATTACHED PLAT


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

Geotex Property Solutions
209 S. Pioneer Drive, Suite 2
Abilene, Texas 79605
(325) 677-6712
File # 78-30-22-15.26ac
Firm Registration No. 10194134

