

SCALE 1" = 300'



0 150 300 600

312.56± ACRES
CLERK'S FILE NO.
2023-00000390

SCALE: 1" = 300'
LEGEND:

- ⊕ 1/2" IRON ROD SET W/CAP
STAMPED "FURMAN RPLS"
- ⊙ 3/8" IRON ROD FND
- CM CONTROL MONUMENT
- RM RECORD MONUMENT

N 89° 54' 15" E 1061.64'

- 15.13± ACRES -

BOUNDARY SURVEY ONLY.
IMPROVEMENTS, IF ANY,
ARE NOT SHOWN.

S 00° 05' 45" E 568.00'

S 89° 54' 15" W 1021.64'

312.56± ACRES
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N 00° 05' 45" W 1968.00'

1370.00'

S 00° 05' 45" E 1400.00'

COUNTY ROAD N
(NO DEDICATION FOUND)

SEC. 49 CM SEC. 48 RM

BASE LINE

30.00'

BEGINNING CORNER

SEC. 48 CM SEC. 47 RM

SEC. 72 SEC. 73

(MEAS. S 89° 54' 15" W 2641.45')

S 89° 54' 15" W 40.00'

S 89° 54' 15" W 2599.34'

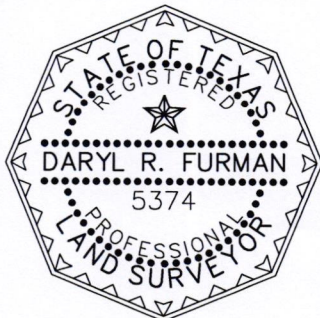
SEC. 73 SEC. 74

(BASIS OF BEARING
PER VOL. 568, PG. 148)

COUNTY ROAD 1
(NO DEDICATION FOUND)

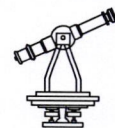
1351 CO. RD. 1

SURVEY FOR:
MR. BUYER, LLC
SURVEY DATE: 04.14.2023



Daryl R. Furman
Daryl R. Furman
RPLS 5374

FURMAN LAND SURVEYORS, INC.



SURVEYING · MAPPING · CONSULTING

TEXAS · OKLAHOMA · NEW MEXICO
KANSAS · COLORADO

DARYL R. FURMAN, RPLS · DANIEL R. FURMAN, RPLS · DONALD R. FURMAN, RPLS
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HEATHER LYNN LEMONS, RPLS · KYLE L. BRADY, RPLS
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TEXAS FIRM #10092400 & 10092401

P.O. BOX 1416 · AMARILLO, TEXAS 79105 · (806) 374-4246 · FAX (806) 374-4248
P.O. BOX 464 · DUMAS, TEXAS 79029 · (806) 934-1405 · FAX (806) 934-1482

PROJECT NO. 2331768-LOT-26 FILE NO. CARSON
DRAWING NO. P:\Dwg 23\CARSON\2331768\2331768-LOT-26

NOTES

1. Original seal and signature of the surveyor must be present on each page for survey to be valid.
2. This plat is the property of Furman Land Surveyors Inc. Furman Land Surveyors Inc. accepts no responsibility for the use of this plat for any purpose other than its original intended use. The intended use being the consummation of the original transaction between the parties listed in the certificate hereon and issuance of title insurance for the property surveyed. Reproduction of this plat for any purpose other than its original intended use is expressly forbidden without the written consent of an authorized agent of Furman Land Surveyors Inc. Copyright 2023.
3. No investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose have been made by this Surveyor.
4. No attempt was made by this surveyor to contact Carson County regarding access to County Road 1 from the subject tract. It is unknown by this surveyor if a drive permit will be issued or if direct ingress/egress will be allowed to the subject tract from County Road 1.

DESCRIPTION

A 15.13+/- acre tract of land out of Section 48, Block B-4, H.&G.N. Railroad Co. Survey, Carson County, Texas, being a portion of that certain 312.56+/- acre tract of land being described in that certain instrument recorded under Clerk's File No. 2023-00000390 of the Official Public Records of Carson County, Texas, said 15.13+/- acre tract of land having been surveyed on the ground on April 14, 2023 by Furman Land Surveyors, Inc. and being described by metes and bounds as follows:

COMMENCING at a 3/8 inch iron rod found, of record, for the Southeast corner of said Section 48;

THENCE S. 89° 54' 15" W. 2599.34 feet along the South line of said Section 48 to the most South Southeast and BEGINNING CORNER of this tract of land;

THENCE S. 89° 54' 15" W. 40.00 feet along the South line of said Section 48 to the Southwest corner of this tract of land, from whence a 3/8 inch iron rod found, of record, for the Southwest corner of said Section 48 bears S. 89° 54' 15" W. (Base line) 2641.45 feet;

THENCE N. 00° 05' 45" W., at 30.00 feet pass a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set, continuing for a total distance of 1968.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the Northwest corner of this tract of land;

THENCE N. 89° 54' 15" E. 1061.64 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" for the Northeast corner of this tract of land;

THENCE S. 00° 05' 45" E. 568.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" for the most East Southeast corner of this tract of land;

THENCE S. 89° 54' 15" W. 1021.64 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" for an interior corner of this tract of land;

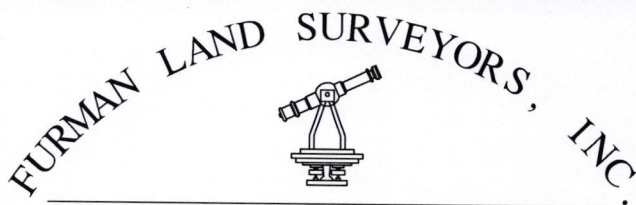
THENCE S. 00° 05' 45" E., at 1370.00 feet pass a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set, continuing for a total distance of 1400.00 feet to the PLACE OF BEGINNING and containing 15.31+/- acres of land, more or less.

SURVEY FOR:
MR. BUYER, LLC
 SURVEY DATE: 04.14.2023



Daryl R. Furman

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 RPLS 5374



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