

**Plat and Field Notes on a  
24.56 Acre Tract out of Tract (or Section) 25,  
League 22, McCulloch County School Land,  
Hockley County, Texas**

FIELD NOTES on a 24.56 acre tract out of the Northeast Quarter (NE/4) of Tract or Section 25, League 22, McCulloch County School Land, Hockley County, Texas as shown by the plat recorded in Volume 6, Page 218, Hockley County Deed Records and being further described by metes and bounds as follows:

BEGINNING at a 1" iron pipe with aluminum cap marked ABACUS ENGINEERING RPLS 4460, having Texas North Central Zone Coordinates (NAD 83 as determined by the HxGN Smartnet Network) of North:7221519.00, East 826304.41, set near the center of the intersection of Tiger Road and Hawk Road, both graded roads, for the Northeast corner of Tract 25, from which a found 1/2" rod with blue cap bears North, 14.6 feet, a found 3/4" iron pipe set by Sylvan Sanders for the Northwest corner of Tract 27 bears N 02° 53' 52" E(Texas North Central Zone Bearing Basis), 6789.38 feet (Plat N 0° 50' E, 6789.43 feet) and a found 3/4" iron pipe set by Sylvan Sanders for the Southeast corner of the North Half of Tract 25 bears S 02° 53' 52" W, 2263.02 feet(Plat 2263.05 feet), from which a found 1 1/4" iron pipe(North: 7216999.77, East: 826082.63), set by W.D. Twichell for the Southeast corner of League 22 and the Southwest corner of League 11, Donley County School Land, bears S 02° 43' 17" W, 2262.86 feet(Plat 2263.33 feet), said 1 1/4" iron pipe being about 80 feet South of the center of F.M. 41;

THENCE S 02°53'52" W, with the East line of League 22, and near the center of Hawk Road, 1131.51 feet to a found 1/2" iron rod for the Southeast corner of this tract;

THENCE N 87°08'09" W, at 30.00 feet pass a set 1/2" iron rod with green cap marked RPLS 4460, hereinafter referred to as Abacus Cap, in all 945.29 feet to a set Abacus Cap for the Southwest corner of this tract;

THENCE N 02°52'21" E, with the East line of an 11.04 acre tract surveyed the same date, at 1111.51 feet pass a set Abacus Cap, in all 1131.51 feet to the Northwest corner of this tract;

THENCE S 87°08'09" E, with the North line of Tract 25 and near the center of Tiger Road, 945.79 feet to the PLACE of BEGINNING, containing 24.56 acres including any Right of Way.

Scale: 1"=200'  
Areas Outside Tract Limits Not to Scale

Surveyed For:  
Veritas Real Estate



*[Handwritten Signature]*

J.M. CIESZINSKI, RPLS # 4460

PLAT SHOWN AS SURVEYED ON THE GROUND

June 4, 2024

**Surveyor's Report**

This Plat is based on a survey made on the ground May, 2024.

Monuments shown as found on this survey were accepted by this surveyor as controlling evidence due to substantial agreement with Record Documents.

Substantial Discrepancies between Record Documents and conditions as found on the ground were uncovered on this survey. Previous surveyors apparently did not locate Sanders and Twichell original monuments and placed the North line of Tract 25 12-15' North of the correct line.

This plat was prepared without the benefit of a Title Commitment. Easements and/or Restrictions other than those shown may apply.

Bearings and coordinates are based on the Texas North Central Zone Coordinate System. NAD 83, as determined by the HxGN Smartnet Network.

	<b>ABACUS ENGINEERING SURVEYING</b> 2737 81st Street LUBBOCK, TEXAS 806-745-7670
	Count on It
	TEXAS SURVEYING FIRM NO. 101153-00 TEXAS ENGINEERING FIRM NO. 4368

