

SURVEYED FOR: CARY CLARK
607 F.M. 604
CLYDE, TEXAS 79510
GF#ABL2516927

THERE IS NO OFFICIAL FLOOD MAP FOR CALLAHAN COUNTY, TEXAS, AT THIS TIME.
THERE ARE NO VISIBLE PROTRUSIONS UPON THIS LOT OTHER THAN SHOWN. FENCES ARE NOT ENTIRELY UPON PROPERTY LINES.

BEARINGS BASED ON NORTH WITH GPS, WGS 84.

EASEMENT NOTES:
V-49, P-233, BLANKET EASEMENT,
NO VISIBLE SIGN OBSERVED.

B.B.B. & C. R.R. CO. SURVEY

KEVIN HAGAN ET UX
36.731 ACRES
10/6/2022
#22-2361

JOHNNY MAYHUGH ET UX
19.542 ACRES
4/2/2018
#18-0823

THE NORTHEAST CORNER OF
SECTION 60 BEARS OF RECORD
N01°57'W 1966.9' AND EAST 40'

P.O.B.

5 ACRES

TANYA BLACK
18.03 ACRES
12/30/1996
55/291 O.P.R.

S89°34'20"W 656.01'
N89°34'20"E 656.01'

P.O.B.

THE NORTHEAST CORNER OF
SECTION 60 BEARS OF RECORD
N01°57'W 2294.9' AND EAST 40'

14.097 ACRES

TANYA BLACK
18.03 ACRES
12/30/1996
55/291 O.P.R.

1/2"

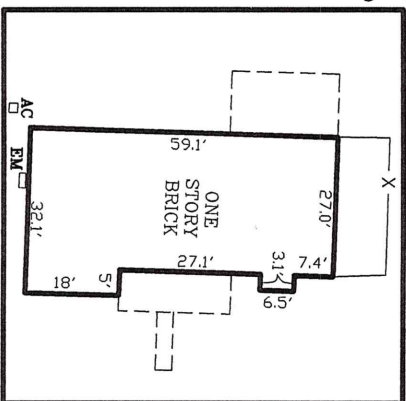
S89°03'13"W 1236.53'

3/8"

F.M. 604

- SCALE 1" = 200'
- (*) = RECORD CALL
 - = OVERHEAD ELECTRIC
 - EM = ELECTRIC METER
 - AC = AIR CONDITIONER
 - = FOUND REBAR
 - = SET 1/2" REBAR W/ CAP "ESTES 5003"
 - = 5-1/2" PIPE FENCE POST
 - = CONCRETE
 - X- = FENCE
 - = POWER POLE

DETAIL: NOT TO SCALE



CLYDE YOUTH SPORTS BOARD, INC.

40 ACRES
11/28/2023
#23-2514

SURVEYED ON THE GROUND
MARCH 19, 2025

ESTES SURVEYING INC., FIRM #10064600
DIEHL, ESTES RPLS #5003
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(325)-893-2822
estesurveying@outlook.com

I HEREBY CERTIFY TO
SECURITY ABSTRACT & TITLE COMPANY OF ABILENE
AND CARY CLARK THAT THIS PLAT REPRESENTS
A SURVEY OF THE IMPROVEMENTS UPON
TRACT 1, A 5 ACRE TRACT AND
TRACT 2, A 14.097 ACRE TRACT OF LAND OUT OF A
19.097 ACRES OF LAND IN THE NE/4 SECTION 60,
B.B.B. & C. R.R. CO. SURVEY, CALLAHAN COUNTY, TEXAS.