

SAM C. COWAN SURVEY
A-107

SHEET 2 OF 2
(SEE SHEET 1 OF 2 FOR FIELD NOTES)

STANLEY RUTHERFORD
VOL. 227, PG. 039
O.P.R.F.C.T.

TOM RAMSAY
VOL. 249, PG. 448
O.P.R.F.C.T.
(RAMSAY DEED 353.79)

POOL

S 86°24'11" E 353.19'

(HAMRICK DEED 379.88')

1/2" IRS
FROM WHICH A FENCE
POST W/WIRE BEARS
S 03°23' E 46.0'

FENCE POST W/WIRE

TOM RAMSAY
VOL. 249, PG. 448
O.P.R.F.C.T.

1.781 Acres
(CALLED 1.79 ACRES)

RICHARD HAMRICK
VOL. 200, PG. 33
O.P.R.F.C.T.

BRADLEY RUTHERFORD
VOL. 180, PG. 855
O.P.R.F.C.T.

(RAMSAY'S DEED 214.00')

N 04°35'14" E

213.99'

(HAMRICK DEED 198.01')

(HAMRICK DEED 201.80')

S 01°22'27" E

205.14'

1/2" IRF FOR CORNER AS
THE MOST WESTERLY CORNER OF
RAMSAY TRACT AS CONTROL MONUMENT
CALLED N 88°05'32" W 1159.26'
MEASURED N 58°05'30" W 1158.84'

3/4" IRF
RAMSAY SOUTHERLY SE COR.
CONTROL MONUMENT
FROM WHICH A 1/2" IRF BEARS
S 82°54' W 9.1'

J. LEVINS SURVEY
A-283

1/2" IRS FROM WHICH
A 1/2" IRF BEARS
S 59°33' E 8.3'

(HAMRICK DEED 288.23')

N 86°17'00" W 277.27'
REFERENCE BEARING
(TXDOT R.O.W. MAP)

(HAMRICK DEED 102.98')

S 87°38'26" W

1/2" IRS

97.92'

POINT OF
BEGINNING

SERVICE ROAD

SURVEY
SHOWING

INTERSTATE 30

SHEET 2 OF 2
(SEE SHEET 1 OF 2 FOR FIELD NOTES)

1.781 ACRES IN THE
JOHN LEVINS SURVEY, ABSTRACT NO. 283
FRANKLIN COUNTY, TEXAS

SCALE: 1" = 60 FEET

THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD,
ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE OWNERSHIP, OR ANY OTHER FACTS THAT
AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.



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