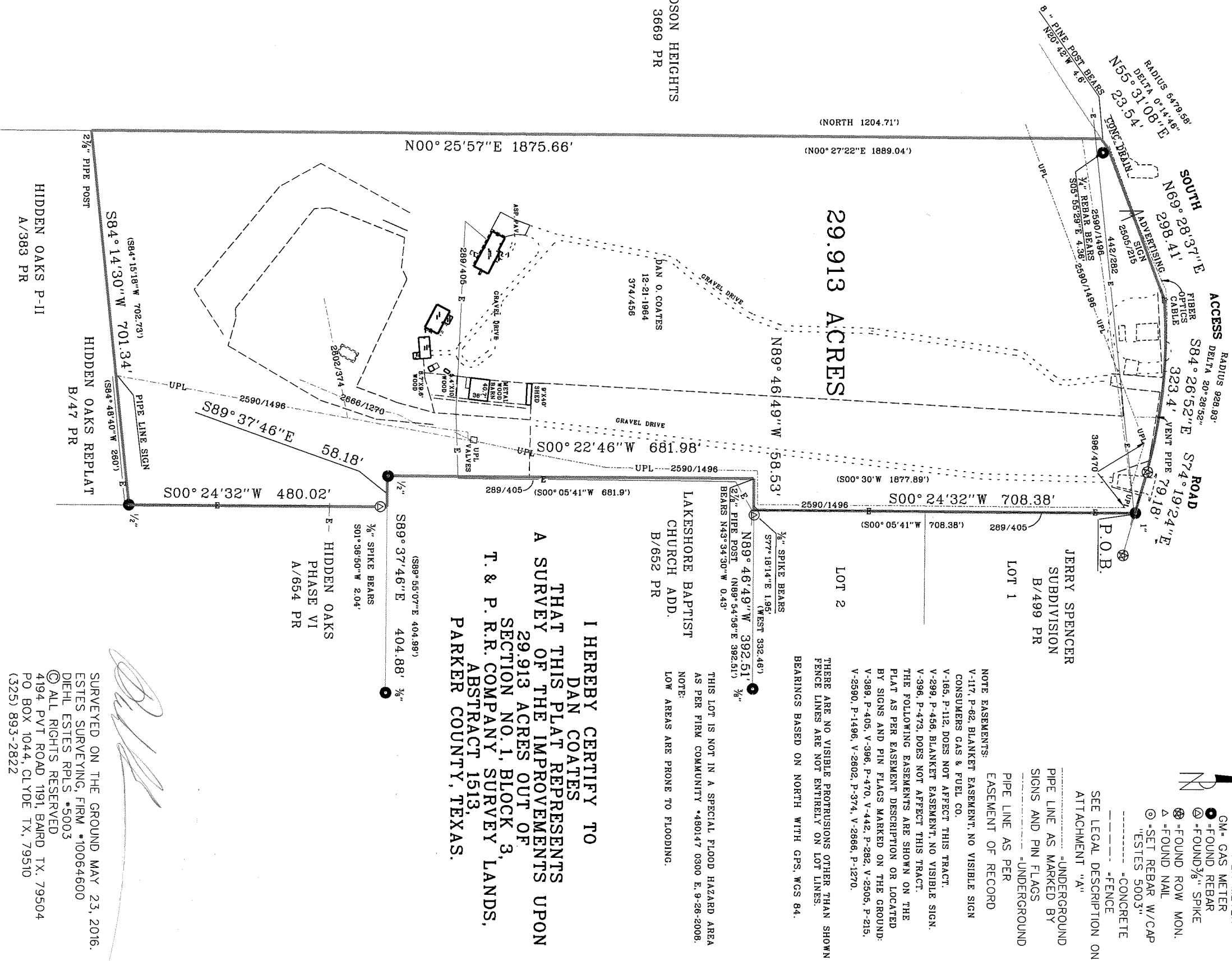


SURVEYED FOR: DAN COATES
3120 EAST 1-20
HUDSON OAKS, TEXAS
CF#16-01807

INTERSTATE HIGHWAY 20
381/744



SCALE 1" = 200'
DETAIL: 1" = 30'
(*)-RECORD CALL
E-OVERHEAD ELECTRIC
TP-TELE. PED.
WM-WATER METER
GM-GAS METER
●-FOUND REBAR
⊙-FOUND 3/8" SPIKE
△-FOUND ROW MON.
△-FOUND NAIL
⊙-SET REBAR W/CAP
"ESTES 5003"
---CONCRETE
---FENCE
SEE LEGAL DESCRIPTION ON
ATTACHMENT "A"

PIPE LINE AS PER
EASEMENT OF RECORD
PIPE LINE AS MARKED BY
SIGNS AND PIN FLAGS
---UNDERGROUND

NOTE EASEMENTS:
V-117, P-62, BLANKET EASEMENT, NO VISIBLE SIGN
CONSUMERS GAS & FUEL CO.
V-165, P-112, DOES NOT AFFECT THIS TRACT.
V-299, P-456, BLANKET EASEMENT, NO VISIBLE SIGN.
V-396, P-473, DOES NOT AFFECT THIS TRACT.
THE FOLLOWING EASEMENTS ARE SHOWN ON THE
PLAT AS PER EASEMENT DESCRIPTION OR LOCATED
BY SIGNS AND PIN FLAGS MARKED ON THE GROUND:
V-369, P-405, V-396, P-470, V-442, P-282, V-2505, P-215,
V-2590, P-1496, V-2802, P-374, V-2666, P-1270.

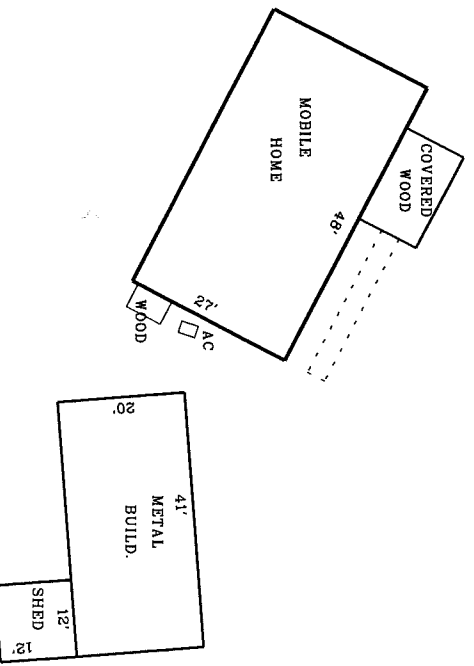
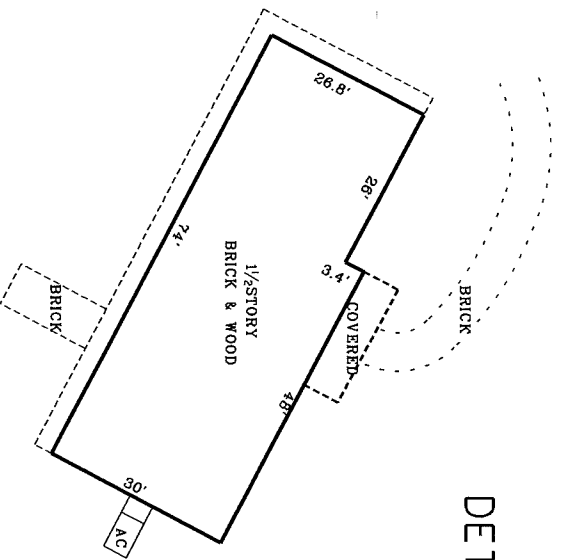
THERE ARE NO VISIBLE PROTRUSIONS OTHER THAN SHOWN
FENCE LINES ARE NOT ENTIRELY ON LOT LINES.
BEARINGS BASED ON NORTH WITH GPS, WGS 84.

THIS LOT IS NOT IN A SPECIAL FLOOD HAZARD AREA
AS PER FIRM COMMUNITY #480147 0300 E. 9-26-2008.
NOTE:
LOW AREAS ARE PRONE TO FLOODING.

I HEREBY CERTIFY TO
DAN COATES
THAT THIS PLAT REPRESENTS
A SURVEY OF THE IMPROVEMENTS UPON
29.913 ACRES OUT OF
SECTION NO.1, BLOCK 3,
T. & P. R.R. COMPANY SURVEY LANDS,
ABSTRACT 1513,
PARKER COUNTY, TEXAS.

SURVEYED ON THE GROUND MAY 23, 2016.
ESTES SURVEYING, FIRM #10064600
DIEHL ESTES RPLS #5003
© ALL RIGHTS RESERVED
4194 PVT ROAD 1191, BARD TX 79504
PO BOX 1044, CLYDE TX, 79510
(325) 893-2822

DETAIL: 1" = 30'



Parker County, Texas
T. & P. R.R. Company Survey No. 1, Block 3
29.913 acres
Dan Coates

ATTACHMENT "A"

Being 29.913 acres out of Section No.1, Block 3, T. & P. R.R. Company Survey Lands, Abstract 1513, Parker County, Texas, said 29.913 acre tract being the same tract of land described in Deed to Dan O. Coates, dated December 21, 1964, of record in Volume 374, Page 456, Deed Records of Parker County, Texas, and said 29.914 acre tract being more fully described as follows:

Beginning at a found 1" iron rod, on the South Right of Way line of Interstate Highway 20, for the Northwest corner of Lot 1, of the Jerry Spencer Subdivision, of record in Cabinet B, Slide 499, Plat Records, Parker County, Texas, the Southeast corner of a tract of land conveyed to the State of Texas, of record in Volume 381, Page 744, Deed Records of Parker County, Texas, and the Northeast corner of this tract;

Thence S00°24'32"W, generally along a fence line, on the West line of said Lot 1 and Lot 2 of the Jerry Spencer Subdivision, a distance of 708.38' to a point, on the North line of the Lakeshore Baptist Church Addition, of record in Cabinet B, Slide 652, Plat Records, Parker County, Texas, for the Southwest corner of said Lot 2, and a exterior corner of this tract, from which a 3/8" spike bears S77°18'14"W 1.95';

Thence N89°46'49"W, a part of the way along a fence line, a distance of 58.53' to a point for the Northwest corner of said Lakeshore Baptist Church Addition, and an interior corner of this tract from which a 2 7/8" Pipe Corner Post bears N43°34'30"W 0.43';

Thence S00°22'46"W, generally along a fence line, a distance of 681.89' to a found 1/2" rebar for the Southwest corner of said Lakeshore Baptist Church Addition, and an interior corner of this tract;

Thence S89°37'46"E, along the South line of said Lakeshore Baptist Church Addition, a distance of 58.18' to a point, for the Northwest corner of Hidden Oaks Phase VI, of record in Cabinet A, Slide 654, Plat Records, Parker County, Texas, and exterior corner of this tract, from which a found 3/8" spike bears S01°36'50"E 2.04';

Thence S00°24'32"W, generally along a fence line, a distance of 480.02' to a found 1/2" rebar for the Northeast corner of the Hidden Oaks Replat, of record in Cabinet B, Slide 47, Plat Records, Parker County, Texas, and the Southeast corner of this tract;

Thence S84°14'30"W, generally along a fence line, a distance of 701.34' to a 2 7/8" pipe post, on the East line of Hudson Heights Subdivision, of record in No. 3669, Plat Records, Parker County, Texas, for the Northwest corner of the Hidden Oaks Phase II, of record in Cabinet A, Slide 383, Plat Records, Parker County, Texas, and the Southwest corner of this tract;

Thence N00°25'27"E, a part of the way along a fence line, along the East line of said Hudson Heights Subdivision, a distance of 1875.66' to a point, in a draw, for the Northeast corner of said Hudson Heights Subdivision and the Northwest corner of this tract from which a 8" pine post bears N20°42'W 4.6';

Thence, in a Northerly direction, along a curve to the right, with a Delta of 0°14'46", Radius of 5479.58', and a chord bearing and distance of N55°31'08"E 23.54' to a point, for the end of said curve of this tract, from which a 3/4" rebar bears S05°55'29"E 4.36';

Thence N69°28'37"E, along the South Right of Way line of said Interstate Highway 20, a distance of 298.41' to a found nail, in asphalt paving, for an exterior corner of this tract;

Thence, in a Southerly direction, along a curve to the right, with a Delta of 20°26'52", Radius of 928.93', and a chord bearing and distance of S84°26'52"E 323.4' to a found concrete Right of Way Monument, for the end of said curve and an exterior corner of this tract;

Thence S74°19'24"E, along the South Right of Way line of said Interstate Highway 20, a distance of 79.18' to the point of beginning and containing 29.913 acres of land more or less.

Surveyed on the ground May 23, 2014.

Diehl Estes RPLS 5003
4194 PR 1191
Baird Texas, 79510
(325) 893-2822

