

RESTRICTIONS:
785/141
786/777
792/57
990/741
985/455

NOTE: THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE REPORT. THERE MAY BE ADDITIONAL EASEMENTS OR ENCUMBRANCES AFFECTING THIS TRACT THAT ARE NOT SHOWN HEREON.

TANGENT	BEARING	LENGTH	CALLS
T1	S12°44'28"W	61.89'	S12°05'45"W 61.85'
T2	S27°31'45"W	100.30'	CALL & ACTUAL
T3	S32°40'04"W	99.89'	CALL & ACTUAL
T4	S33°12'29"W	51.59'	CALL & ACTUAL
T5	S33°00'51"E	26.68'	CALL & ACTUAL
T6	S61°28'02"E	25.94'	CALL & ACTUAL
T7	N85°18'43"W	23.50'	N85°18'43"W 23.50'
T8	S65°12'31"W	51.82'	CALL & ACTUAL
T9	S83°25'07"W	49.98'	S83°07'38"W 50.21'
T10	S72°10'48"E	25.10'	S72°05'36"E 25.00'
T11	N14°03'55"W	50.84'	N14°33'14"W 50.62'
T12	N65°04'00"W	41.24'	N65°00'44"W 40.00'
T13	S36°05'53"W	62.57'	S37°12'48"W 61.33'
T14	S65°15'34"W	30.04'	S65°27'57"W 30.25'

APRIL COVE III

LOTS 50, 51, 61, 62. & 63

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING
LOTS 50, 51, 51, 62 & 63, OF APRIL COVE II, AN ADDITION
TO FREESTONE COUNTY, TEXAS, ACCORDING TO THE PLAT
RECORDED IN CABINET B, ENVELOPES 77 AND 89, PLAT
RECORDS OF FREESTONE COUNTY, TEXAS.

O = 1/2" FOUND IRON ROD
UNLESS OTHERWISE NOTED

SURVEY: DANIEL BRATT A-97
DESCRIPTION: CAB. B, ENV. 77 & 89
SURVEYED FOR: SHELTON GRAHAM

HEARN SURVEYING ASSOCIATES
Division.

201 HWY. 175W, STE. 2
ATHENS, TX 75751
(903) 675-2858

1-800-432-7670

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

SCALE: 1"= 100'
COUNTY: FREESTONE
ACREAGE: 3.77 AC

I, Mark E. Hill, Registered Professional Land Surveyor 4373, do hereby certify that the above is a true and correct copy of the survey plat and field notes of even date herewith, and that the same are the result of an actual survey made under my direction and supervision, and to the best of my knowledge and belief, there are no apparent intrusions or encroachments upon the within shown plat.

MADE IN U.S.A. 12003

James S. Davis