

SCALE 1"=50'
BEARINGS BASED ON SPCS NAD83 TNCZ
CSF: 0.999940

50' 0 50' 100'

PLAT NO. G85-1904230-1F, BUSCH.CRD, BUSCH_2019.DWG

EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 27, PAGE 597, D.R.S.C.T, DOES NOT APPLY TO SUBJECT TRACT.

EASEMENT TO GE SOUTHWEST INC, RECORDED IN VOLUME 57, PAGE 785, R.P.R.S.C.T, CONTAINS NO LOCATIVE DATA BUT DOES APPLY TO SUBJECT TRACT. SAID EASEMENT IS PRESUMED TO APPLY TO THE TELEPHONE EQUIPMENT ENCLOSURE IN THE SOUTHEAST CORNER OF THE SUBJECT TRACT.

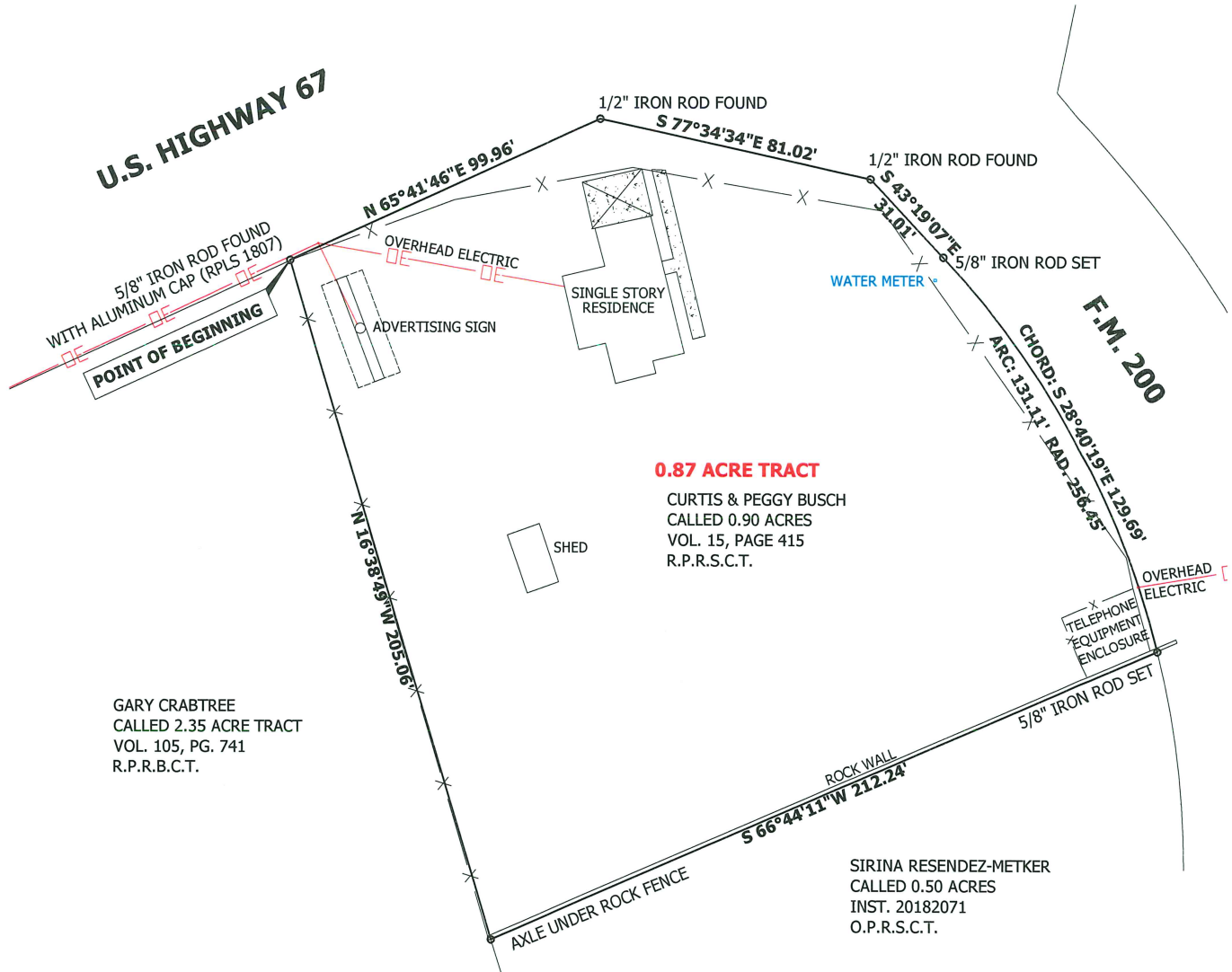
LEASE TO FARIS OUTDOOR ADVERTISING INC., RECORDED IN INSTRUMENT 20151919, O.P.R.S.C.T, CONTAINS NO LOCATIVE DATA BUT DOES APPLY TO SUBJECT TRACT. THIS LEASE WAS LATER ASSIGNED TO ARRINGTON OUTDOOR ADVERTISING LP, BY INSTRUMENT RECORDED IN INSTRUMENT 20190632, O.P.R.S.C.T. THE LEASE IS PRESUMED TO APPLY TO THE ADVERTISING SIGN SHOWN ON THE SURVEY.

SUBJECT PROPERTY THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", AREAS OUTSIDE THE 500 YEAR FLOODPLAIN AS SHOWN ON FEMA FIRM PANEL NO. 48425C0050C, EFFECTIVE DATE 04/03/1995.

UTILITIES SHOWN REFLECT ONLY THOSE THAT WERE VISIBLY APPARENT AND FOUND DURING THE COURSE OF THE SURVEY OR EASEMENT DESCRIPTIONS FURNISHED TO US PRIOR TO THE SURVEY.

THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE CONVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

NORTH



CLEAR FORK SURVEYING
& MAPPING CO., INC.

"Thou Shalt Not Remove Thy Neighbor's
Landmark" Deut. 19:14

P.O. BOX 249
GLEN ROSE, TX 76043
254.897.3910



SOMERVELL COUNTY, TEXAS
MILAM COUNTY SCHOOL LAND SURVEY, ABSTRACT
NO. 136

A Survey of a
0.87 ACRE TRACT

for
Joseph Michael Bowers

Surveyed on the ground on 04/30/2019
David F. Lyons Jr. R.P.L.S. No. 5649
T. B. P. L. S. Firm 10083201

Clear Fork Surveying & Mapping Co., Inc.
P.O. Box 249
103 NE Vernon Street
Glen Rose, Texas 76043

0.87 ACRE TRACT

A tract of land containing 0.87 acres within the Milam County School Land Survey, Abstract No. 136, in Somervell County Texas, being all of the called 0.90 acre tract described in a deed to Curtis and Peggy Busch, recorded in Volume 15, Page 415 of the Real Property Records of Somervell County, Texas, and being more particularly described as follows: All bearings recited herein are based on the Texas Coordinate System, North Central Zone, 1993 Datum and all 5/8 inch iron rods set have a plastic cap stamped "CLEAR FORK RPLS 5649".

Beginning at a 5/8 inch iron rod with aluminum cap marked "RPLS 1807" found in the south line of U.S. Highway No. 67 marking the northwest corner of said Busch tract and the northeast corner of a called 2.35 acre tract described in a deed to Gary Crabtree recorded in Volume 105, Page 741 of the Real Property Records of Somervell County, Texas;

Thence with the north line of said Busch tract and the south line of said highway, North 65 degrees 41 minutes 46 seconds East for a distance of 99.96 feet to a 1/2 inch iron rod found for corner;

Thence with the north line of said Busch tract and the south line of said highway, South 77 degrees 34 minutes 34 seconds East for a distance of 81.02 feet to a 1/2 inch iron rod found for corner in the west line of F.M. Highway 200;

Thence with the east line of said Busch tract and the west line of F.M. Highway 200, South 43 degrees 19 minutes 07 seconds East for a distance of 31.01 feet to a 5/8 inch iron rod set for corner;

Thence with the east line of said Busch tract and the west line of F.M. Highway 200, along a curve to the right having a radius of 256.45 feet and an arc length of 131.11 feet, being subtended by a chord of South 28 degrees 40 minutes 19 seconds East for a distance of 129.69 feet to a 5/8 inch iron rod set at the southeast corner of said Busch tract and the northeast corner of a called 0.50 acre tract described in a deed to Sirina Resendez-Metker recorded in Instrument No. 20182071 of the Official Public Records of Somervell County, Texas;

Thence with the south line of said Busch tract and the north line of the aforementioned 0.50 acre tract, South 66 degrees 44 minutes 11 seconds West for a distance of 212.24 feet to an axle found under the edge of a rock wall in the east line of the 2.35 acre tract;

Thence with the east line of said 2.35 acre tract and the west line of said Busch tract, North 16 degrees 38 minutes 49 seconds West for a distance of 205.06 feet to the point of beginning.

Surveyed on the ground under
my supervision on April 30, 2019.
David F. Lyons Jr.
Registered Professional Land Surveyor
RPLS No. 5649

