

1" = 200'

0 100 200 400



F.C.P. WROW
CALLED BY TXDOT TO BE
STA. 80+09

P.T. IS STA 79+97.3

40 FT. ROAD EASEMENT VOL.
1168, PAGE 646, D.R.H.C.T.

S 88°12'14"W 2039.00'

GERALD RHODES
2843/117 D.R.H.C.T.

DUSTIN AND ARIN
WILBANKS
201500000707 D.R.H.C.T.

N 88°08'37"E 1105.54'

1/2" CIRS
"2002"

Metal Bldg.

1/2" CIRS
"2002"

Residence
13950 F.M. 2329
Eustace, Tx. 75124

58.5 FT.

CONC. ENTRY DR.

FARM TO MARKET RD 2329 (100 FT. R.O.W.)

N 1°25'55"W 786.64'

HOUSE TRACT
ONE STORY
BRK. AND FRAME
13828 F.M. 2329
EUSTACE, TX.
75124
0.461 ACRES
20082 SQ. FT.
NOT INCLUDED
IN 37.62 ACRES

ONE STORY
BRK AND
FRAME
RES.

N 89°26'54"W
150.37'

29.10' L.P.G.
TNK.

S 1°23'19"E
130.99'

N 87°58'08"E
148.79'

R = 1859.82

586.00'

CHD = N 01-40-55 W
22.65'

ARC = 22.65'

1/2" CIRS AT
CORNERS

13828 F.M. 2329

P.O.B. 1/2" CIRS
"2002" / 2" IRON ROD FND
AT N.W.C. T.V.E.COOP. INC 6.88
AC. TRCT. 2014-00001009 D.R.H.C.T.
BEARS S 11-03-28 E 583.58 FT.
(586.0 FT. ALONG ARC WITH A
RADIUS = 1859.82 FT.)

R = 1859.82

A = 586

CHD = N 11-03-28 W
583.58'

586.00'

N 88°13'25"W 260.57'

S 88°45'39"W 474.49' B.R.L.

S 88°50'03"W 767.90' (771.60)

1.739 ACRE EASEMENT TO
TRINITY VALLEY ELEC. COOP
INC. 2014-00006004

S 00° 44' 00" E 19.60'

S 88°05'13"W 301.53'

1" IRON
BAR FND.

2.988 AC. NEW ERA ELEC.
COOP INC
955/66 D.R.H.C.T.

1" IRON BAR FND. N.E.C.
NEW ERA ELECTRIC COOP INC.
955/266 D.R.H.C.T. (CALLED:
ORIGINAL N.E.C. JOHNSON
502/3 ACRE TRACT.
CONTROL MONUMENT
GRID T.C.
N: 6789314.01
E: 2740701.40

35.53' STRIP BETWEEN NEW ERA ELEC.
AND KSSJ DEVELOPMENT DUE TO
SEPARATION OF CALLED 1" BAR
@N.E.C. NEW ERA, AND 1/2" IRON ROD
AT N.W.C. KSSJ DEVELOPMENT.

1/2" IRF N.W.C. KSSJ DEVELOPMENT LLC
49.75 ACRES

KSSJ DEVELOPMENT LLC
2012-00016603 R.R.H.C.T.

1/2" IRF N.W.C. NEW ERA ELECTRIC
COOP INC. 955/266 D.R.H.C.T.
CONTROL MONUMENT
GRID T.C.
N: 6789303.74
E: 2740227.03

TRINITY VALLEY ELEC.
COOP. INC. 2014-00001009
D.R.H.C.T.

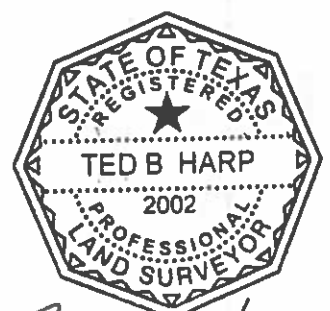
N.W.C. T.V.E.C INC.
2014-00001009 D.T.H.C.T.

1/2" IRF S.W.C.
1.739 AC.
N.W.C. T.V.E.C INC.
2014-00001009 D.T.H.C.T.

N: 6789296.67
E: 2739968.58

POINT OF BEGINNING: S.W.C.
27.82 Acres in the K.H. Douglas League
Abstract 190 in Henderson County, Texas,
being part of the residue of the Truitt Dale
Eckeberger and Betty Jane Eckeberger
73.00 acres described in Quitclaim Deed of
record in Voume 718, Page 161, Deed Records,
Henderson county, Texas, subsequently to
KSSJ Development LLC. 5/27/21
2021-00009939 D.R.H.C.T.

PREPARED FROM AN ON THE GROUND
SURVEY BY ME DURING JUNE 2021 USING
GPS METHODS AND THE ALLTERRA
NETWORK.
BEARINGS ARE T.S.P.C. GRID AND
REFERENCED TO S.B.L. 1.739 AC.
T.V.E.C. TRACT 2014-00006004
S 88° 45' 39" W.
REFERENCE FRAME:
NAD83 (2011) EPOCH 2010.00
SATISFIES
T.S.P.S. CONDITIONS FOR
CATEGORY 1A CONDITION IV
SURVEY (RURAL).



Ted B. Harp
6-24-21

TED HARP LAND SURVEYING
6212 INDIAN CREEK DR.
FT. WORTH, TX. 76107
817 475 1084 tedharp@aol.com
C/S.S.PROGIEUSTECKR.ZAK