

JAMES R. LUCKETT AND
MELISSA WALKER - LUCKETT
CALLED 109.513 ACRES
"TRACT 2"
INSTRUMENT No. 617050
O.P.R.E.C.T.

0' 40' 80' 120'

Scale: 1" = 40'

SYMBOL LEGEND

- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT
- ⊙ CALCULATED CORNER
- ⊗ WATER METER
- ⊕ POWER POLE
- CHAINLINK FENCE
- EDGE OF ASPHALT
- OVERHEAD ELECTRIC
- WIRE FENCE

LINE	BEARING	DISTANCE
L1	S 59°18'19" W	182.73'
L2	S 31°42'04" E	239.41'
L3	S 59°18'19" W	181.98'
L4	S 31°20'21" E	214.19'

POB
FND 1" I.P.

SET 1/2" I.R.
W/TPS CAP
S 66°59'51" W 365.41'
FND 3/4" I.R.

MRS. MAGGIE COLE
E.C.A.D. ID No. 186670

17.677 ACRES
PORTION OF
ROSE M. MCLEAN
CALLED 18.711 ACRES
INSTRUMENT No. 1522204
O.P.R.E.C.T.

WOOTEN & SONS SEPTIC
TANK CLEANING
CALLED 18.711 ACRES
VOL. 928, PG. 1044
D.R.E.C.T.

ALLEN LARRISON SURVEY
ABSTRACT No. 614

N 31°42'04" W 2223.91'

S 31°20'21" E 1933.29'

SET 1/2" I.R. REMAINDER OF
W/TPS CAP ROSE M. MCLEAN
CALLED 18.711 ACRES
INSTRUMENT No. 1522204
O.P.R.E.C.T.

SET 1/2" I.R. W/TPS CAP
@ 209.41'
SET 1/2" I.R. W/TPS CAP
@ 30.00'
FND 1/2" I.R.
L3 FARRAR ROAD (ASPHALT)

BOUNDARY SURVEY

GENERAL NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

BEING a 17.677 acre tract situated in the Allen Larrison Survey, Abstract Number 614, Ellis County, Texas, being a portion of that certain called 18.711 acre tract described in instrument to Rose M. McLean (McLean tract) recorded under Instrument Number 1522204 of the Official Public Records of Ellis County, Texas (O.P.R.E.C.T.) said 17.677 acre tract being more particularly described by attached metes and bounds description.

I HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION ON THE GROUND OF THE ABOVE DESCRIBED PROPERTY, AND THAT THE ABOVE PLAT OR DRAWING REFLECTS THE FINDINGS ON THE GROUND OF THE PROPERTY AT THIS TIME AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING

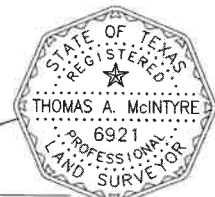
PROJECT NUMBER	24366, 17.677 AC
DATE	04-14-2022
DRAWN BY	ALT
CHECKED BY	AJD / MJW
FIELD CREW	RD
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100
YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL
NO. 48139C0225F HAVING AN EFFECTIVE DATE OF 6/3/2013

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED
ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN
DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM,
NORTH CENTRAL ZONE (TXNC-4202), GRID MEASUREMENTS.

PURCHASER: JASON BARKER
ADDRESS: FARRAR RD, PALMER, TX, 75152
SURVEY: ALLEN LARRISON A - 614
SUBJECT: 17.677 ACRES
COUNTY: ELLIS

TEXAS
PROFESSIONAL
SURVEYING
3031 N. FRAZIER STREET - CONROE, TX 77301
PH (936) 756-7447 - FAX (936) 756-7448
WWW.SURVEYINGTEXAS.COM
FIRM REGISTRATION NO. 100334-00



Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921