

(NORTHWEST CORNER
OF 351.2 ACRE TRACT)

ALL BEARINGS/DISTANCES ARE BASED ON TEXAS
STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL
ZONE 4202, NAD 83, AS ESTABLISHED USING
TRIMBLE V.R.S. NETWORK.

SARA K PINNER
V. 733, P. 551

(NORTHWEST CORNER
OF BOTTOMS TRACT
V. 2181, P. 831)

CHARLES OLIVER BOTTOMS, SR.
V. 2181, P. 831

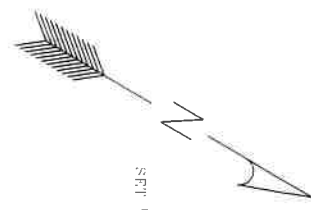
SET 1/2" IRON ROD

SET 3/8" IRON ROD
(OFFSET 32.50')

N59°18'37"E-4106.76'

SET 3/8" IRON ROD

S29°50'30"E-887.70'



G & S AUTO OF FORT WORTH
V. LJC V. 2006 P. 223

30' PIPELINE EASEMENT
PECAN PIPELINE COMPANY
V. 1527, P. 446

SET 1/2" IRON ROD

SET 3/8" IRON ROD
(OFFSET 32.50')

N58°50'28"E-3249.30'

SET 3/8" IRON ROD

S31°27'58"E-499.69'

SALVADOR C CANO
V. 1908, P. 542

BRAZOS RIVER WILFONG ET AL.
V. 1513, P. 378

FOUND 1/2" IRON ROD
(SOUTHWEST CORNER OF
119.216 ACRE TRACT)

RICHARD A
URBANOVSKY
V. 1719, P. 540

S58°44'51"W-673.25'

FOUND 1/2" IRON ROD

S56°51'28"W-2576.05'
(N60°E-1220 VARAS)

RICHARD A URBANOVSKY
V. 1012, P. 548

SET 3/8" IRON ROD

S58°51'28"W-924.02'
(N60°E)

FOUND 3/8" IRON ROD
WITH CAP STAMPED
"INCE RPLS. 5175"
(SOUTHEAST CORNER
OF 351.2 ACRE TRACT)

FIELD NOTES OF EVEN DATE
ACCOMPANY THIS PLAT

THIS PLAT REPRESENTS A SURVEY
MADE ON THE GROUND BY ME OR
UNDER MY RESPONSIBLE SUPERVISION

SURVEY LINE

JAMES S. DALLAS SURVEY A-210

ROBERT IRVIN SURVEY A-460

SARA KAY
PINNER

SUBMITTED BY
INCE SURVEYING & ENGINEERING
FIRM #00069000

184 THOUSAND OAKS DRIVE
WHITNEY, TEXAS 76692
PHONE: 254-694-7708
FAX: 254-694-7230



THE STATE OF TEXAS
JESSE JOSEPH INCE, R.P.L.S. 5175
SURVEYOR

SCALE: 1"=400'

01/24/23

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