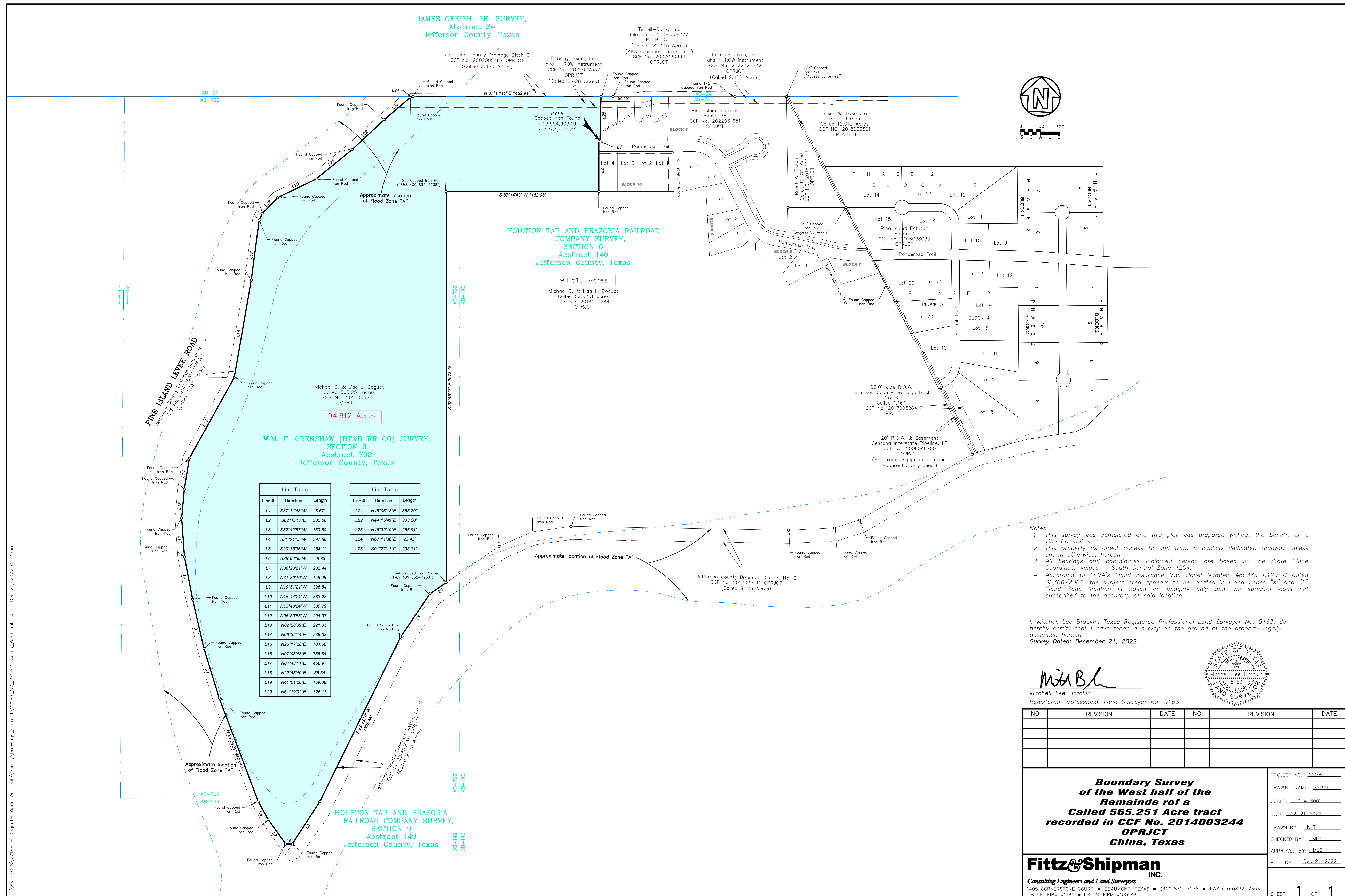
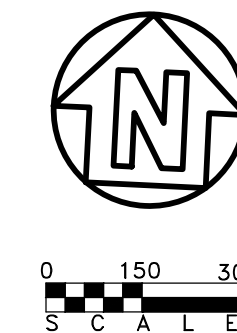






Line Table		
Line #	Direction	Length
L1	N60°21'11"E	60.00'
L2	S69°52'49"E	226.53'
L3	N70°46'08"E	305.34'
L4	S29°57'49"E	103.93'
L5	S69°37'52"W	198.43'
L6	S84°22'53"W	349.53'
L7	S78°53'57"W	299.28'
L8	S63°51'46"W	274.32'
L9	S52°42'57"W	488.09'
L10	N02°45'17"W	295.00'
L11	N87°14'43"E	360.00'
L12	S02°45'17"E	295.00'
L13	N74°27'10"E	187.09'
L14	N43°35'47"E	120.11'
L15	S52°24'04"E	50.00'
L16	S42°47'18"E	41.05'
L17	S02°45'17"E	54.33'
L18	S29°57'49"E	36.78'
L19	N60°21'11"E	300.00'
L20	N29°57'49"E	46.78'

Notes:

1. This survey was completed and this plat was prepared without the benefit of a Title Commitment.
2. This property as direct access to and from a publicly dedicated roadway unless shown otherwise, hereon.
3. All bearings and coordinates indicated hereon are based on the State Plane coordinate values - South Central Zone 4204.
4. According to FEMA's Flood Insurance Map Panel Number 480385 0120, C dated 08/06/2002, the subject area appears to be located in Flood Zones "X" and "A". Flood Zone location is based on imagery only and the surveyor does not subscribe to the accuracy of said location.

I, Mitchell Lee Brackin, Texas Registered Professional Land Surveyor No. 5163, do hereby certify that I have made a survey on the ground of the property legally described hereon.
Survey Dated: December 21, 2022.




 Mitchell Lee Brockin
 Registered Professional Land Surveyor No. 5163

NO.	REVISION	DATE	NO.	REVISION	DATE

***Boundary Survey
of the East half of the
Remainder of a
Called 565.251 Acre tract
recorded in CCF No. 2014003244
OPRJCT
China, Texas***

Fittz & Shipman
INC

Consulting Engineers and Land Surveyors
1405 CORNERSTONE COURT • BEAUMONT, TEXAS • (409)832-7238 • FAX (409)832-7303
I.R.P.E. FIRM #1160 • T.X.L.S. FIRM #100186

PROJECT NO.: 22199
DRAWING NAME: 22199
SCALE: 1" = 300'
DATE: 12-21-2022
DRAWN BY: KLT
CHECKED BY: MLB
APPROVED BY: MLB
PLOT DATE: Dec 21, 2022

SHEET 1 OF 1