

SCALE 1"=50'
BEARINGS BASED ON SPCS NAD83 TNM2
CSF=0.9999415



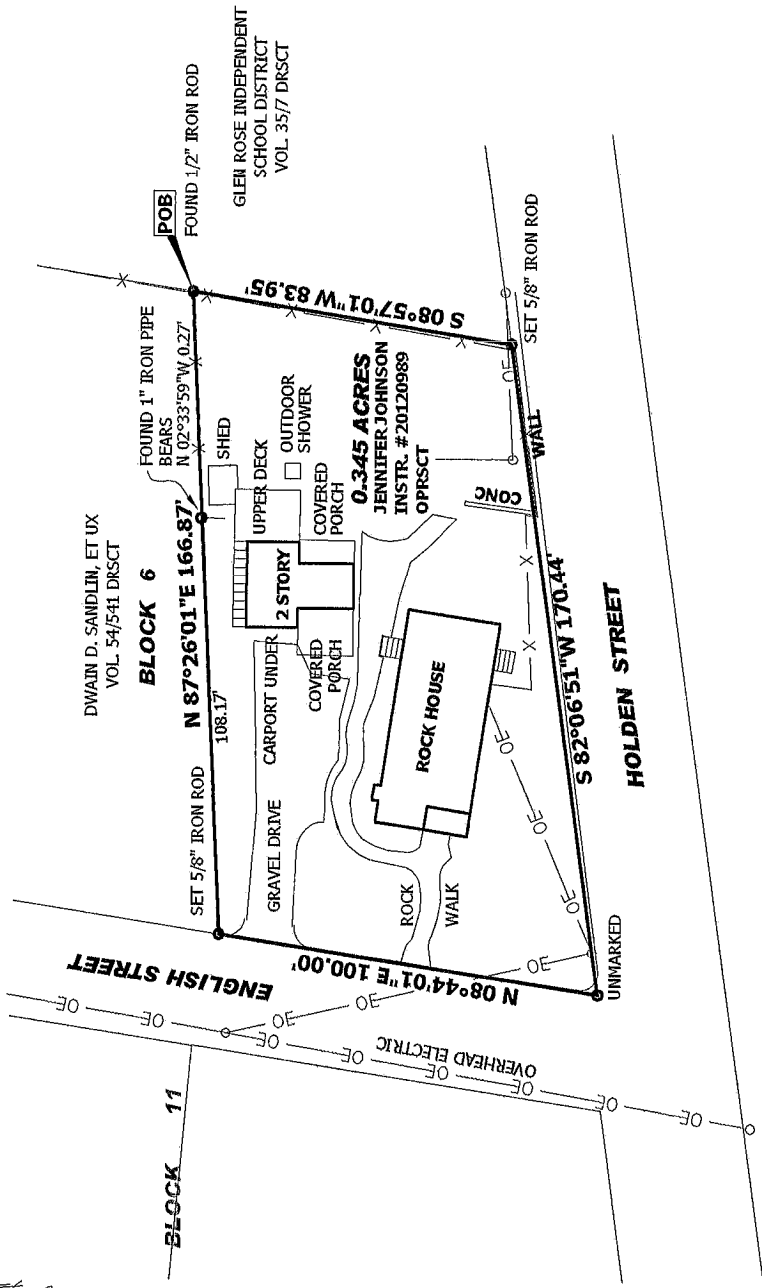
PLAT NO. 685-151116-1P, FLANARY CRD, COLLEGE HILL_BLK6.DWG

ACCORDING TO FEMA FIRM PANEL NO. 48425C0040 C, EFFECTIVE DATE 04/03/1995, SUBJECT PROPERTY IS OUTSIDE THE LIMITS OF THE 100 YEAR FLOODPLAIN.

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 COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

COLLEGE HILL ADDITION



**CLEAR FORK SURVEYING
& MAPPING CO., INC.**
"That's Right for Another Day" *Surveyor's
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P.O. BOX 249
GLEN ROSE, TX 76043
254.897.3910

SOMERVELL COUNTY, TEXAS
BLOCK 49, MILAM COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 136

A Survey of a
0.345 ACRE TRACT

BEING A PORTION OF BLOCK 6, COLLEGE HILL
ADDITION, REPLAT RECORDED IN VOLUME 2,
PAGE 223, DEED RECORDS OF SOMERVELL
COUNTY, IN THE CITY OF GLEN ROSE,
SOMERVELL COUNTY, TEXAS.

David F. Lyons Jr.
Surveyed on the ground on 11/14/2015.
David F. Lyons Jr., R.L.S., No. 5649
Firm No. 10033204

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

0.345 ACRE TRACT

A tract of land containing 0.345 acres within Block 49 of the Milam County School Land Survey, Abstract No. 136 in the City of Glen Rose, Somervell County, Texas, being a portion of Block 6 of the College Hill Addition to the City of Glen Rose, Somervell County, Texas, replat recorded in Volume Z, Page 223, Deed Records of Somervell County, Texas, being all of the called 0.345 acre tract described in the deed to Jennifer Johnson, recorded in Instrument No. 20120989 of the Official Public Records of Somervell County, Texas, and being more fully 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 1/2 inch iron rod found in the east line of College Hill Addition and the west line of the tract described in the deed to the Glen Rose Independent School District, (GRISD), recorded in Volume 35, Page 7 of the Deed Records of Somervell County, Texas, marking the northeast corner of the called 0.345 acre tract described in the deed to Jennifer Johnson, recorded in Instrument No. 20120989 of the Official Public Records of Somervell County, Texas, and the southeast corner of the tract described in the deed to Dwain D. Sandlin, et ux, recorded in Volume 54, Page 541 of the Deed Records of Somervell County, Texas;

Thence South 08 degrees 57 minutes 01 seconds West with the east line of said Johnson tract and the west line of said GRISD tract for a distance of 83.95 feet to a 5/8 inch iron rod set in the north line of Holden Street marking the southwest corner of said GRISD tract, and the southeast corner of the tract described herein;

Thence South 82 degrees 06 minutes 51 seconds West with the south line of said Johnson tract and the north line of Holden Street for a distance of 170.44 feet to an unmarked corner in the east line of English Street for the southwest corner of the tract described herein;

Thence North 08 degrees 44 minutes 01 seconds East with the west line of said Johnson Tract and the east line of English Street for a distance of 100.00 feet to a 5/8 inch iron rod set for the northwest corner of the tract described herein;

Thence North 87 degrees 26 minutes 01 seconds East with the north line of said Johnson tract and the south line of said Sandlin tract, at a distance of 108.17 feet pass a found 1 inch iron pipe bearing North 02 degrees 33 minutes 59 seconds West for a distance of 0.27 feet, in all for a total distance of 166.87 feet to the point of beginning.

Surveyed on the ground under
my supervision on November 11, 2015

David F. Lyons Jr.
Registered Professional Land Surveyor
RPLS No. 5649

