



CALLLED 86.65 ACRES  
CHANCE ALTHOFF AND SHELBY ALTHOFF  
INST. NO. 367907  
D.R.C.C.T.

GEORGE W. ROBINSON SURVEY,  
ABSTRACT NO. 862  
N57°08'49"E 308.62'  
JOHN MAY SURVEY,  
ABSTRACT NO. 686

3/8" IRF  
(RM)

CALLLED 10.00 ACRES  
ANTONIO ZAPATA  
INST. NO. 193010  
D.R.C.C.T.

PART OF PARCEL "A"  
CALLLED 60.230  
CPC3 INVESTMENTS, LLC  
INST. NO. 370480  
D.R.C.C.T.

**11.07 ACRES  
482,426 SQ. FT.**

PART OF PARCEL "A"  
CALLLED 60.230  
CPC3 INVESTMENTS, LLC  
INST. NO. 370480  
D.R.C.C.T.

PART OF PARCEL "A"  
CALLLED 60.230  
CPC3 INVESTMENTS, LLC  
INST. NO. 370480  
D.R.C.C.T.

3" METAL CORNER  
POST FOUND (RM)

P.O.B.  
IRS  
GRID COORDINATES:  
N: 10549884.85  
E: 3110912.35

BARBED WIRE FENCE 1.9'  
NORTH OF PROPERTY LINE

COUNTY ROAD 238

#### LEGEND

→ GUY ANCHOR  
⊗ UTILITY POLE

#### LINE TYPE LEGEND

—	BOUNDARY LINE
—O—	OVERHEAD ELECTRIC LINE
-X-X-X-	FENCE
	ASPHALT PAVEMENT

#### LEGEND

P.O.B. = POINT OF BEGINNING  
IRS = 1/2" IRON ROD W/ "H&P 6827" CAP SET  
IRF = IRON ROD FOUND  
(RM) = RECORD MONUMENT  
D.R.C.C.T. = DEED RECORDS OF CORYELL COUNTY, TEXAS

#### NOTES

Bearing system based on the State Plane Coordinate System, Texas Central Zone (4203), North American Datum of 1983 (NAD83) per the AllTerra Trimble Global Positioning System RTKnet.

This survey was done with a limited title search for the subject property and adjoining properties. No easements located during research for subject property at the time of survey other than shown. Other easements and utilities may exist under and/or across subject property. Only visible appurtenances of utilities were located at the time of survey. **\*\*CALL TEXAS 811 BEFORE YOU DIG\*\***

The surveyor did not abstract the surveyed property. This survey was performed without the benefit of a current title abstract.

#### FEMA NOTE:

According to Federal Emergency Management Agency's Flood Insurance Rate Map Community-Panel No. 480768 0150 F, for Coryell County, Texas and incorporated areas, dated February 17, 2010 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

#### SURVEYOR'S CERTIFICATION:

I, Mitchell Cude, certify that this survey is based on an on-the-ground survey performed in the field utilizing researched record documents of the subject property and adjoining tracts. This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 4, Land Title Survey.

Survey Date: February 16, 2024

Mitchell Cude  
Registered Professional Land Surveyor No. 6827  
Heritage & Pine Surveying, LLC  
889 TX-36, Hamilton, Texas 76531  
Phone: 254-386-2362  
HeritagePineSurveying@gmail.com



## TSPS LAND TITLE SURVEY TRACT 3 - 11.07 ACRES JOHN MAY SURVEY, ABSTRACT NO. 686 CORYELL COUNTY, TEXAS

Scale	Drawn by	Checked by	Project No.	Sheet No.
1" = 200'	HPS	MTC	70514	2 OF 2



FIRM # 10194669  
HERITAGE & PINE SURVEYING, LLC