



| LINE TYPE LEGEND |                        |
|------------------|------------------------|
|                  | BOUNDARY LINE          |
|                  | OVERHEAD ELECTRIC LINE |
|                  | 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  
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TSPS LAND TITLE SURVEY  
TRACT 1 - 17.50 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