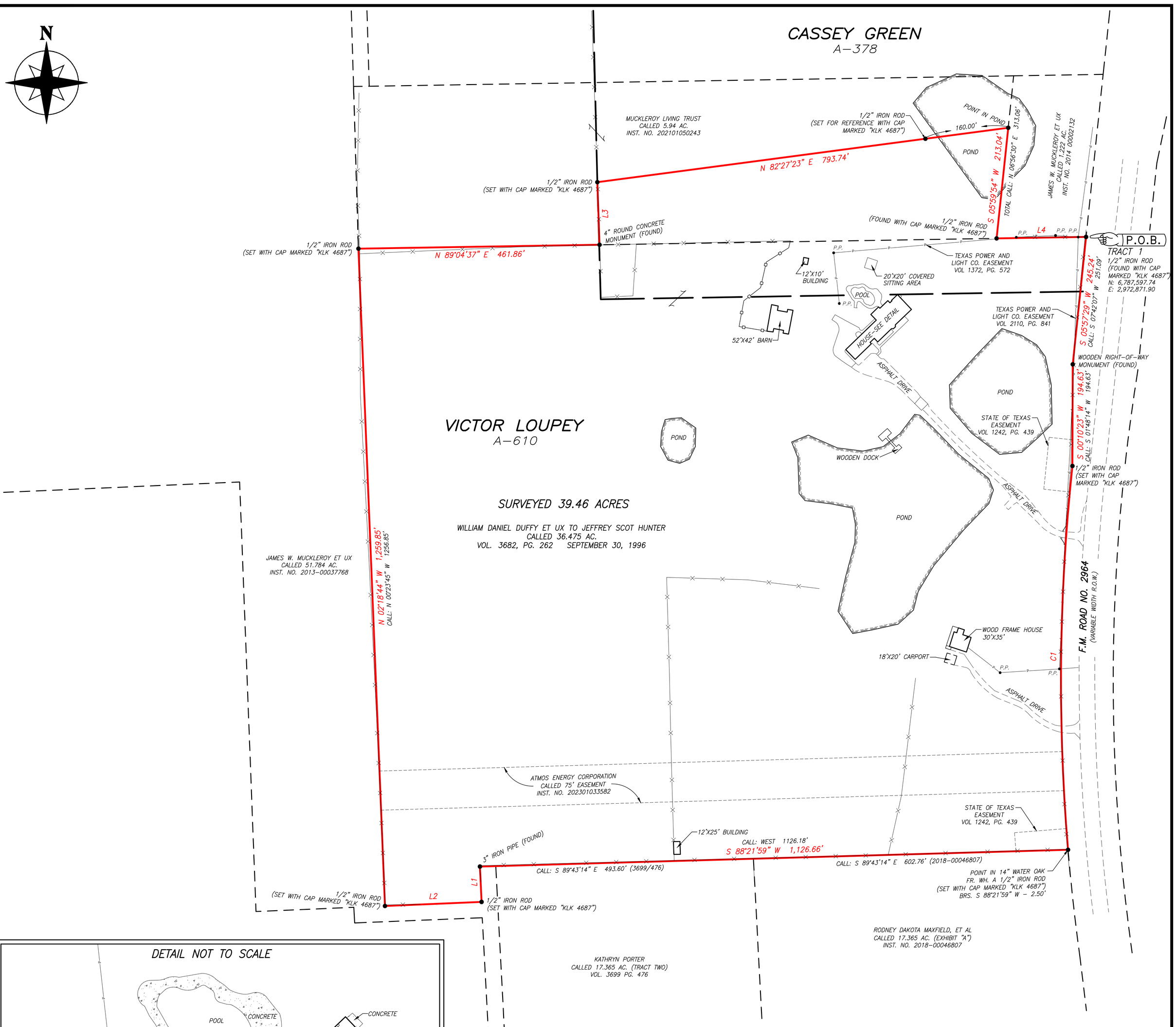

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3,869.72'	736.18'	735.07'	S 00°39'08" W	10°54'00"

LINE	BEARING	DISTANCE
L1	S 02°33'26" E	67.87'
L1 CALL: N 00°03'28" W 67.78' (2013–00037768)		
L2	S 87°35'30" W	185.16'
L2 CALL: S 89°54'13" E 185.40' (2013–00037768)		
L2 CALL: S 89°13'31" W 185.16'		
L3	N 02°02'50" W	120.00'
L4	N 89°04'37" E	171.30'
L4 CALL: N 89°59'00" W 171.30' (2014 00002132)		

NOTE:
1) THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR OWNERSHIP TITLE EVIDENCE.
2) IN PROVIDING THIS BOUNDARY SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OF DEVELOPMENT OF THIS PROPERTY.

THE SUBJECT PROPERTY IS WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE PANEL 48423C0485D – MAP REVISED: APRIL 16, 2014

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD 83) AS DERIVED FROM AN OPUS SOLUTION USING THE TYLER, CROCKETT, AND PALESTINE CORS STATIONS.

SEE METES AND BOUNDS DESCRIPTION PREPARED EVEN DATE.

I, KEVIN L. KILGORE, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT TO REFLECT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTHS OF NOVEMBER AND DECEMBER, 2021.

GIVEN UNDER MY HAND & SEAL, THIS THE 3RD DAY OF DECEMBER, 2021.

BY: _____
KEVIN L. KILGORE
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4687

STATE OF TEXAS · REGISTERED · KEVIN L. KILGORE · 4687 · PROFESSIONAL LAND SURVEYOR

REVISED JUNE 12, 2024 (REMOVE TRACT 2)
REVISED MAY 24, 2024 (ADD ATMOS EASEMENT)

REVIEW OF EASEMENTS BY THIS SURVEYOR WAS LIMITED TO THE FOLLOWING, IN CONNECTION WITH G.F. NO. 210600.
EASEMENT TO TEXAS POWER & LIGHT CO. AS RECORDED IN VOL. 1292, PG. 492 (UNABLE TO LOCATE, AFFECTS TRACT ONE)
EASEMENT TO TEXAS POWER & LIGHT CO. AS RECORDED IN VOL. 1372, PG. 572 (AFFECTS AS SHOWN)
EASEMENT TO TEXAS POWER & LIGHT CO. AS RECORDED IN VOL. 2110, PG. 841 (AFFECTS AS SHOWN)
EASEMENT TO TEXAS POWER & LIGHT CO. AS RECORDED IN VOL. 2110, PG. 843 (UNABLE TO LOCATE, MAY AFFECT)
EASEMENT TO THE STATE OF TEXAS AS RECORDED IN VOL. 1242, PG. 439 (AFFECTS AS SHOWN)
EASEMENT TO TEXAS POWER & LIGHT CO. AS RECORDED IN VOL. 1134, PG. 592 (UNABLE TO LOCATE, MAY AFFECT)
EASEMENT TO TEXAS POWER & LIGHT CO. AS RECORDED IN VOL. 794, PG. 456 (UNABLE TO LOCATE, MAY AFFECT)
EASEMENT TO TEXAS POWER & LIGHT CO. AS RECORDED IN VOL. 762, PG. 409 (UNABLE TO LOCATE, MAY AFFECT)
EASEMENT TO TEXAS POWER & LIGHT CO. AS RECORDED IN VOL. 448, PG. 418 (UNABLE TO LOCATE, MAY AFFECT)
EASEMENT TO WALNUT GROVE WATER SUPPLY CORP AS RECORDED IN VOL. 1872, PG. 502 (BLANKET EASEMENT, AFFECTS TRACT ONE)
EASEMENT TO TEXAS POWER & LIGHT CO. AS RECORDED IN VOL. 2111, PG. 73 (DOES NOT AFFECT)

0' 100' 200' 300'
SCALE: 1"=100'

LEGEND
= BOUNDARY LINE
= ADJOINER LINE
= SURVEY LINE
= FENCE WIRE
= FENCE WOODEN
= POWER LINE
I.R.F. = IRON ROD (FOUND)
• P.P. = POWER POLE

SHEET NO. OF
CONTRACT NO. 202170
REVISIONS: NO. | DATE | REMARKS

PLAT OF SURVEY
SHOWING A PART OF THE
VICTOR LOUPEY SURVEY, A–610, AND THE
CASSEY GREEN SURVEY, A–378
SMITH COUNTY, TEXAS

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Fax (903)581-3756
SURVEYING
PLANNING
MAPPING
TBPLS FIRM NO. 10044500

DESIGNED BY:
DRAWN BY: S.W.S.
CHECKED BY: K.L.K
DATE: DECEMBER 2, 2021
SCALE: 1"=100'