BASIS OF BEARING = Based on geodetic observation, North Central Zone, NAD 83.

N

Charles Couey
55.26 AC.
2013-00015116

Matthew Morris
101.20 AC.
2012-00004409

Place of Beginning
Fd. T Post Wit:
20" P.O. X, S61°30'W 29.8'
24" Wtr. O. X, N44°53'E 16.5'
12" Wtr. O. X, N33°26'W 29.6'

City of Brownsbobo
8.924 AC.
514/264

Drain Pipe

Set 1/2" I. Rod Wit:
Bridge S68°46'29"E
71.35'

Low, Thaxton & Baxter
A-1087

N89°00'42"E 1545.71'
(*call S88°53'E* 1545.71')

approx. location
20' Wide Drainage
Esmt. 516/408

approx. location
Kickapoo Creek

S10°33'42"W 678.49'
(*call S12°40'W* 678.49')

Power Pole

Set 1/2"
I. Rod

Δ = 27°53'07"
R = 812.53'
L = 395.45'
(*LC* = *S24°30'18"W* 391.56')

54.13 *AC.*

Atmos Pipeline Sign

Power Pole w/Guy

S51°33'18"E
30.00'
(*call S49°27'E* 30')

Set 1/2"
I. Rod

Set 1/2"
I. Rod

John (Red) Brown
A-73

Joseph Mather
A-549

(*call N1°°W* 2128.89')
N3°08'57"W 2128.50'

approx. location
3" Lone Star Pipeline

TXU Elec.
& Gas Co.
2151/732

(*call S40°33'W* 1295.10')
1295.10'

F.M. 314

Matthew Morris
162.00 AC.
2012-00004408

Pipeline Riser

Atmos Pipeline Sign

rock road

Atmos Pipeline in fence

fence

Atmos Pipeline Sign

Enserch
50' x 75'
1361/344

Enserch Rd. Esmt.
on, over, through
and across
1361/348

S38°26'42"W

City of Brownsboro
516/408

Power Pole w/Guy

Set 1/2"
I. Rod

Point in branch Wit:
Fd. 5/8" I. Rod
N85°49'W 29.0'

Power Pole w/Guy

Δ = 35°42'42"
R = 671.15'
L = 418.32'
(*LC* = *S20°35'21"W* 411.58')

Matthew Morris
3.17 AC.
2020-00012270

N2°06'38"W
308.95'
(*call N0°12'W* 308.95')

(2)
Power Poles w/Guys

Fd. T Post
by Pwr. Pole

Set 1/2"
I. Rod

TXU Elec.
& Gas. Co.
2151/732

City of Brownsboro
498/605

St. Louis & SW Railroad

Δ = 4°14'42"
R = 2764.93'
L = 204.86'
(*LC* = *S84°38'25"W* 204.81')

N O T E

1. State of Texas document recorded 459/307 does not affect this tract.

2. City of Brownsboro document recorded 516/408 is shown on plat.

3. Texas Power & Light document recorded 580/570 does not affect this tract.

4. Texas Power & Light document recorded 616/362 does not affect this tract.

5. Enserch Corp. document recorded 1361/344 is shown on plat.

6. Enserch Corp. document recorded 1361/348 is shown on plat.

7. TXU Electric document recorded 2151/732 is shown on plat.

SCALE: 1" = 300' COUNTY: HENDERSON ACREAGE: 54.13 AC.	SURVEY: JOHN BROWN A-73 DESCRIPTION: 2019-00001470 SURVEY FOR: RICARDO GUTIERREZ

I, Clark Fincher, R.P.L.S. No. 5035, declare that the plat shown hereon represents the results of an on the ground survey made under my direction and supervision January 28, 2021 and this survey complies with the Texas Board of Professional Land Surveyors Standards effective September 1992.

Also this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category _____, Condition _____ Survey. This survey was performed and partially relies on the information furnished in the transaction in G. F. No. 2011032 of Landmark Title.

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

CLARK FINCHER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5035
FIRM NO. 10194479

STATE OF TEXAS
REGISTERED
CLARK FINCHER
5035
PROFESSIONAL
LAND SURVEYOR

JACK L. WARD SURVEYING

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ATHENS, TEXAS 75751

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FIRM NO. 10194479