

I, CANYON HAMILTON, REGISTERED PROFESSIONAL LAND SURVEYOR No. 6807, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF MAY 2023, OF THE PROPERTY LOCATED AT 740 BRIDGET AVENUE, BUFFALO, TEXAS, 75811, BEING 14.655 ACRES OF LAND SITUATED IN THE S. WILLINGHAM SURVEY, ABSTRACT No. 1122, LEON COUNTY, TEXAS, AND BEING ALL OF THOSE CERTAIN LOTS 20 AND 24 OF JENNIFER ESTATES, ABSTRACT No. 1188-B, LEON COUNTY, TEXAS, AND BEING THE SAME TRACT ("No. 186" IS WRITTEN ON THE FACE THEREOF) OF THE PLAT RECORDS OF LEON COUNTY, TEXAS, AND BEING THE SAME TRACT OR PARCEL DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN FROM ANDERSON BULLIN TO JERRY E. WILLIAMS, AS RECORDED IN VOLUME 1697, PAGE 401 OF THE OFFICIAL RECORDS OF LEON COUNTY, TEXAS.

- NOTES:
- 1) THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN THAT AFFECT THE SUBJECT PROPERTY.
 - 2) THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - 3) IN PROVIDING THIS SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE PROPERTY WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED AND NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
 - 4) FLOOD PLAIN DESIGNATION, IF ANY, WAS NOT DETERMINED BY THIS SURVEYOR.
 - 5) ALL CORNERS SHOWN HEREON AS FOUND ARE CONTROLLING TO THIS SURVEY.
 - 6) THERE ARE BURIED UTILITIES ALONG THE MARGIN OF BRIDGET AVENUE.

SEE METES AND BOUNDS DESCRIPTION PREPARED ON EVEN DATE.

LEGEND

- APPROXIMATE SURVEY LINE
- BOUNDARY LINE
- RECORD LINE
- EDGE OF PAVING / LANE
- FENCE REMNANTS / FENCE LINE
- OVERHEAD UTILITY
- POND
- ASPHALT
- CONCRETE
- UTILITY POLE
- GUY ANCHOR
- ELECTRIC METER
- AIR CONDITIONER
- TELEPHONE PEDESTAL
- WATER WELL
- SEPTIC LIFT STATION
- CLEANOUT
- STONE MAILBOX
- STEEL ROD FOUND
- MONUMENT FOUND
- POINT FOR CORNER



TO THE BEST OF MY KNOWLEDGE THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY FOR JERRY E. WILLIAMS, AND IN ACCORDANCE WITH THE INFORMATION AND THE INSTRUCTIONS FURNISHED ME, SAME CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE FIELD SURVEY. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

BY:
CANYON HAMILTON
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS No. 6807
DRAWN BY: B.C. CHECKED BY: C.H. DATE: 05/19/2023 SCALE: 1"=200' FILE: 740 BRIDGET AVE BUFFALO

PLAT OF SURVEY

ROBERT WHITE SURVEY, ABSTRACT No. 999

14.656 Acres
"SURVEYED"

JENNIFER ESTATES
MAP ENVELOPE No. 188-B
("No. 186" IS WRITTEN ON THE FACE THEREOF)

DETAIL "B"
NOT TO SCALE

P. KEEN SURVEY, ABSTRACT No. 1112

S. WILLINGHAM SURVEY
ABSTRACT No. 1122
LEON COUNTY, TEXAS

THE BEARINGS HEREON ARE BASED ON THE STATE
PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL,
ZONE (4203), NAD83.



CANYON
LAND SURVEYING, LLC
107 COUNTY ROAD 3118
JACKSONVILLE, TEXAS 75766
(903) 721-3035
TBPELS FIRM REGISTRATION NO. S-10194569

LINE	BEARING	DISTANCE
L1	S 09°38'28" E	235.27'
L2	N 86°14'24" E	230.74'
L3	S 83°15'35" W	251.35'
L4	S 54°18'18" W	132.09'
L5	S 35°43'29" W	110.72'

CALL: S 06°43'05" E 217.52'
CALL: N 89°07'44" E 217.49'
CALL: S 80°07'54" W 251.84'
CALL: S 58°57'40" W 132.58'
CALL: S 39°05'10" W 120.00'

