

LEGEND

CM

CONTROLLING MONUMENT

1/2" IRON ROD FOUND

1/2" IRON ROD SET (BY-LINE)

POINT FOR CORNER

1/2" IRON PIPE FOUND

POWER POLE

A/C

AIR CONDITIONING

W

WATER METER

CONCRETE R.O.W. MON

60D NAIL FOUND

"X" FOUND IN CONCRETE

UNDERGROUND ELECTRIC

FH

FIRE HYDRANT

G

GAS METER

V

WATER VALVE

CONCRETE

COVERED CARPORT, PORCH, DECK, ETC

OHT

OVERHEAD TELEPHONE

OHP

OVERHEAD ELECTRIC

PIPE FENCE

METAL FENCE

WOOD FENCE

BARBED WIRE FENCE

CHAINLINK FENCE

OVERHEAD ELECTRIC

GUY WIRE

E

ELECTRIC PEDESTAL

T

TELEPHONE PEDESTAL

C

CLEANOUT

S

SEPTIC LID

ASPHALT PAVING

GRAVEL/ROCK

ROAD OR DRIVE



LEGAL DESCRIPTION

Being a lot, tract or parcel of land situated in the Elbert Matthews Survey, Abstract No. 083, Camp County, Texas, and being all of that certain tract of land conveyed from Nancy Higuera et al to David Hoover et al, by Warranty Deed with Vendor's Lien, as recorded in Volume 170, Page 499, Official Public Records, Camp County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with cap stamped (BY-LINE) at the West corner of said Hoover tract, and the South corner of a tract of land conveyed to Paige Kalgren, by deed as recorded in Volume 500, Page 201, Official Public Records, Camp County, Texas, said point being in the commonly accepted East line of Lafayette Street, from said point, a 3/8 inch iron rod found at the West corner of a tract of land described in Volume 468, Page 280, Official Public Records, Camp County, Texas, bears North 31 Degrees 43 Minutes 16 Seconds West, a distance of 373.93 feet, and a 1/2 inch iron rod found at the West corner of a tract of land described in Volume 500, Page 201, Official Public Records, Camp County, Texas, bears North 30 Degrees 09 Minutes 48 Seconds West, a distance of 110.69 feet;

THENCE, North 64 Degrees 47 Minutes 01 Seconds East, with a line common to said Hoover tract, and said Kalgren tract, and passing at a distance of 181.85 feet, a 1/2 inch iron rod set with cap stamped (BY-LINE) for witness, and continuing on for a total distance of 188.16 feet to a point for corner in an existing building at the North corner of said Hoover tract, the East corner of said Kalgren tract, and the West corner of a called Tract One conveyed to the Misioneras Guadalupanas De Santa Ana, by deed as recorded in Volume 438, Page 060, Official Public Records, Camp County, Texas, from said point, a 5/8 inch iron pipe found at the North corner of a tract of land described in Volume 441, Page 064, Official Public Records, Camp County, Texas, bears North 25 Degrees 17 Minutes 08 Seconds West, a distance of 225.74 feet, another 5/8 inch iron pipe found at the North corner of said 468/280, bears North 25 Degrees 17 Minutes 08 Seconds West, a distance of 370.27 feet, and a two inch iron pipe found at the North corner of said Tract One, bears North 64 Degrees 47 Minutes 01 Seconds East, a distance of 204.77 feet;

THENCE, South 25 Degrees 17 Minutes 08 Seconds East, with a line common to said Hoover tract, and said Tract One, a distance of 75.04 feet to a mag nail set in a rock at the East corner of said Hoover tract, and the South corner of said Tract One, said point being in the North line of a called 0.69 acre tract conveyed to Paul O'Dell Sr, by deed as recorded in Volume 506, Page 104, Official Public Records, Camp County, Texas, from said point, a two inch square tube found at the East corner of said Tract One, and the North corner of a called Tract Two conveyed to the Misioneras Guadalupanas De Santa Ana, by deed as recorded in Volume 438, Page 060, Official Public Records, Camp County, Texas, bears North 64 Degrees 47 Minutes 01 Seconds East, a distance of 196.07 feet;

THENCE, South 64 Degrees 47 Minutes 01 Seconds West, with a line common to said Hoover tract, and said 0.69 acre trat, a distance of 187.69 feet to a point for corner in a shared concrete drive at the South corner of said Hoover tract, and the West corner of said 0.69 acre tract, said point being in a curve to the left in the East line of said Lafayette Street, with a radius of 502.20 feet, a delta angle of 08 Degrees 34 Minutes 09 Seconds, the chord of which bears North 25 Degrees 38 Minutes 35 Seconds West, for a chord distance of 75.04 feet, from said point, a 1/2 inch iron rod found at an angle point in the West line of said 0.69 acre tract, bears South 21 Degrees 40 Minutes 06 Seconds East, a distance of 93.42 feet, another 1/2 inch iron rod found at the South end of said curve, bears South 22 Degrees 44 Minutes 41 Seconds East, a distance of 50.60 feet, and a 1/2 inch iron rod found, bears North 64 Degrees 47 Minutes 01 Seconds East, a distance of 0.30 feet;

THENCE, along the arc of said curve, and a line common to said Hoover tract, and said Lafayette Street, for an arc length of 75.11 feet to the POINT OF BEGINNING and CONTAINING 14,031 square feet or 0.32 acres of land.

SURVEYOR'S NOTES:
1) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GNSS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME OF THIS SURVEY.
3) THE FOLLOWING ARE ITEMS PERTAINING TO THIS SURVEYED TRACT PROVIDED TO ME BY TITLE COMPANY.
4) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
5) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
6) THE CONSTRUCTION PLANS FOR FARM TO MARKET NO. 993, PROVIDED TO US BY TXDOT, SHOW IT HAVING AN 80 FOOT WIDE RIGHT OF WAY THROUGH THIS AREA. THIS TRACT, THE TRACTS NORTH OF IT, AND THE SOUTH ADJOINER ALL REFLECT A 50 FOOT RIGHT OF WAY.

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	75.11'	502.20'	8°34'09"	N25°38'35"W	75.04'

POINT OF BEGINNING
CM-3/8"IRF WEST COR
468/280 BEARS
N31°43'16"W 373.93'
CM-1/2"IRF WEST COR
500/201 BEARS
N30°09'48"W 110.69'

CM-1/2"IRF ANGLE PNT
WBL OF 506/104 BEARS
S21°40'06"E 93.42'
CM-1/2"IRF SOUTH END
OF CURVE BEARS
S22°44'41"E 50.60'
CM-1/2"IRF BEARS
N64°47'01"E 0.30'

PAIGE KALGREN
VOLUME 500, PAGE 201
O.P.R.C.C.T.

DEED N66°42'E 185.85'
N64°47'01"E 188.16'
DAVID HOOVER ET AL
VOLUME 170 PAGE 499
O.P.R.C.C.T.

CM-5/8"IPF NORTH COR
441/064 BEARS
N25°17'08"W 225.74'
CM-5/8"IPF NORTH COR
468/280 BEARS
N25°17'08"W 370.27'

CM-2"IPF AT
NORTH CORNER
438/060 TR 1

MISIONERAS GUADALUPANAS
DE SANTA ANA
TRACT ONE
VOLUME 438, PAGE 060
O.P.R.C.C.T.

CM-2"SQ TUBE
EAST COR 438/060 TR 1
NORTH COR 438/060 TR 2

PAUL O'DELL, SR.
0.69 ACRES
VOLUME 506, PAGE 104
O.P.R.C.C.T.

I, Justin Kleam RPLS No. 5871, do hereby certify to: Mayben Realty, as client: That the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions are as indicated; and EXCEPT AS SHOWN, all improvements are located within the boundaries, and there are no visible, and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk, and any loss resulting from other use shall not be the responsibility of the undersigned.

BY: JUSTIN KLEAM
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5871

STATE OF TEXAS
REGISTERED
JUSTIN KLEAM
5871
PROFESSIONAL
LAND SURVEYOR

0.32 ACRES E. MATTHEWS SUR. A-083 PITTSBURG, CAMP CO, TEXAS 506 LAFAYETTE ST	
DATE:	03/17/22
SCALE:	1:30
JOB NO.:	2022-348
CLIENT:	MAYBEN
TECHNICIAN:	JBK

BY-LINE
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