

HEATLEY SURVEYING

P. O. Box 1

BRECKENRIDGE, TEXAS 76424

PHONE: (254) 559-8914

FIRM #10079500

FAX: (254) 559-6396

Harlow

1.716 acres

Lots 25, 26, 27, 28, and 29 Block 6 Lakeridge Heights Addition

Stephens County, Texas

February 20, 2020

1.716 acres of land being part of Lots 25, 27, 28, and 29 and all of Lot 26, Block 6 Lakeridge Heights Addition, Stephens County, Texas, and being the same land as described in deeds recorded in Volume 1472 Page 35, Volume 1828 Page 8 and Volume 2056 Page 64 Official Public Records, Stephens County, Texas.

BEGINNING at a ½" iron pin found on the monumented line of Hubbard Creek Lake and the north line of Lot 29 Block 6 Lakeridge Heights for the northeast corner of the tract described in Volume 2056 Page 64 from which the northwest corner of Lot 29 bears N 70°13'03" W 25.00';

THENCE S 21°45'32" W a distance of 420.36' to a ½" iron pin found in the north line of County Road 206 for the southeast corner of the tract described in Volume 2056 Page 64 And being the southeast corner of this tract;

THENCE N 75°28'09" W with the north line of the county road and the south line of Lot 27 Block 6 Lakeridge Heights a distance of 93.00' to a found ½" iron pin;

THENCE N 43°45'33" W continuing with the north line of the county road and the south line of Lots 26 and 25 a distance of 216.62' to a ½" iron pin found for the southwest corner of the tract described in Volume 1828 Page 8 and being the southwest corner of this tract;

THENCE N 13°26'19" E a distance of 227.66' to a ½" iron pin found an the monumented line of Hubbard Creek Lake for the northwest corner of the tract described in Volume 1828 Page 8 and being the northwest corner of this tract;

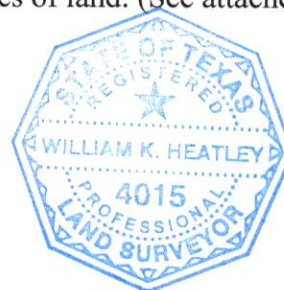
THENCE S 42°57'58" E with the monumented line of the lake and the north line of Lots 25, 26 and 27 a distance of 266.64' to a found 1/2" iron pin;

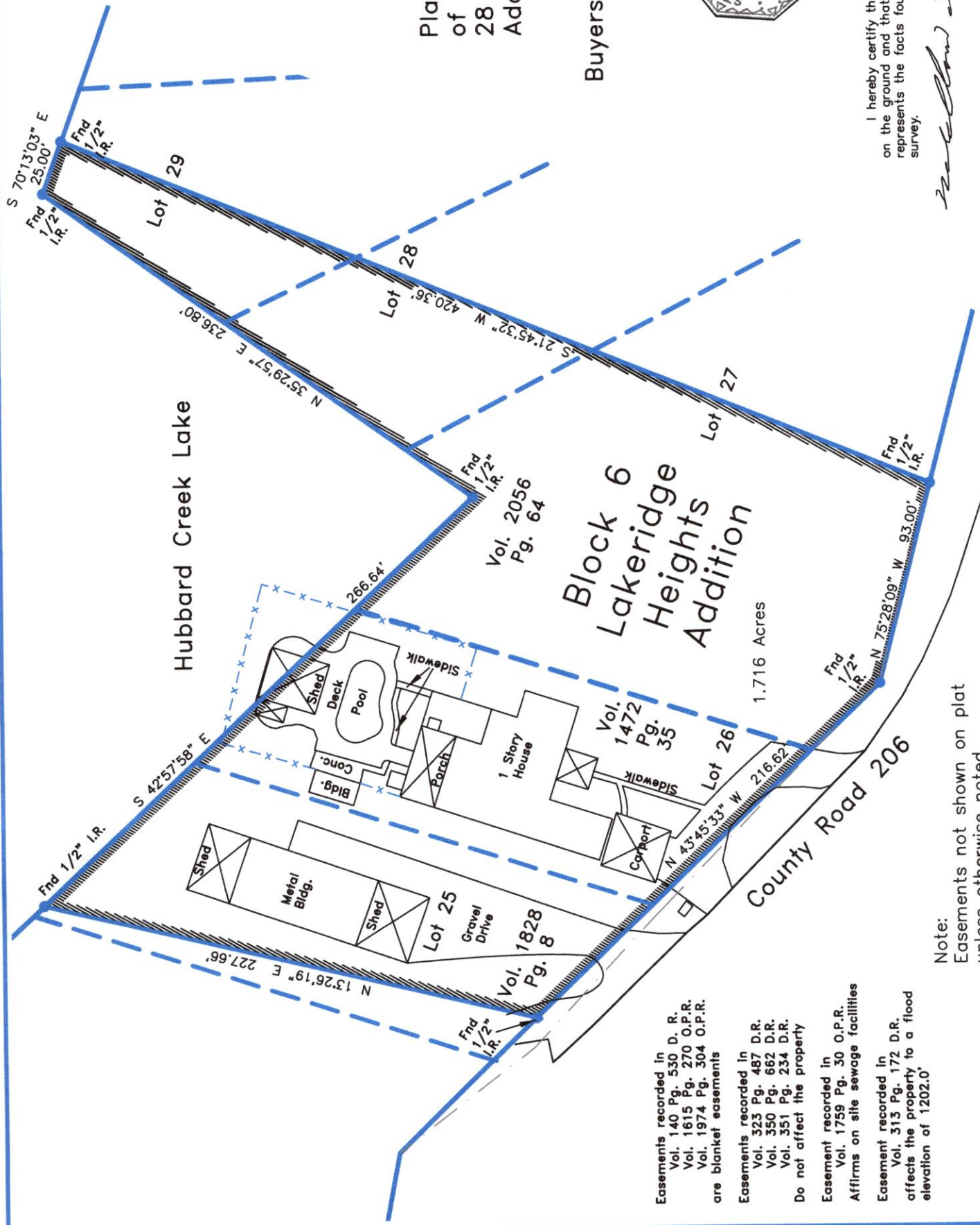
THENCE N 35°29'57" E with the monumented line of the lake and the north line of Lots 27, 28, and 29 a distance of 236.80' to a ½" iron pin found for the northwest corner of Lot 29;

THENCE S 70°13'03" E with the monumented line of the lake and the north line of Lot 29 a distance of 25.00' to the place of beginning and containing 1.716 acres of land. (See attached plat S-2086L, bearings based on G.P.S. NAD 1983 coordinates).


William K. Heatley

Registered Professional Land Surveyor #4015





Plat showing part of Lot 25, all of Lot 26 and part of Lots 27, 28 and 29, Lakeridge Heights Addition, Stephens County, Texas.

Buyers: Jason L. Harlow and Melissa Harlow



SURVEY PLAT IN STEPHENS COUNTY TEXAS

HEATLEY SURVEYING

P.O. BOX 1

BRECKENRIDGE, TX 76424

(254) 559-8914

Print Number: S-2086L

I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of the survey.

William K. Heatley

William K. Heatley
Registered Professional Land Surveyor #4015
Firm #10079500

Note:
Easements not shown on plat unless otherwise noted.
Bearings based on G.P.S. NAD 1983 coordinates
See attached field notes

Easements recorded in
Vol. 140 Pg. 530 D. R.
Vol. 1615 Pg. 270 O.P.R.
Vol. 1974 Pg. 304 O.P.R.
are blanket easements

Easements recorded in
Vol. 323 Pg. 487 D.R.
Vol. 350 Pg. 662 D.R.
Vol. 351 Pg. 234 D.R.
Do not affect the property
Easement recorded in
Vol. 1759 Pg. 30 O.P.R.
Affirms on site sewage facilities

Easement recorded in
Vol. 313 Pg. 172 D.R.
affects the property to a flood elevation of 1202.0'

SCALE: 1" = 60'
DATE: 02-20-2020
FILE: HARLOW JASON