

TRACT 1		
NUMBER	BEARING	DISTANCE
L1	N 33°44'54" W	17.08'
L2	N 47°14'30" W	90.18'
L3	N 52°09'41" W	197.35'
L4	N 52°57'11" W	370.18'
L5	N 53°38'31" W	243.59'
L6	N 55°33'30" W	56.61'
L7	N 60°09'48" W	148.59'
L8	N 62°15'17" W	137.58'
L9	N 56°09'36" W	144.06'
L10	N 44°28'32" W	117.52'
L11	N 37°40'39" W	47.59'
L12	N 31°26'30" W	85.82'

LEGEND

PROPERTY BOUNDARY

OVERHEAD ELECTRIC

EASEMENT / RIGHT-OF-WAY

FENCE

POWER POLE

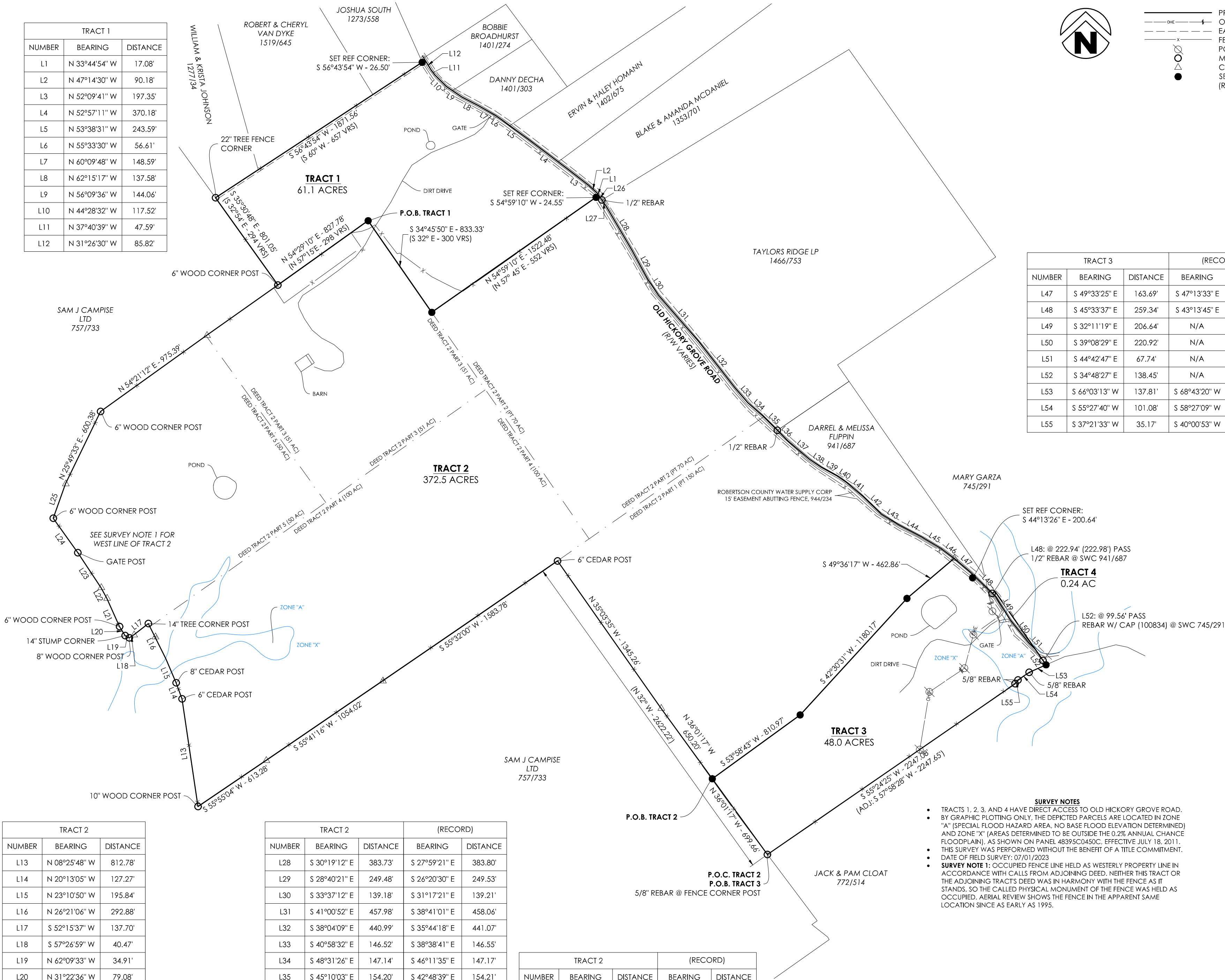
MONUMENT FOUND (NOTED)

CALCULATED POINT

SET 5/8" REBAR W/ CAP #6349

(RECORD DIMENSION)

TRACT 3			(RECORD)	
NUMBER	BEARING	DISTANCE	BEARING	DISTANCE
L47	S 49°33'25" E	163.69'	S 47°13'33" E	163.72'
L48	S 45°33'37" E	259.34'	S 43°13'45" E	N/A
L49	S 32°11'19" E	206.64'	N/A	N/A
L50	S 39°08'29" E	220.92'	N/A	N/A
L51	S 44°42'47" E	67.74'	N/A	N/A
L52	S 34°48'27" E	138.45'	N/A	N/A
L53	S 66°03'13" W	137.81'	S 68°43'20" W	N/A
L54	S 55°27'40" W	101.08'	S 58°27'09" W	101.69'
L55	S 37°21'33" W	35.17'	S 40°00'53" W	34.98'



TRACT 2		
NUMBER	BEARING	DISTANCE
L13	N 08°25'48" W	812.78'
L14	N 20°13'05" W	127.27'
L15	N 23°10'50" W	195.84'
L16	N 26°21'06" W	292.88'
L17	S 52°15'37" W	137.70'
L18	S 57°26'59" W	40.47'
L19	N 62°09'33" W	34.91'
L20	N 31°22'36" W	79.08'
L21	N 24°16'08" W	232.26'
L22	N 28°40'08" W	90.51'
L23	N 33°32'45" W	313.00'
L24	N 35°28'40" W	315.60'
L25	N 19°32'16" E	272.96'
L26	S 33°44'54" E	41.49'
L27	S 34°41'10" E	54.99'

(RECORD)			
	BEARING	DISTANCE	
	S 32°21'19" E	55.00'	

TRACT 2		(RECORD)	
NUMBER	BEARING	DISTANCE	BEARING
L28	S 30°19'12" E	383.73'	S 27°59'21" E
L29	S 28°40'21" E	249.48'	S 26°20'30" E
L30	S 33°37'12" E	139.18'	S 31°17'21" E
L31	S 41°00'52" E	457.98'	S 38°41'01" E
L32	S 38°04'09" E	440.99'	S 35°44'18" E
L33	S 40°58'32" E	146.52'	S 38°38'41" E
L34	S 48°31'26" E	147.14'	S 46°11'35" E
L35	S 45°10'03" E	154.20'	S 42°48'39" E
L36	S 45°06'19" E	112.54'	S 42°48'39" E
L37	S 49°28'50" E	209.78'	S 47°08'58" E
L38	S 56°07'39" E	107.93'	S 53°47'47" E
L39	S 61°21'35" E	131.59'	S 59°01'43" E
L40	S 55°25'42" E	86.11'	S 53°05'50" E
L41	S 49°46'33" E	160.75'	S 47°26'41" E
L42	S 46°00'48" E	192.74'	S 43°40'56" E

TRACT 2			(RECORD)	
NUMBER	BEARING	DISTANCE	BEARING	DISTANCE
L43	S 58°05'59" E	147.34'	S 55°46'07" E	147.37'
L44	S 62°08'50" E	200.78'	S 59°48'58" E	200.82'
L45	S 59°02'44" E	168.59'	S 56°42'52" E	168.62'
L46	S 53°24'49" E	119.88'	S 51°04'57" E	119.90'

- SURVEY NOTES
- TRACTS 1, 2, 3, AND 4 HAVE DIRECT ACCESS TO OLD HICKORY GROVE ROAD.

BY GRAPHIC PLOTTING ONLY, THE DEPICTED PARCELS ARE LOCATED IN ZONE "A" (SPECIAL FLOOD HAZARD AREA, NO BASE FLOOD ELEVATION DETERMINED) AND ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON PANEL 48395C0450C, EFFECTIVE JULY 18, 2011.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

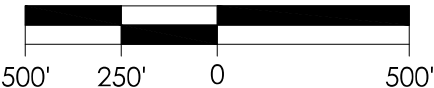
DATE OF FIELD SURVEY: 07/01/2023

SURVEY NOTE 1: OCCUPIED FENCE LINE HELD AS WESTERLY PROPERTY LINE IN ACCORDANCE WITH CALLS FROM ADJOINING DEED. NEITHER THIS TRACT OR THE ADJOINING TRACTS DEED WAS IN HARMONY WITH THE FENCE AS IT STANDS, SO THE CALLED PHYSICAL MONUMENT OF THE FENCE WAS HELD AS OCCUPIED. AERIAL REVIEW SHOWS THE FENCE IN THE APPARENT SAME LOCATION SINCE AS EARLY AS 1995.

THIS PLAT IS ACCOMPANIED BY A SEPARATE FIELD NOTES/LEGAL DESCRIPTION.

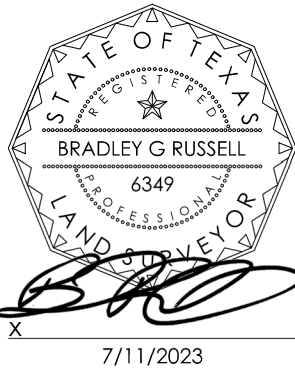
I, BRADLEY G. RUSSELL, RPLS #6349, HEREBY DO CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION ON OR ABOUT JULY 1, 2023 AND MEETS OR EXCEEDS THE REASONABLE TECHNICAL STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE ON THE DATE OF SURVEY.

BASIS OF BEARING:
TEXAS STATE PLANE, NAD83(11) CENTRAL ZONE
AS DETERMINED BY GPS OBSERVATION.
DISTANCES ARE US SURVEY FEET.



RECORD INFORMATION

SEAL



BOUNDARY SURVEY
UNNUMBERED OLD HICKORY GROVE ROAD
FRANKLIN, TX
COUNTY PARCEL ID: R3520
CLIENT:
NORMAN C. KLORES

DATE: 7/11/2023
PROJECT NO: 23200160
CONTACT: B.RUSSELL

1000 LedgeLawn Dr.
Conway, Arkansas 72034

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CERTIFICATE OF AUTHORIZATION:

CONTACT INFORMATION:
Bradley G. Russell
Crafton Tull (10193715)
1000 LedgeLawn Dr.
Conway, AR 72034

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DELTA	DESCRIPTION	DATE

SHEET NO.: