

PEDRO ELIAS BEAN SURVEY, A-2

(BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 MAP DATUM)

L-1 S72°00'51"W, 20.00'
L-2 S54°53'03"W, 23.18'
L-3 N77°42'28"W, 13.53'
L-4 N36°23'22"W, 53.16'
L-5 N40°25'05"W, 34.35'

C-1
RADIUS=429.34'
DELTA=11°23'58"
CHORD=N58°38'35"E, 85.28'
LENGTH=85.42'

INDICATES FND. 1/2" I. ROD
(CONTROLLING MONUMENT)

INDICATES SET 1/2" I. ROD
MARKED WITH A PLASTIC CAP:
BMS TYLER



I hereby certify that this plat was prepared from an actual survey made on the ground under my direction and supervision of property located on Key Allegro Drive, Bullard, Smith County, Texas, situated in the Pedro Elias Bean Survey, Abstract 2, Smith County, Texas, being out of and a part of Lot 10-A, EMERALD BAY LAKE SUBDIVISION UNIT 1B, according to the Resubdivision Plat thereof, recorded in Cabinet 'G', Slide 95-C, of the Plat Records of Smith County, Texas, being more completely described as a 6,620 sq. ft. (0.152 ac.) tract in Exhibit 'A' (attached).

Jordan Vulgamott - R.P.L.S. 6613

Job No. 24-310 21 May 2025 Scale: 1"=30'

Revised per LOMA Removal (Case No. 25-06-1791A) 17 July 2025.

BMS TYLER SURVEYORS

BOB MATUSH SURVEYING, INC.

REGISTERED PROFESSIONAL LAND SURVEYORS

2624 KENSINGTON DRIVE, SUITE 107, TYLER, TEXAS 75703

TEL. (903) 561-7287

T.B.P.E.L.S. FIRM NO. 10048200

www.bmstyler.com

JOB NO. 24-310
DATE: 21 MAY 2025
SCALE: 1"=30'