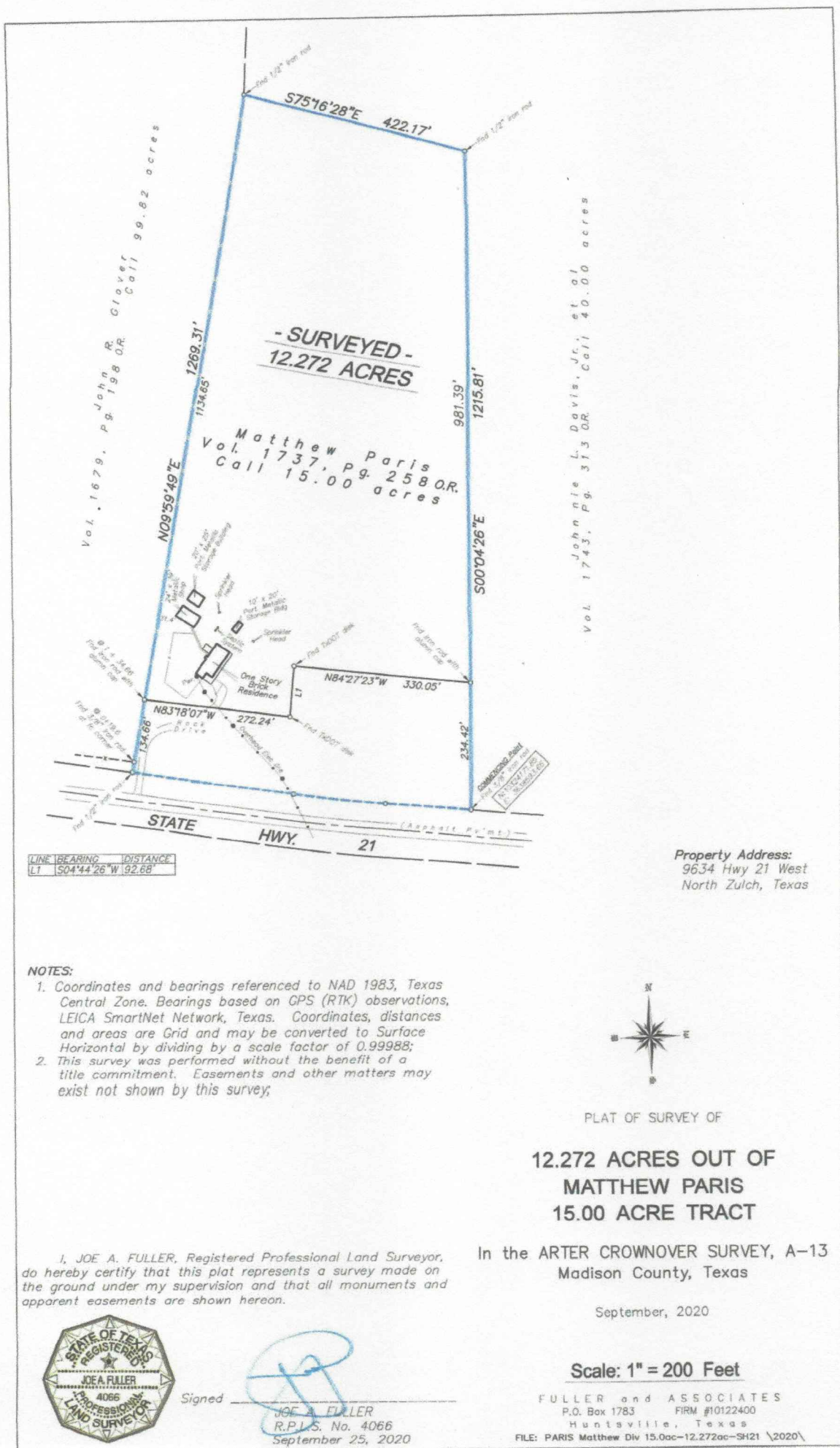




LINE	BEARING	DISTANCE
L1	S04°44'26"W	92.68'

Property Address:
9634 Hwy 21 West
North Zulch, Texas

NOTES:

- Coordinates and bearings referenced to NAD 1983, Texas Central Zone. Bearings based on GPS (RTK) observations, LEICA SmartNet Network, Texas. Coordinates, distances and areas are Grid and may be converted to Surface Horizontal by dividing by a scale factor of 0.99988;
- This survey was performed without the benefit of a title commitment. Easements and other matters may exist not shown by this survey;



PLAT OF SURVEY OF

**12.272 ACRES OUT OF
MATTHEW PARIS
15.00 ACRE TRACT**

In the ARTER CROWNOVER SURVEY, A-13
Madison County, Texas

September, 2020

Scale: 1" = 200 Feet

I, JOE A. FULLER, Registered Professional Land Surveyor, do hereby certify that this plat represents a survey made on the ground under my supervision and that all monuments and apparent easements are shown hereon.



Signed

[Signature]
JOE A. FULLER
R.P.L.S. No. 4066
September 25, 2020

FULLER and ASSOCIATES
P.O. Box 1783 FIRM #10122400
Huntsville, Texas
FILE: PARIS Matthew Div 15.0ac-12.272ac-SH21 \2020\

NOT TO SCALE

P.O.C.
1/2 INCH IRON ROD FOUND

3/4 INCH IRON
ROD FOUND

PARENT TRACT
NOT TO SCALE

S 09°59'49" W 1,134.68'-

AP# 29754

CALLED 15.00 ACRES
 CODY D. BEASLEY
 AND WIFE, EMILY ANN BEASLEY
 VOLUME 1345, PAGE 44 O.P.R.
 EXECUTED JUNE 26, 2011

P.O.B.

3/8 INCH IRON
ROD FOUND

STATE HIGHWAY 21

STATE HIGHWAY 21
(A VARIABLE WIDTH RIGHT-OF-WAY)

I HEREBY CERTIFY THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION.

⬡ : 5/8 INCH IRON ROD WITH YELLOW JONES | CARTER CAP SET

△ : 5/8 INCH IRON ROD WITH 2 INCH TXDOT ROW CAP SET

☐ : 4 INCH BRONZE TXDOT DISK IN CONCRETE SET

JIBRAEL K. AHMAD, R.P.L.S. NO. 6183

NOTES:

1. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD83, 2011 ADJUSTMENT) BASED ON TXDOT GPS VRS NETWORK OBSERVATIONS.
2. ALL COORDINATES AND DISTANCES ARE IN US SURVEY FEET DISPLAYED IN SURFACE VALUES WITH THE TXDOT SURFACE ADJUSTMENT FACTOR OF 1.00012.
3. ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
4. FIELD SURVEYING WAS PERFORMED FROM NOVEMBER 2017 THROUGH JUNE 2019.
5. PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.
6. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
7. ACCESS IS PERMITTED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.
8. THIS SURVEY WAS PREPARED UTILIZING THE COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, GF NO. 18030081TROW, EFFECTIVE DATE MAY 21, 2018, ISSUE DATE JUNE 6, 2018. JONES/CARTER HAS RELIED UPON THE ACCURACY AND COMPLETENESS OF THE INFORMATION DESCRIBED ABOVE AND HAS MADE NO INDEPENDENT INVESTIGATION OR SEARCH FOR RECORDED ENCUMBRANCES, SETBACKS, RESTRICTIVE COVENANTS, AND/OR ANY OTHER ENCUMBRANCES.

DATE	BY	REVISIONS
JUNE 2019	MNG	CORRECTED ADJOINER INFORMATION
JUNE 2019	PM	ADDED MISSING STATION
		TAKING REMAINING
		AREA ACRES
		(ACRES / SQ. FT.) LT
		2.7028 / 117.735 12.2743
		14.9771



JONES | CARTER

2322 West Grand Parkway North, Suite 150 • Katy, Texas 77449 • 832.913.4000
Texas Board of Professional Land Surveying Registration No. 10194039



Texas Department of Transportation

PARCEL PLAT SHOWING
PARCEL 612

US 190/STATE HIGHWAY 21
MADISON COUNTY, TEXAS
R.O.W. C.S.J. No.: 0117-04-044

DATE: NOVEMBER 2018	PAGE 4 OF 6	NOT TO SCALE
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