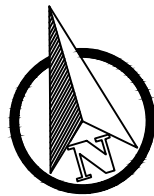


# LUCAS BAXTER HUGHES & TAYLOR CLARK HUGHES

## 3133 HENDERSON STREET, MILLICAN, TEXAS

### LOTS 6 & 7 BLOCK 103, TOWN OF MILLICAN, BRAZOS COUNTY, TEXAS

N/F LOPEZ MARCOS SOLIS  
CALLED LOTS 1-5 BLOCK 103  
VOL. 16717, PG. 208



GRID NORTH PER  
GPS OBSERVATION  
SCALE 1" = 20'

20' ALLEY  
(UNIMPROVED)

(N 71° 00' 00" W 100.00'  
N 73° 54' 39" W 99.88'

0.8'

0.9'

⊙ ⊙ ⊙ ⊙

⊙ ⊙ ⊙ ⊙

20.8'

21.0'

15.80'

7.1'

16.10'

8.6'

N/F WILLIAMS DERRICK &  
GARRETT A  
CALLED LOTS 6 & 7 BLOCK 103  
VOL. 14093, PG. 41

1-STORY  
MOBILE HOME  
RESIDENCE

MOVABLE  
WOOD DECK  
WITH STEPS

N/F WHITE JAMES DEAN  
CALLED LOTS 8-10 BLOCK 103  
VOL. 8290, PG. 96

SATELLITE  
DISHES

WOOD DECK  
WITH STEPS

GRAVEL DRIVE

S 73° 53' 03" E 100.00'  
(S 71° 00' 00" E 100.00')

BUCHANAN ST.  
(GRAVEL PAVED ROAD)  
(100' ROW)

HENDERSON RD  
(ASPHALT PAVED ROAD)  
(100' ROW)

N 16° 08' 30" E 114.95'  
(N 19° 00' 00" E 115.00')

LEGEND	
⊙	POWER POLE
⊙	SEPTIC
⊞	WATER METER
⊞	AC
●	1/2" IRON ROD SET CAPPED "TICE ENG."
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
()	RECORD INFORMATION
— E —	POWER LINE
— X —	FENCE LINE

Surveyor's Notes:

- Copies of this survey without an original signature and seal in blue ink are not valid. Any alteration of this survey, in whole or part, without prior written permission of Tice Engineering, Inc. is prohibited.
- FLOOD STATEMENT:** According to Community Panel No. 48041C0400E, dated May 16, 2012 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. Since this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
- No wetland information is shown hereon.
- Parcel Indexing Instructions:** Located in the Millican Townsite, Lots 6 & 7, Block 103, Brazos County, Texas.
- This Survey is referenced to the TEXAS STATE PLANE CENTRAL ZONE (4203) with NAD (83) DATUM.  
All distances and coordinates shown are in U.S. SURVEY FEET. (3.28083333 per meter)  
Scale Factor: 0.99992543  
Convergence angle: 02° 07' 40.47"
- This survey may not show all underground utilities.
- All ownership information shown hereon are "now or formally".

This survey has been performed with the benefit of a title report provided by National Investors Title Insurance Company dated May 27, 2024 at 8:00 a.m. GF number: N-240275N

SCHEDULE B EXCEPTIONS:

- Covenants, Rights, Terms, and Conditions as set forth in the Affidavit to the Public Concerning Certification of On-Site Sewage Facilities dated August 8, 2017, executed by Derrick Williams, recorded in Volume 14201, Page 90, Official Records, Brazos County, Texas. (Does affect property)

*Keith Zimmerman*

Keith Zimmerman, R.P.L.S. NO. 6723  
Texas Registered Professional Land Surveyor

CERTIFICATION

In my professional opinion, this plat represents the facts found on the ground during the course of a boundary Survey conducted under my supervision and that this plat substantially complies with the current standards as adopted by the Texas Board of Professional Engineers and Land Surveyors and that there are no encroachments or protrusions except as shown.



**TEI** TICE ENGINEERING, INC.  
ENGINEERS / SURVEYORS

Trusted Engineers. Experienced Surveyors. Innovative Results

11400 HIGHWAY 30 SUITE 305 COLLEGE STATION, TX 77845 PHONE: 979.205.8860 www.ticeeng.com	202 S. COLEMAN STREET SUITE 300-4&5 PROSPER, TX 75078 PHONE: 979.205.8860 www.ticeeng.com
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PROJECT NUMBER :	5175-24
DRAWING DATE:	06/20/2024
TEXAS SURVEY FIRM No.:	10194827
CERTIFICATE EXPIRATION DATE:	12/31/2024