



VICINITY MAP NOT TO SCALE



1 inch = 200 ft.

NOTES:

- This survey was prepared without the benefit of a title commitment; no additional research regarding the existence of easements or restrictions of record has been performed by DVJ Land Surveying.
- This tract lies in Zone "X", areas determined to be outside the 0.2% annual chance floodplain, as per the National Flood Insurance Program Firm Map Panel Number 48457C000C, effective date: April 4, 2011.
- Bearings shown herein are based on the Texas Coordinate System, Central Zone NAD83.
- Mineral Rights and/or Lease Rights are not surveyed related and therefore not a part of this survey.
- Surface or subsurface faulting, hazardous waste, wetland designations, or other environmental issues have not been addressed within the scope of this survey.
- All of this survey all visible improvements and utilities were located and shown hereon.
- This original work is protected under copyright laws. Title 17, United States Code Section 101, prohibits the reproduction of this work for the use of the recipients named above and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.
- This is not a recorded subdivision plot. Each tract described by metes and bounds description.



LINE	BEARING	AREA	LENGTH	CHORD BEARING	DELTA ANGLE
1	S 62°45'29" E	73.86	659.17	N 25°15'14" W	5°34'15" A
2	S 75°38'42" E	91.17	659.17	N 23°47'15" W	1°32'55" A
3	S 75°38'42" E	62.91	541.60	N 23°47'15" W	1°32'55" A
4	S 29°42'31" E	62.91	541.60	N 23°47'15" W	1°32'55" A
5	S 58°35'07" E	63.88	541.60	N 23°47'15" W	1°32'55" A
6	S 58°35'07" E	63.88	541.60	N 23°47'15" W	1°32'55" A
7	S 26°28'41" E	31.83	272.77	N 23°47'15" W	1°32'55" A
8	S 26°28'41" E	31.83	272.77	N 23°47'15" W	1°32'55" A
9	S 26°28'41" E	31.83	272.77	N 23°47'15" W	1°32'55" A
10	S 26°28'41" E	31.83	272.77	N 23°47'15" W	1°32'55" A
11	S 32°10'43" E	27.91	242.20	N 23°47'15" W	1°32'55" A
12	S 32°10'43" E	27.91	242.20	N 23°47'15" W	1°32'55" A
13	S 32°10'43" E	27.91	242.20	N 23°47'15" W	1°32'55" A
14	S 32°10'43" E	27.91	242.20	N 23°47'15" W	1°32'55" A
15	S 37°40'34" W	22.80	199.87	N 23°47'15" W	1°32'55" A
16	S 37°40'34" W	22.80	199.87	N 23°47'15" W	1°32'55" A
17	S 37°40'34" W	22.80	199.87	N 23°47'15" W	1°32'55" A
18	S 37°40'34" W	22.80	199.87	N 23°47'15" W	1°32'55" A
19	S 08°49'54" W	34.91	301.87	N 23°47'15" W	1°32'55" A
20	S 08°49'54" W	34.91	301.87	N 23°47'15" W	1°32'55" A
21	S 08°49'54" W	34.91	301.87	N 23°47'15" W	1°32'55" A
22	S 08°49'54" W	34.91	301.87	N 23°47'15" W	1°32'55" A
23	S 16°29'51" W	248.88	2145.55	N 23°47'15" W	1°32'55" A
24	S 16°29'51" W	248.88	2145.55	N 23°47'15" W	1°32'55" A
25	S 16°29'51" W	248.88	2145.55	N 23°47'15" W	1°32'55" A
26	S 16°29'51" W	248.88	2145.55	N 23°47'15" W	1°32'55" A

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2814.73	659.69	659.17	N 25°15'14" W	5°34'15" A
C2	2814.73	659.69	659.17	N 23°47'15" W	1°32'55" A

ABBREVIATIONS LEGEND

- BLDG. BUILDING
- BLDC. BUILDING CONTROL
- FND. FOUNDATION
- T.C.D.R. TYLER COUNTY DEED RECORDS
- I.R. IRON ROD
- R.O.W. RIGHT OF WAY
- SQ. FT. SQUARE FOOT
- PC. PERCENT

SYMBOLS LEGEND

- IRON ROD FOUND
- 1/2" I.R. W/ VILLA 6751" CAP SET
- POWER POLE
- SEPTIC I.D.
- GUY ANCHOR
- TEMPORARY BENCHMARK
- BARB WIRED FENCE
- OVERHEAD ELECTRIC
- CONCRETE DRIVE
- TOP OF BANK

NO. DATE DESCRIPTION

NO.	DATE	DESCRIPTION

26 TRACTS (UNRECORDED) OF A 173.778 ACRE (7,569,761 SQ. FT.) BURRELL BLACKMAN SURVEY, A-5 & THE J.J. BLACKMAN SURVEY, A-6 TYLER COUNTY, TEXAS



TX ENGINEERING FIRM NO. F-23232
TX SURVEYING FIRM NO. 94009
3118 FERRY ROAD, SUITE 402
CYPRESS, TEXAS 77433
281.213.2517

SCALE: 1"=200'
PROJECT No. 23-0450
DRAWN BY: JAC
DATE: 10-15-2023
KEY MAP:
CHECKED BY: CEE

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition II Land Title Survey.

[Signature]

Daniel Vile, Jr., P.E., RPLS
Registered Professional Land Surveyor
Texas Registration No. 6751

