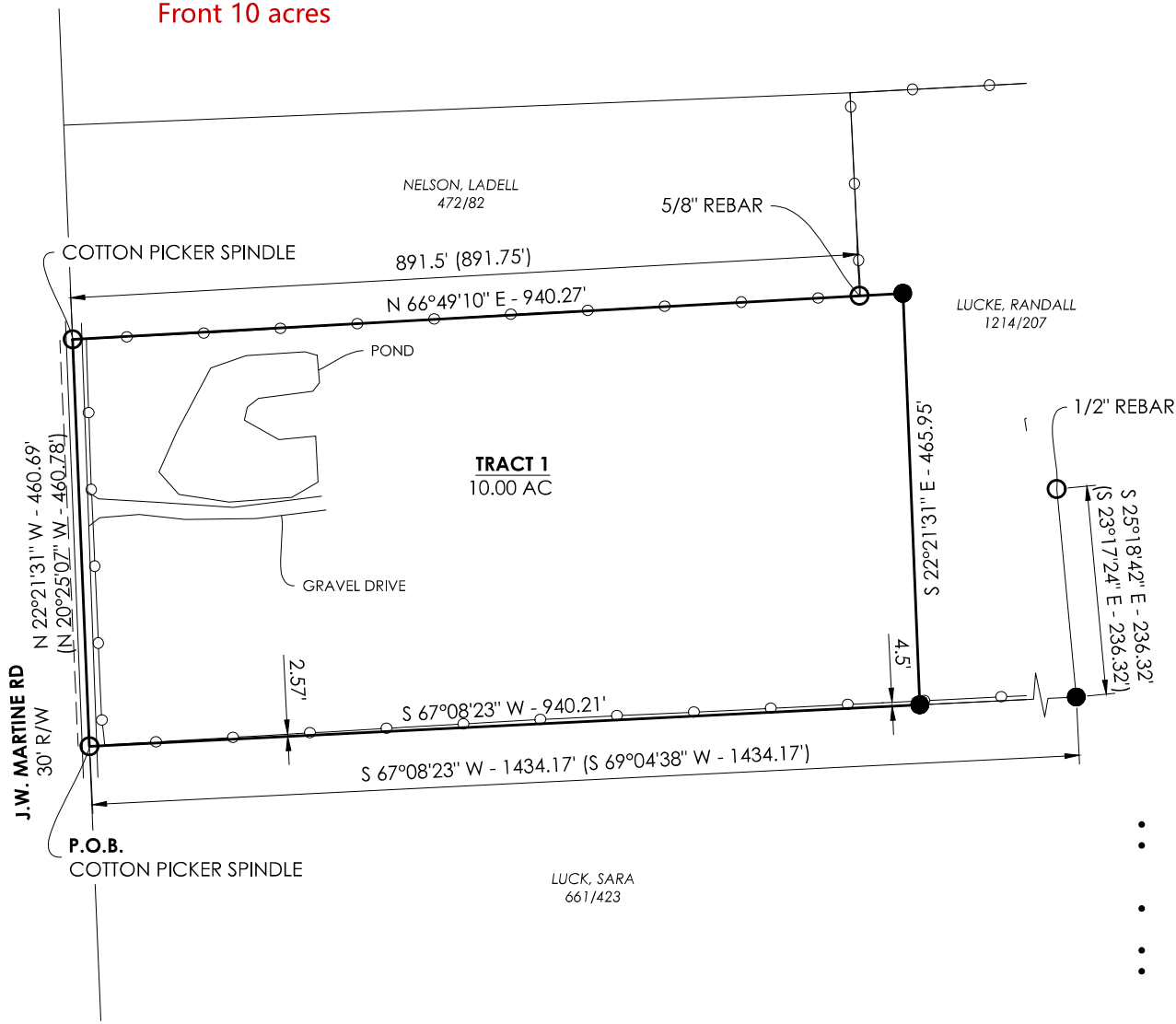


Front 10 acres



LEGEND

- PROPERTY BOUNDARY
- OVERHEAD ELECTRIC
- ROAD RIGHT-OF-WAY
- FENCE
- POWER POLE
- MONUMENT FOUND (NOTED)
- CALCULATED POINT
- SET 5/8" REBAR W/ CAP #6349 (RECORD DIMENSION)

SEAL

BRADLEY G. RUSSELL
 6349
 PROFESSIONAL LAND SURVEYOR
 8/31/2021

TSPS CATEGORY 1-A LAND TITLE SURVEY
 453 ELLIOTT CEMETERY POWERS ROAD
 FRANKLIN, TEXAS

COUNTY PARCEL ID: 000357-000741
 GF #: 17346

CLIENT:
 RANDALL LUCKE

ISSUE DATE:	8/31/2021
PROJECT NO.:	21262900
CONTACT:	B.RUSSELL

1000 LedgeLawn Dr.
 Conway, Arkansas 72034

Crafton Tull
 engineering | surveying
 501.328.3316 | 501.328.3325 f

www.craftontull.com

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

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- #### TITLE NOTES
- TRACT 1 HAS DIRECT ACCESS TO J.W. MARTINE ROAD.
 - BY GRAPHIC PLOTTING ONLY, THE DEPICTED PARCEL IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON PANEL 48395C0425C, EFFECTIVE JULY 18, 2011.
 - TITLE COMMITMENT BY LOVE TITLE & ABSTRACT, GF NUMBER 17346, EFFECTIVE AUGUST 10, 2021.
 - DATE OF FIELD SURVEY: 08/26/2021
 - THE FOLLOWING SCHEDULE B ITEMS ARE BLANKET IN NATURE AND CANNOT BE PLOTTED: 10.g (298/755)

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 AUGUST 26, 2021 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.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR CATEGORY 1A, CONDITION 4, LAND TITLE SURVEY.

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

DELTA	DESCRIPTION	DATE

SHEET NO.: 1 OF 1

DRAWING: GA21262900-TX RANDALL LUCKE\21262900.DWG
 LAYOUT: 10.AC, LAST SAVED: BR11.69, 8/30/2021 8:53:25 AM
 LAST PLOTTED BY: BRAD RUSSELL, 8/31/2021 8:04:33 AM (PLOTTED BY: VALID ON HARD COPY ONLY)

TRACT 1

A 10.00 ACRE PART OF THAT CERTAIN 20.84 ACRE TRACT GRANTED TO RANDALL GEORGE LUCKE AND WIFE, ELYSE M. LUCKE, IN A DEED RECORDED IN VOLUME 1214, PAGE 207, OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS, BEING OUT OF THE SARAH ANN WALKER SURVEY, ABSTRACT NUMBER 357, ROBERTSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND AT THE SOUTHWEST CORNER OF SAID 20.84 ACRE TRACT AND THE NORTHWEST CORNER OF A 63.7 ACRE TRACT CONVEYED TO MARK A. MCMILLAN, ET AL, IN A DEED RECORDED IN VOLUME 661 PAGE 423, BEING LOCATED IN THE CENTER OF J.W. MARTINE ROAD;

THENCE N 22°21'31" W ALONG THE CENTER OF J.W. MARTINE ROAD A DISTANCE OF 460.69 FEET TO A COTTON PICKER SPINDLE FOUND AT THE SOUTHWEST CORNER OF A TRACT GRANTED TO LADELL NELSON IN A DEED RECORDED IN VOLUME 472, PAGE 82, BEING THE WEST EXTERIOR CORNER OF SAID 20.84 ACRE TRACT AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE N 66°49'10" E ALONG THE WESTERLY NORTH LINE OF SAID 20.84 ACRE TRACT, AT 891.50 FEET PASS A 5/8 INCH REBAR FOUND AT THE SOUTHEAST CORNER OF SAID NELSON TRACT AND THE WEST INTERIOR CORNER OF SAID 20.84 ACRE TRACT, CONTINUING A ACROSS AND THROUGH SAID 20.84 ACRE TRACT A TOTAL DISTANCE OF 940.27 FEET TO A 5/8 INCH REBAR WITH CAP (#6349) SET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 22°21'31" E SEVERING SAID 20.84 ACRE TRACT A DISTANCE OF 465.95 FEET TO A 5/8 INCH REBAR WITH CAP (#6349) SET ON THE SOUTH LINE OF SAID 20.84 ACRE TRACT, BEING IN THE NORTH LINE OF SAID MCMILLAN TRACT AND BEING THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S 67°08'23" W ALONG SAID SOUTH LINE A DISTANCE OF 940.21 FEET, RETURNING TO THE POINT OF BEGINNING.

CONTAINING 10.00 ACRES, MORE OR LESS, 0.16 ACRES OF WHICH LIES WITHIN THE PRESENT MARGINS OF J.W. MARTINE ROAD.

I, BRADLEY G RUSSELL, RPLS #6349, HEREBY DO CERTIFY THAT THIS DESCRIPTION IS BASED ON A SURVEY THAT WAS CONDUCTED UNDER MY DIRECT SUPERVISION ON OR ABOUT AUGUST 26, 2021 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. BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), CENTRAL ZONE, AS DETERMINED BY GPS OBSERVATION. ALL DISTANCES ARE US SURVEY FEET.



8/31/2021

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