NOTES

1. This survey was done without the benefit of a current Title Report and the Surveyor did not research the deed records for previous conflicts in title or easement, therefore certain easements may have been granted which are not reflected hereon.
2. According to horizontal scaling from the current F.E.M.A. flood insurance rate Map no. 48457C0425E, dated April 04, 2011, this tract DOES NOT lie within Zone "A" or Zone "AE".

LEGEND

UE — UTILITY EASEMENT

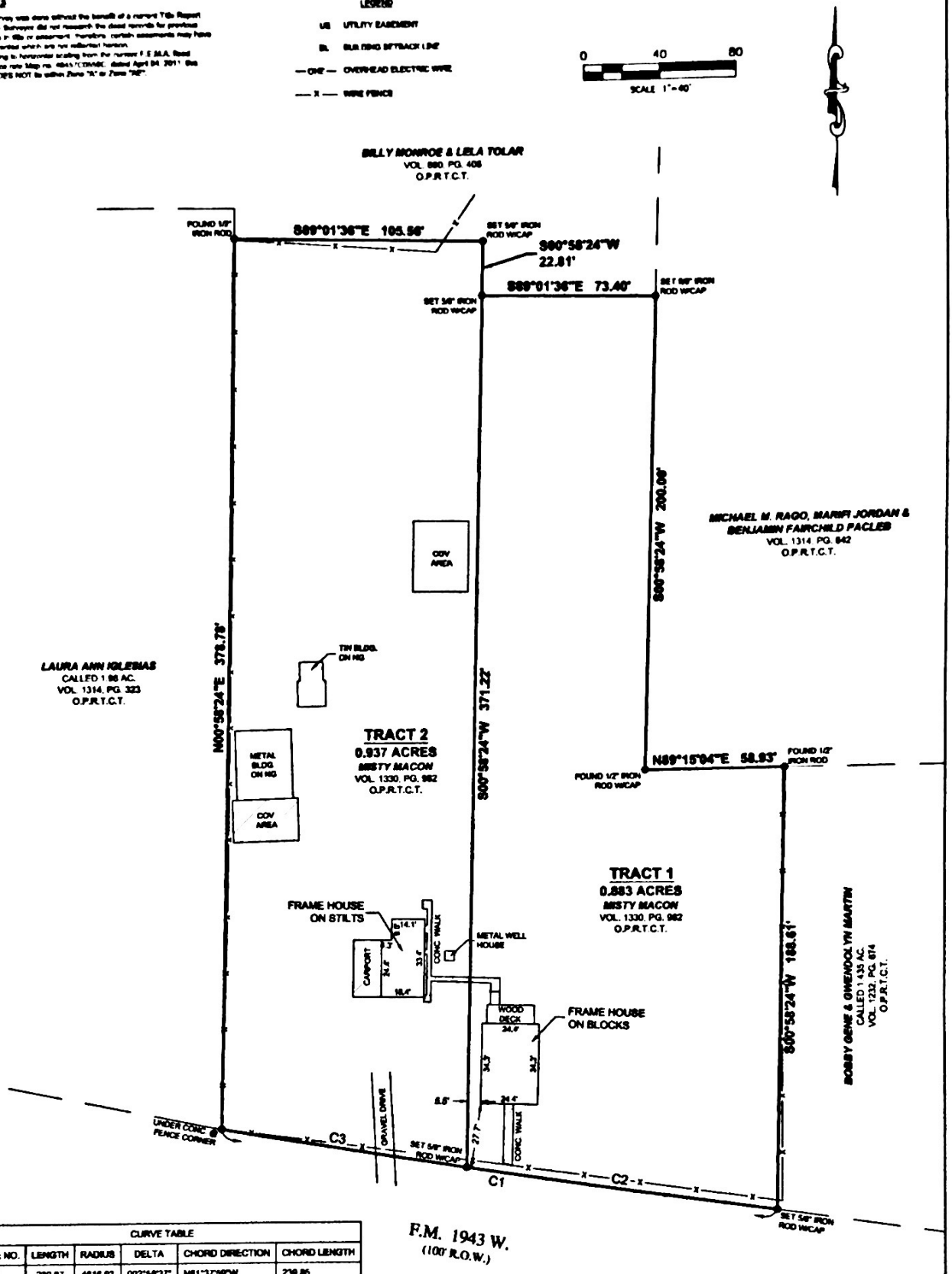
BL — BUILDING SETBACK LINE

—OHE— OVERHEAD ELECTRIC WIRE

—x— WIRE FENCE

0 40 80

SCALE 1" = 40'



CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	239.87	4616.93	002°58'37"	N81°37'59"W	239.85
C2	133.22	4616.93	001°39'12"	N82°17'42"W	133.22
C3	106.85	4616.93	001°19'25"	N80°48'24"W	106.85

SURVEY OF: A 1.820 ACRE TRACT, SITUATED IN THE J. A. BOLTON SURVEY, A-823, TYLER COUNTY, TEXAS, AND BEING THE SAME TRACT RECORDED IN VOLUME 1330, PAGE 962 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY, TEXAS.

SURVEY MADE FOR: MISTY MACON

JOB NUMBER: 23340_R1

DATE: 11/14/2023

FIELD CREW: KB

OFFICE: JL, AW, AT

STATE OF TEXAS — REGISTERED — ANDREW P. TITCOMB — (6951) — PROFESSIONAL LAND SURVEYOR

I, Andrew P. Titcomb, certify that this survey was performed under my supervision on September 01, 2023, that there were no encroachments except as shown, that this survey conforms to T.S.P.S. Standards for a Category 1B, Condition III Survey. This certifies only to easements and building lines shown on the recorded plat.

Andrew P. Titcomb

ANDREW P. TITCOMB, R.P.L.S. #6951

532 F.M. 1943 W.
WARREN, TEXAS 77664

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