

DIMENSIONS INDICATED HEREON ARE BASED UPON GLOBAL POSITIONING SYSTEM SURVEYING, TIED TO THE TRIMBLE RTK NETWORK, REFERENCED TO THE (NORTH AMERICAN DATUM OF 1983) TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), GRID SCALE FACTOR: 0.999909022.

THIS PROPERTY LIES IN FLOOD ZONE A AS INDICATED ON PANEL 48351C0425D DATED 11/16/2018.

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. OTHER BUILDING LINES OR EASEMENTS MAY EXIST.

1" = 150'

LEGEND:

M = MEASURE
R = RECORD

I.R. = IRON ROD
I.P. = IRON PIPE
C.M. = CONCRETE MONUMENT
P.P. = PINCHED PIPE

U.E. = UTILITY ESMT.
B.L. = BUILDING LINE
A.E. = AERIAL ESMT.
D.E. = DRAIN ESMT.
S.L.E. = STREET LIGHT ESMT.
U.G.E. = UNDERGROUND ELECTRIC

P.P. = POWER POLE
O.H.E. = ELECTRIC LINE
E.M. = ELECTRIC METER
S.E. = SEPTIC
W.E. = WELL

Line Table		
Line #	Length	Direction
L1	95.84	N46° 00' 16"W
L2	17.28	N51° 31' 58"W
L3	146.11	S46° 39' 06"W
L4	38.89	N52° 51' 54"W
L5	96.94	N26° 41' 06"E
L6	109.16	N78° 58' 06"E
L7	18.29	N29° 11' 04"E
L8	58.59	N42° 36' 44"W
L9	53.53	N41° 58' 14"W
L10	58.50	N15° 25' 03"E
L11	21.74	N20° 34' 48"W
L12	26.08	N45° 57' 25"W
L13	106.53	S80° 41' 51"W
L14	34.94	S70° 57' 19"W
L15	87.88	S22° 55' 34"W
L16	33.65	S21° 15' 44"W
L17	31.15	S63° 33' 42"W
L18	15.57	N80° 50' 09"W
L19	32.55	N11° 18' 54"E
L20	72.25	N14° 53' 31"E
L21	25.42	N12° 42' 24"W
L22	136.78	N48° 31' 13"W
L23	20.64	N41° 11' 41"W
L24	25.05	N11° 28' 09"W
L25	40.87	N59° 54' 35"E
L26	61.80	N66° 21' 46"E
L27	38.56	N24° 23' 45"E
L28	62.56	N0° 05' 46"E
L29	34.55	N29° 11' 09"W
L30	42.16	N80° 31' 35"W
L31	70.75	S67° 53' 49"W
L32	53.84	S59° 37' 09"W
L33	21.98	S51° 16' 45"W
L34	43.92	N16° 06' 16"W
L35	26.39	N31° 52' 14"E
L36	58.23	N32° 30' 07"E
L37	93.81	N58° 54' 14"E
L38	41.92	N10° 40' 00"E
L39	46.29	N45° 17' 48"W

NOTE: ALL POINTS ALONG THE DITCH MARKED WITH  ARE POINT FOR CORNERS ALONG THE MEANDERS OF THE DITCH.

15.61 ACRES
TRACT ONE
VOL. 433, PAGE 457
D.R.N.C.

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TRACT ONE
VOL. 433, PAGE 457
D.R.N.C.

000 TX STATE HWY 87
KIRBYVILLE, TX 75956
OUT OF CALLED 28.00 ACRE
TRACT ("TRACT 1")
VOL. 765, PAGE 456
D.R.N.C.

M: 8.72 ACRES

15.61 ACRES
TRACT ONE
VOL. 433, PAGE 457
D.R.N.C.

SET 1/2" I.R.
CAPPED
BLS 2512

SET 1/2" I.R.
CAPPED
BLS 2512

POB
SET 1/2" I.R.
CAPPED BLS 2512
N:10278904.07
E:4340711.35

FND C.M.

SET 1/2" I.R.
CAPPED
BLS 2512

L=626.02 Rad=2695.56'
Chord Bearing=S1° 33' 00"E Chord Distance=624.61'

T X S T A T E H W Y 8 7

I, J.D. McCLENAN DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAT OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, OF A 8.72 ACRE TRACT IN THE NATHANIEL H. COCHRAN LEAGUE, ABSTRACT No. 55, NEWTON COUNTY, TEXAS AND SHOWING ALL VISIBLE IMPROVEMENTS THEREON. THERE ARE NO OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON, THERE ARE NO VISIBLE SIGNS OF ENCROACHMENTS AT THE TIME OF THE SURVEY EXCEPT AS SHOWN. THE UNDERSIGNED SURVEYOR DOES NOT WARRANT OR SUBSCRIBE TO THE ACCURACY OR SCALE OF FLOOD ZONE INFORMATION WHICH IS DERIVED FROM THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR ANY OTHER PARTIES IS AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



J.D. McCLENAN
Registered Professional Land Surveyor
Texas Registration Number 2512

DRAWN BY:	ANB	DATE:	09/06/2023
CHECKED BY:	JDMC	G. F. NO.:	N/A
JOB NO.:	23-490B	BK/Pg:	N/A



B-LINE SURVEYORS, INC.
409-790-7147

LAND SURVEYING - ELEVATION CERTIFICATES
3302 WOMACK RD. ORANGE, TX 77632
(409) 201-7928 carlcopten.bls@gmail.com
FIRM REGISTRATION NO.: 10109900

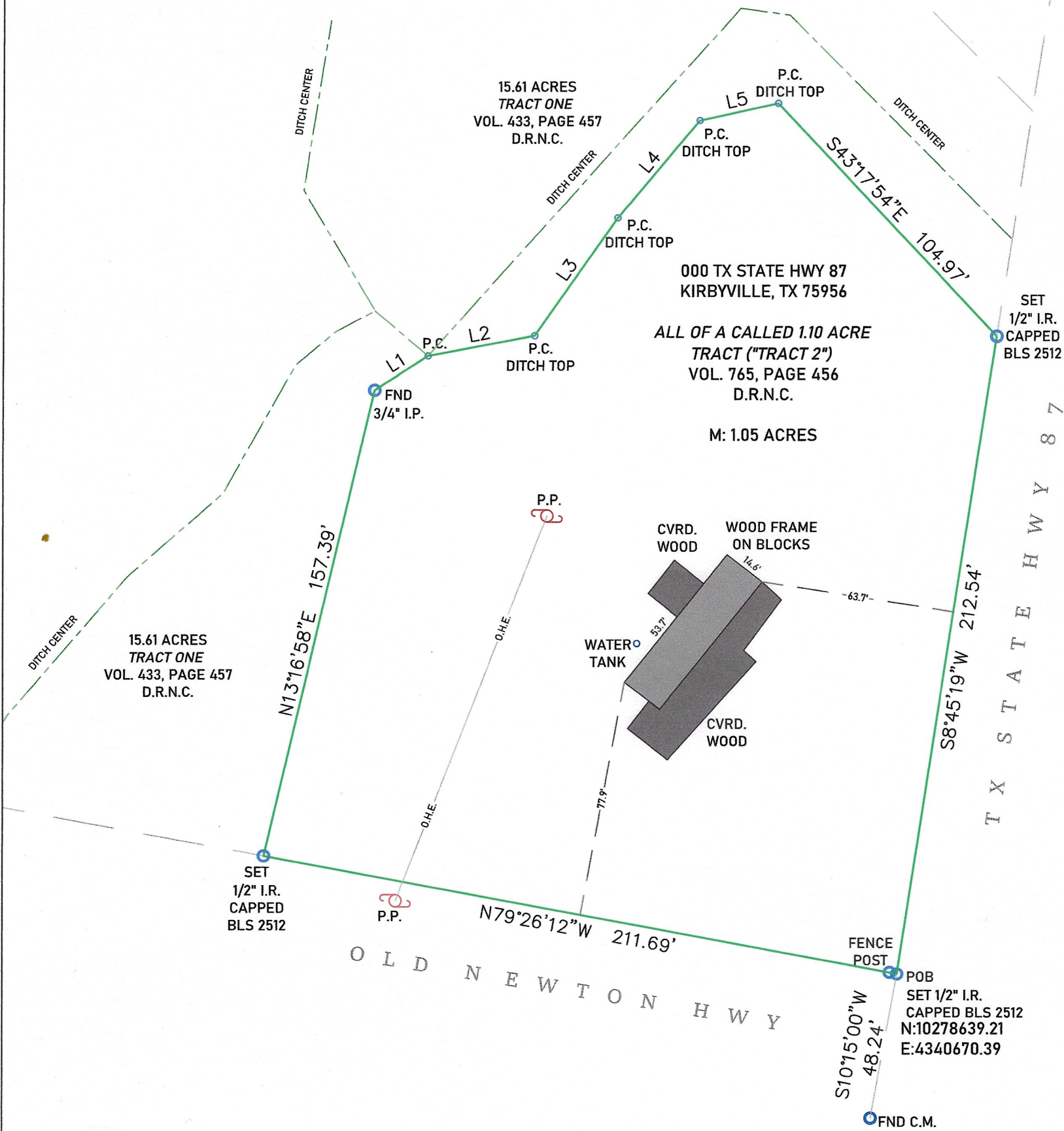
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J.D. McCLenan
Registered Professional Land Surveyor
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