

LEE COUNTY, TEXAS



HUMPHREY BEST SURVEY
 ABSTRACT NO. 2
 F.M. HIGHWAY 180
 N 51°49'22" E 1348.51'

ASHLEY R. STEVENS SURVEY
 ABSTRACT NO. 19
 S 38°07'19" E 2422.81'

THOMAS WILLIAM WARD SURVEY
 ABSTRACT NO. 330
 UNITED STATES OF AMERICA
 4.36 ACRES FLOWAGE EASEMENT
 158/306

DAVID HUTCHINSON, ET UX
 "PARCEL ONE" - 14.00 ACRES
 774/215

ALTON R. HUTCHINSON
 J.C. PUNCHARD, ET UX
 55 ACRES (RESIDUE)
 JANUARY 24, 1961
 VOL. 134, PG. 599

BESSIE L. HUMPHREY, ET VIR
 LEOLA JOHNSON PAIGE
 55 ACRES (RESIDUE)
 JULY 18, 1949
 VOL. 102, PG. 293

ROBERT O. JOHNSON
 J.C. PUNCHARD
 55 ACRES (RESIDUE)
 FEBRUARY 5, 1941
 VOL. 106, PG. 098

SAMEKA DESHAY ESTES
 25.38 ACRES
 1026/584

67.578 ACRES

LEONARD GANTT
 "THIRD TRACT" -
 5.479 ACRES
 402/837

- LEGEND**
- - 5/8" IRON ROD FOUND
 - P— - OVERHEAD POWERLINE
 - X— - BARBED WIRE FENCE
 - - CONCRETE MONUMENT FOUND
 - - 1/2" IRON ROD SET WITH RED CAP MARKED "TRIAD SURVEYING RPLS 5952"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1578.30'	640.06'	635.68'	N 71°15'55" W	23°14'08"

LINE	BEARING	DISTANCE
L1	N 68°25'50" W	128.30'

NOTES:

1. THIS SURVEYOR HAS NOT ATTEMPTED TO LOCATE ANY EASEMENTS OR OTHER MATTERS BEYOND THOSE REFLECTED ON THE REFERENCED TITLE COMMITMENT.
2. THE FOLLOWING EASEMENT APPLIES TO THIS TRACT AS A BLANKET EASEMENT TO THAT PORTION OF THIS TRACT WHICH LIES WITHIN THE SHOWN RESIDUE OF THE J.C. PUNCHARD 55 ACRES TRACT (134/599):
 PHILLIPS NATURAL GAS CO. - 441/893

I, BRADLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952 IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO THE TITLE AGENCY, UNDERWRITER, LENDER, MORTGAGE CO. AND/OR PURCHASER THAT THIS SURVEY WAS MADE ON THE GROUND; THIS PLAT HEREON AND THE FIELD NOTES ATTACHED TRULY AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN; THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN; PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AND IS NOT WITHIN ZONE A OF THE FLOOD HAZARD AREA ACCORDING TO FLOOD RATE MAP NO. 48287C0120C, LEE COUNTY, TEXAS, DATED APRIL 15, 2014. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 21ST DAY OF OCTOBER, 2021.
PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
 BRADLEY L. LIPSCOMB, RPLS.

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE



G.F. #LE-21-451

TRIAD SURVEYING, INC. FIRM REGISTRATION NO. 10007900
 528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 76567

67.578 ACRES
 THOMAS WILLIAM WARD SURVEY
 ABSTRACT NO. 330
 LEE COUNTY, TEXAS

Completion Date: 10/21/21	Drawn By: BL
Scale: 1" = 400'	Surveyed by: LS/CB
Project No.: S21-260	Checked by: BL

