

LINE	BEARING	DISTANCE
L1	S42°18'34"E	52.67'
CALL		52.98'
L2	S87°07'16"E	16.47'
CALL		16.45'
L3	S55°08'24"E	37.73'
L4	S09°40'49"E	23.25'
L5	S47°51'10"E	41.44'
L6	S20°35'08"E	46.82'
L7	S62°08'29"E	39.36'
L8	N85°41'44"E	91.12'
CALL		91.12'
L9	N00°45'19"W	2.90'
L10	S87°07'16"E	61.98'
CALL		62.11'
L11	S01°52'43"E	28.98'
L12	S01°51'58"E	100.09'
CALL		100.0'
L13	S33°11'02"E	90.91'
CALL		90.85'
L14	S01°57'04"E	102.69'
CALL		102.9'
L15	S08°42'28"W	46.86'
CALL		47.00'

NOTES:

FIELDNOTES ACCOMPANY THIS PLAT.

RODS SHOWN HEREON AS SET ARE 1/2-INCH IRON RODS WITH YELLOW PLASTIC CAP STAMPED "ELS SURVEYING".

BASIS OF BEARINGS:
REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NAD83 (2011) AS DERIVED FROM GPS OBSERVATIONS.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS PROPERTY LIES WITHIN THE BOUNDS OF UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP PANEL NO. 48423C0225D DATED APRIL 16, 2014.

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TEXAN TITLE INSURANCE COMPANY TITLE COMMITMENT G.F. NO. 6230344, EFFECTIVE AUGUST 10, 2023, ISSUED SEPTEMBER 6, 2023.

EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED VOL. 1370, PG. 172 DRSCT. VAGUE DESCRIPTION – TRACT REFERENCED IN SAID DOCUMENT IS SUBJECT TRACT – EXISTING POWERLINES LOCATED ON SUBJECT TRACT ARE AS SHOWN HEREON.

EASEMENT AND RIGHT OF WAY TO CRYSTAL SYSTEMS TEXAS, INC. RECORDED IN DOC. NO. 20100100032268 OPRSCT. AFFECTS SUBJECT TRACT AS SHOWN HEREON.

EXCLUSIVELY TO:
STEVEN G. WILSON AND STACI B. WILSON, THE ESTATE OF NANCY WOOD FAIR, TEXAN TITLE INSURANCE COMPANY, AND CENTRAL TITLE COMPANY

I, CONNOR G. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, THAT IT IS BASED ON AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON AUGUST 30, 2023 AND SEPTEMBER 1 & 6, 2023 AND THAT THERE ARE NO VISIBLE OR APPARENT DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS, OR RIGHTS-OF-WAY EXCEPT AS SHOWN HEREON, AND THAT THE SUBJECT TRACT HAS ACCESS TO AND FROM AN EXISTING ROADWAY (CR 434).

09-13-202315:35:07-05:00

CONNOR G. BROWN
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6366

STATE OF TEXAS · REGISTERED · CONNOR G. BROWN · 6366 · PROFESSIONAL · LAND SURVEYOR

LEGEND

- ● IRF = Iron Rod Found
- ● IPF = Iron Pipe Found
- ● BSF = Bridge Spike Found
- ○ IRS = Iron Rod Set
- ○ MNS = Mag Nail Set
- = Subject Property Boundary
- = Existing Ravine
- = Existing Wire Fence
- = Existing Chainlink Fence
- = Existing Powerline
- PP = Existing Power Pole
- = Existing Guy Wire/Anchor
- TPED = Existing Telephone Pedestal
- WM = Existing Water Meter
- WV = Existing Water Valve
- PL = Existing Pipeline Marker

Revisions

Project:
MORTGAGE LOAN SURVEY
TBD COUNTY ROAD 434
74.460 ACRE TRACT
JEREMIAH SPLAWN SURVEY, A-884
SMITH COUNTY, TEXAS

Date: 9/13/2023   G:\2023\430942\BOUNDARY\S-0942BNDRY-A

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ELS SURVEYING & MAPPING INC.
TBPELS Firm No. 100327-00

21072 FM 2493
Bullard, Texas 75757
(903) 581-7759
www.elssurveying.com

Checked By C.G.B.

100' 50' 0 100'
1" = 100'

Map No. S-0942BNDRY-A

Job No. 430942

FB/PG: 2764/1-8

Drafter: CGB