



SYMBOL LEGEND

- P - Overhead Power Line
- Guy Wire
- // - Wood Fence
- XXX - Wrought Iron Fence
- XX - Chainlink Fence
- X - Wire Fence
- Fire Hydrant
- Power Pole
- Telephone Pedestal
- Water Valve
- Water Meter
- Set Iron Rod w/TPS Cap
- Fnd Iron Rod

LINE	BEARING	DISTANCE
L1	S 04°44'22" E	648.86'
L2	N 02°27'46" W	419.07'
L3	N 00°28'26" E	125.61'
L4	S 00°28'26" W	127.00'
L5	S 02°27'46" E	419.41'
L6	S 86°06'20" W	20.40'
L7	N 02°27'46" W	419.16'
L8	N 00°28'26" E	125.99'
L9	N 86°06'20" E	20.06'
L10	S 86°06'20" W	744.61'
L11	N 04°44'22" W	671.76'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	363.70'	105.07'	104.71'	N 06°27'06" W	16°33'09"
C2	336.20'	103.41'	103.00'	S 06°48'53" E	17°37'21"
C3	356.20'	104.62'	104.24'	N 06°32'41" W	16°49'42"

WILLIAM PHILLIPS SURVEY
ABSTRACT No. 516

WILLIAM REED SURVEY
ABSTRACT No. 565

N 04°44'22" W 1346.87'
B.B.B. & C.R.R.Co. SURVEY, A-153
WILLIAM REED SURVEY, A-565

28.704 Acres
COUNTY ROAD 4520
PROPOSED 20' U.E.
POB SET 1/2" I.R. W/TPS CAP

PROPOSED 20' U.E. DETAIL
NOT TO SCALE:

Surveyor has relied on information provided by:
Stewart Title Guaranty Company

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

- Easement to Humble Oil and Refining Company, Vol. 120, Pg. 421, D.R.T.C.T. (Does not appear to affect as the clearing limits for the Pipeline R.O.W. lie outside of the easterly property line.)

Chas G. Hooks and Sons, LP.,
Vol. 1207, Pg. 85
O.R.T.C.T.

BOUNDARY SURVEY

BEING a 28.704 acre tract of land situated in the William Reed Survey, Abstract Number 565, Tyler County, Texas, being out of and a portion of that certain called 81.59 acre tract described in instrument to Rowan Lane Properties, LLC. d/b/a Crosscourt Land, recorded in Volume 1235, Page 804 of the Official Records of Tyler County, Texas (O.R.T.C.T.), said 28.704 acre tract being more particularly described by attached metes and bounds description.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48457C0425D having an effective date of 4-4-2011.
Job No.: H297-195
Scale: 1"=400'
Date: 4-27-2020
Drawn By: MJW
Field Crew: TC
Revised:

Purchaser Crosscourt Land
Address County Road 4520, Warren Tx, 77664
Lot , Block , Section
Survey William A. Reed, A 565
Area 28.704 Acres
Subdivision
Cabinet , Sheet , Records
Tyler County, Texas

Bearings shown hereon are based on GPS observations and are referenced to Basis of Bearings the NAD83, Texas State Plane Coordinate System, Central Zone (4203).

TEXAS
PROFESSIONAL SURVEYING, LLC
3032 N. FRAZIER STREET - CONROE, TX 77303
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FIRM REGISTRATION No. 100834-00

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Carey A. Johnson
Carey A. Johnson
Registered Professional Land Surveyor No. 6524

