

**LOT CALLS:**

N / L S 78 - 54 E 60'

E / L S 11 - 06 W 120'

S / L S 78 - 54 E 60'

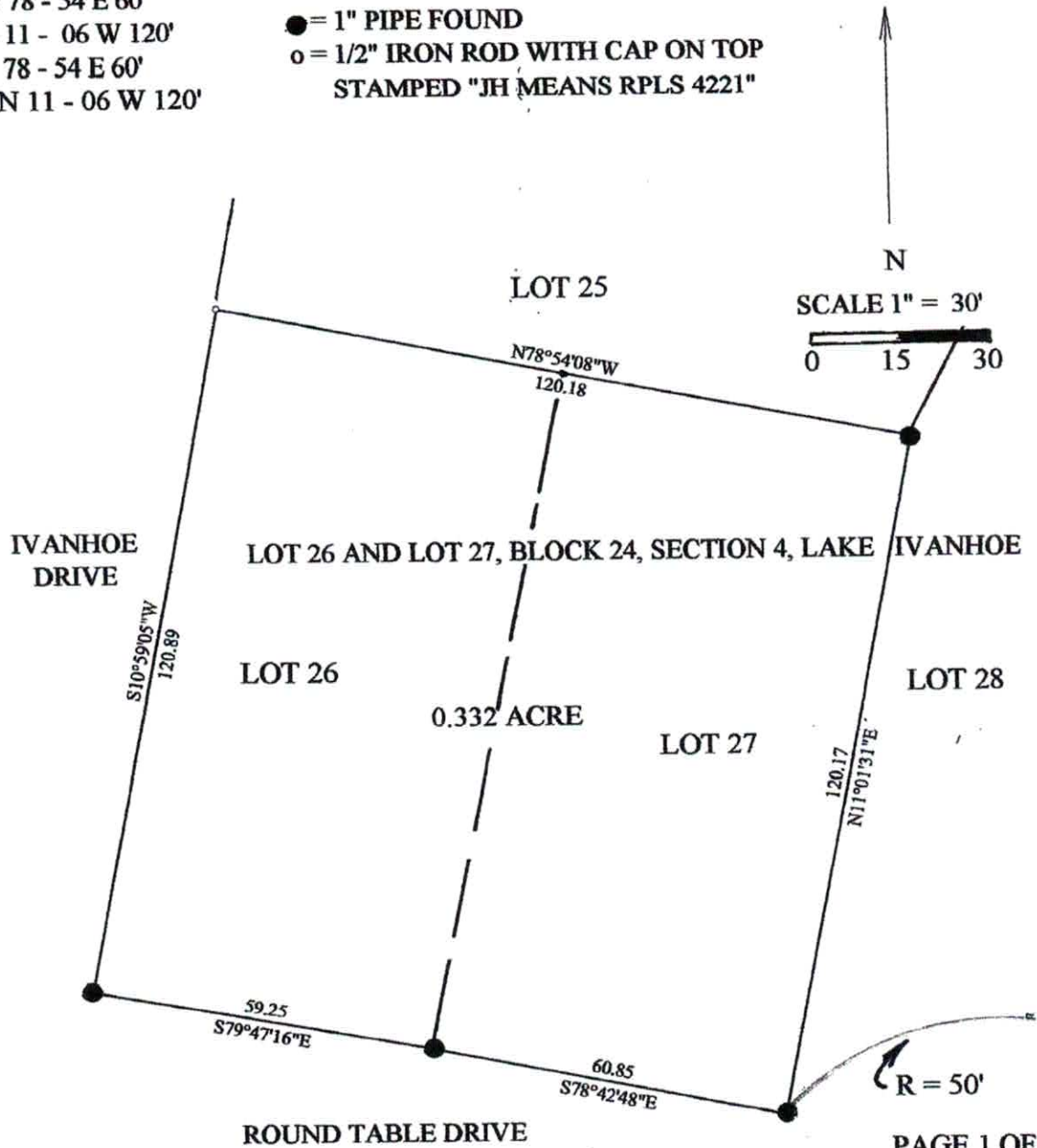
W / L N 11 - 06 W 120'

NOTE:

*Dist 2*

● = 1" PIPE FOUND

○ = 1/2" IRON ROD WITH CAP ON TOP  
STAMPED "JH MEANS RPLS 4221"



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STATE OF TEXAS

COUNTY OF TYLER

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I, JOHN H. MEANS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4221 DO HEREBY CERTIFY THAT THIS IS AN ACCURATE PLAT SHOWING BOUNDARY SURVEY ON LOT 26 AND LOT 27, BLOCK 24, SECTION 4, LAKE IVANHOE, AN ADDITION SITUATED IN TYLER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF TYLER COUNTY, TEXAS, UNDER PLAT FILE NO. 70, PLAT RECORDS OF TYLER COUNTY, TEXAS.

BEGINNING AT A 1/2" IRON ROD FOUND WITH CAP ON TOP STAMPED "JH MEANS RPLS 4221" AT THE NORTHWEST CORNER OF SAID LOT 26 AND SOUTHWEST CORNER OF LOT 25, SAME RECORDING, IN THE EAST RIGHT OF WAY LINE OF IVANHOE DRIVE.

THENCE S 10 DEG. 59 MIN. 05 SEC. W WITH THE DIVISION LINE BETWEEN SAID IVANHOE DRIVE AND LOT 26 A DISTANCE OF 120.89 FEET TO A 1" PIPE FOUND AT THE SOUTHWEST CORNER OF SAID LOT 26 AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF

ROUND TABLE DRIVE WITH IVANHOE DRIVE. THIS LINE CALLED S 11 DEG. 06 MIN. 00 SEC. W ON SAID PLAT OF RECORD.

THENCE S 79 DEG. 47 MIN. 16 SEC. E WITH THE DIVISION LINE BETWEEN SAID LOT 26 AND ROUND TABLE DRIVE A DISTANCE OF 59.25 FEET TO A 1" PIPE FOUND AT THE SOUTHEAST CORNER OF SAID LOT 26 AND SOUTHWEST CORNER OF SAID LOT 27. THIS LINE CALLED S 78 DEG. 54 MIN. 00 SEC. E 60.00 FEET ON SAID PLAT OF RECORD.

THENCE S 78 DEG. 42 MIN. 48 SEC. E WITH THE DIVISION LINE BETWEEN SAID LOT 27 AND SAID ROUND TABLE DRIVE A DISTANCE OF 60.85 FEET TO A 1" PIPE FOUND AT THE SOUTHEAST CORNER OF SAID LOT 27 AND SOUTHWEST CORNER OF LOT 28, SAME PLAT RECORDING. THIS LINE CALLED S 78 DEG. 54 MIN. 00 SEC. E 60.00 FEET ON SAID PLAT OF RECORD.

THENCE N 11 DEG. 01 MIN. 31 SEC. E WITH THE DIVISION LINE BETWEEN SAID LOT 27 AND LOT 28 A DISTANCE OF 120.17 FEET TO A 1" PIPE FOUND AT THE NORTHEAST CORNER OF SAID LOT 27 AND SOUTHEAST CORNER OF LOT 25, SAME PLAT RECORDING, AND AN ANGLE CORNER ON WEST LINE OF SAID LOT 28. THIS LINE CALLED N 11 DEG. 06 MIN. 00 SEC. E 120.00 FEET ON SAID PLAT OF RECORD.

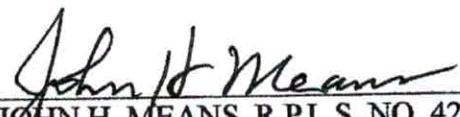
THENCE N 78 DEG. 54 MIN. 00 SEC. W WITH THE DIVISION LINE BETWEEN SAID LOT 25, LOT 26 AND LOT 27 A DISTANCE OF 120.18 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.332 ACRE OF LAND. THIS LINE CALLED N 78 DEG. 54 MIN. 00 SEC. W 120.00 FEET ON SAID PLAT OF RECORD.

LOTS 26 AND 27 HAVE ACCESS TO AND FROM ROUND TABLE DRIVE, A DEDICATED ROADWAY.

BEARINGS ARE IN RELATION TO THE NORTH LINE OF SAID LOT 26 AND LOT 27 CALLED N 78 DEG. 54 MIN. 00 SEC. W ON SAID PLAT OF RECORD.

SURVEYED AUGUST 2017, BY JOHN H. MEANS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4221.

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