

- NOTES:**
1. BASIS OF BEARINGS IS THE NORTHWEST LINE OF THE CALLED 199.93 ACRE TRACT AS MONUMENTED ON THE GROUND USING THE DEED BEARING OF S 52°24'30" W AS RECORDED IN VOLUME 691, PAGE 15.
 2. A PORTION OF THIS PROPERTY DOES FALL WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA FIRM MAP FOR BURLESON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY MAP NO. 481160, PANEL NO. 0350C, MAP NO. 48051C0350C, EFFECTIVE DATE OF JANUARY 6, 2011.
 3. NO TITLE COMMITMENT PROVIDED AT TIME OF SURVEY.

LEGEND
 IPF = IRON PIPE FOUND
 IRF = IRON ROD FOUND
 P.U.E. = PUBLIC UTILITY EASEMENT
 --- = WIRE FENCE
 --- = OVERHEAD ELECTRIC

VARIABLE WIDTH ACCESS EASEMENT

LINE	BEARING	DISTANCE
L1	N 44°01'48" W	122.96'
L2	N 29°29'18" W	126.50'
L3	N 66°15'08" W	292.77'
L4	N 73°27'48" W	610.50'
L5	N 45°44'59" E	60.50'
L6	N 73°27'48" W	461.31'
L7	S 66°15'08" E	256.54'
L8	S 29°29'18" E	126.50'
L9	S 44°01'48" W	126.78'
L10	S 42°01'14" W	42.00'

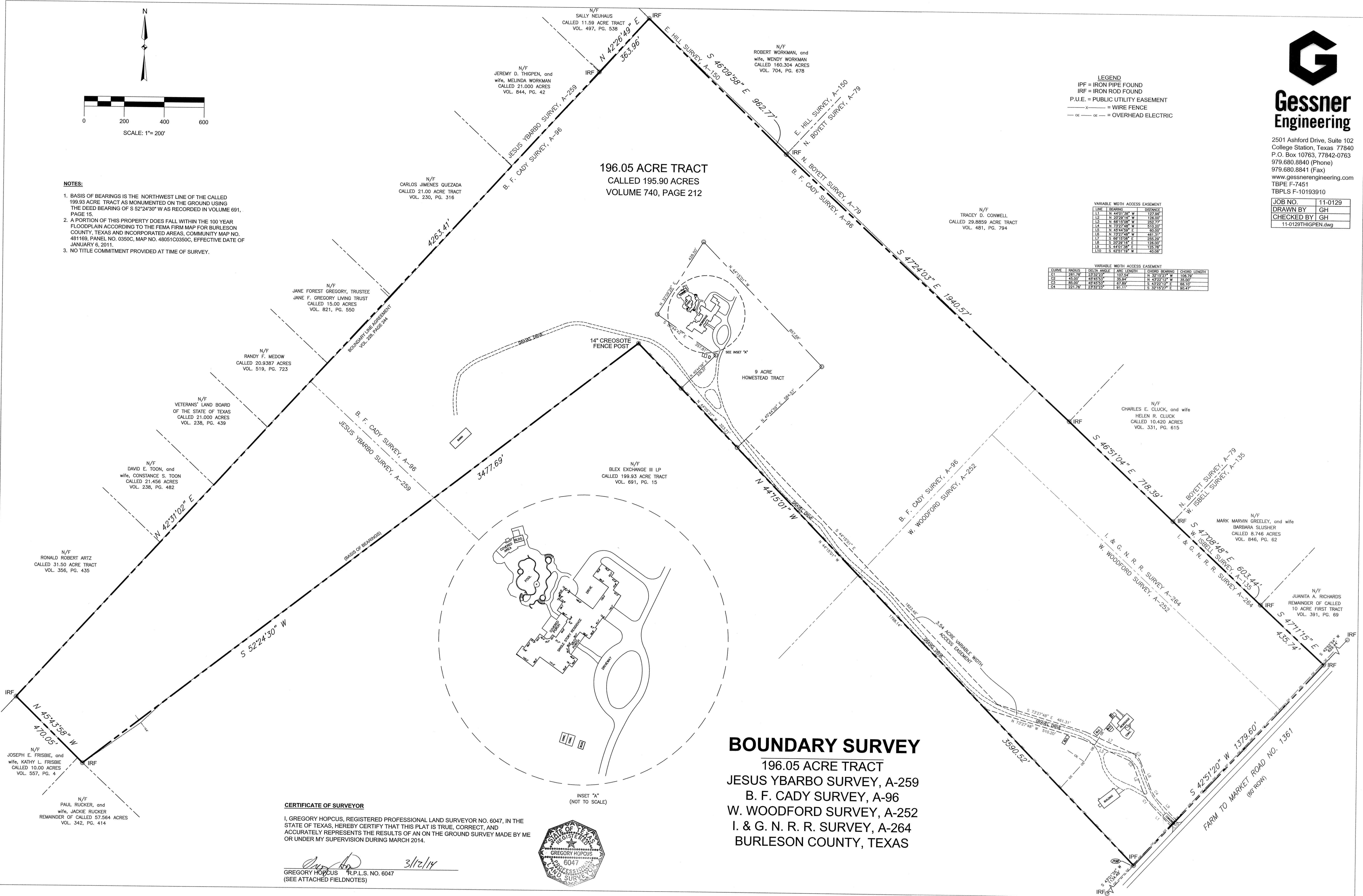
VARIABLE WIDTH ACCESS EASEMENT

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	261.74'	23°32'23"	107.24'	S 32°15'54" W	108.79'
C2	45.00'	49°45'53"	35.94'	N 43°22'13" W	35.50'
C3	85.00'	49°45'53"	67.89'	S 43°22'13" E	66.10'
C4	221.76'	23°32'23"	91.11'	S 32°15'52" E	90.47'



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 TBPLS F-10193910

JOB NO.	11-0129
DRAWN BY	GH
CHECKED BY	GH
11-0129THIGPEN.dwg	



BOUNDARY SURVEY
 196.05 ACRE TRACT
 JESUS YBARBO SURVEY, A-259
 B. F. CADY SURVEY, A-96
 W. WOODFORD SURVEY, A-252
 I. & G. N. R. R. SURVEY, A-264
 BURLESON COUNTY, TEXAS

CERTIFICATE OF SURVEYOR
 I, GREGORY HOPCUS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6047, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE, CORRECT, AND ACCURATELY REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE BY ME OR UNDER MY SUPERVISION DURING MARCH 2014.

Gregory Hopcus 3/12/14
 GREGORY HOPCUS R.P.L.S. NO. 6047
 (SEE ATTACHED FIELDNOTES)



INSET "A"
 (NOT TO SCALE)