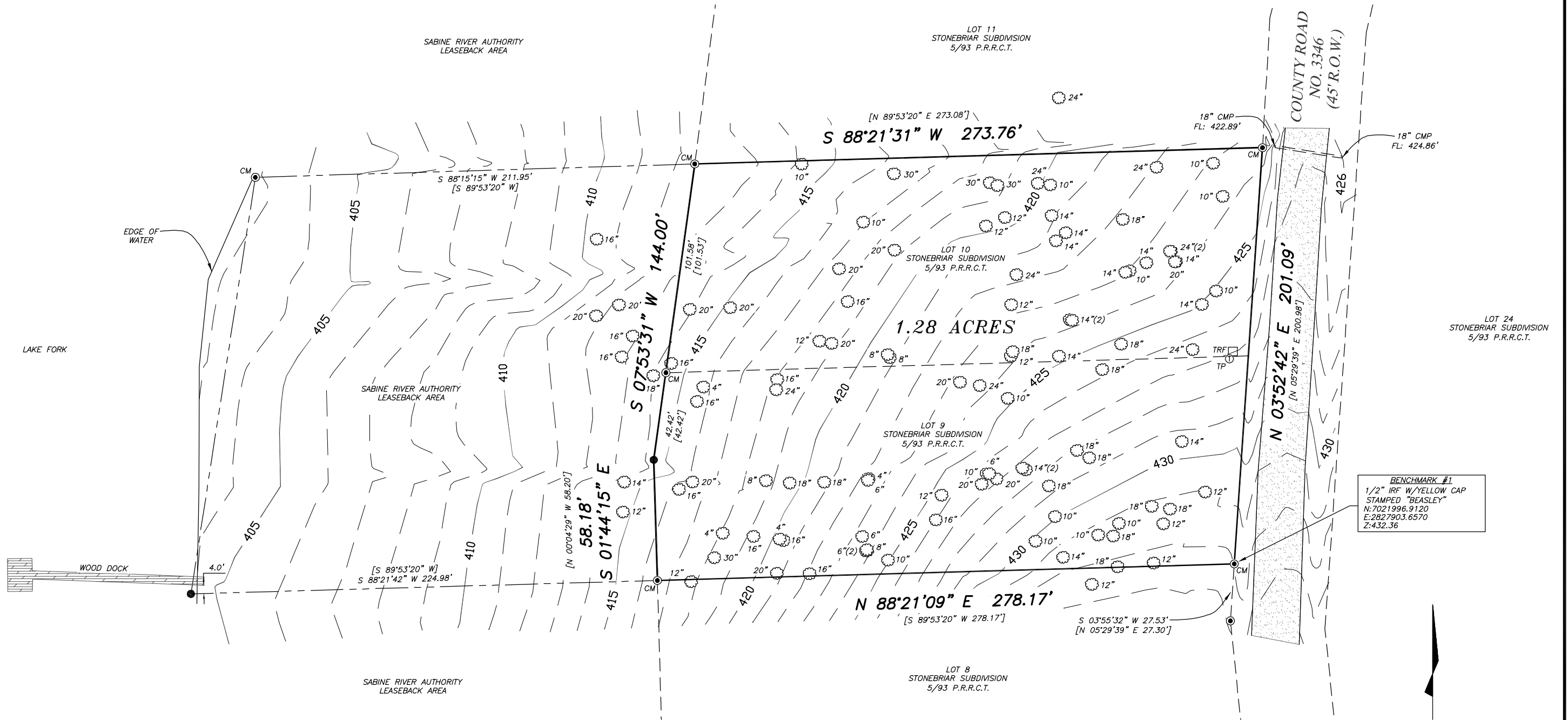


PROPERTY DESCRIPTION

PLAT SHOWING A 1.28 ACRE TRACT SITUATED IN THE DAVID ROSE SURVEY, ABSTRACT NO. 291, RAINS COUNTY, TEXAS, AND BEING ALL OF LOTS 9 & 10 OF THE STONEBRIAR SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 5, PAGE 93, PLAT RECORDS, RAINS COUNTY, TEXAS.



NOTE: Elevations shown hereon are derived from NAVD 88 static GPS observations and post processed NGS OPUS solution.
 NOTE: The Bearings are based on the Texas State Plane NAD 83, Texas North Central Zone, FIPZONE 4202.
 NOTE: All record calls are denoted in [] per document recorded in Vol. 5, Pg. 93, P.R.R.C.T., unless otherwise noted.
 NOTE: This survey was prepared without the benefit of a title report or title commitment. There may be additional easements or encumbrances affecting this tract that are not shown hereon.
 FLOOD NOTE: By graphic plotting only, this property DOES NOT appear to lie within a 100 year flood zone area, according to Flood Insurance Rate Map No. 48379C0065D, dated April 17, 2012, published by the Federal Emergency Management Agency.

The undersigned does hereby certify that this plat represents an accurate survey made on the ground on May 14, 2021, and the boundaries as located are according to the recorded references shown. Except as shown, this property abuts a public roadway, and there are no visible conflicts, encroachments, or overlapping of improvements. This survey is being provided solely for the use of the current parties and that no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.

Client: Jeff Moreland

Stephen A. Hudson
 STEPHEN A. HUDSON R.P.L.S. NO.: 4896



LEGEND	
TRF □	Transformer
TP ⊙	Telephone Pedestal
⊙	Tree
4"-30"	Corresponds with size of tree
CM	Control Monument
●	1/2" Iron Rod Set w/Pink Cap Stamped "EST"
⊙	1/2" Iron Rod Found

EST

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 Sulphur Springs, Texas 75482
 Phone: 903-438-2400 Fax: 903-438-9955
 Firm License No. 10024400
 www.estinc.com

BOUNDARY & TOPOGRAPHIC SURVEY	SCALE: 1"=50'
	DATE: 06/03/2021
	SURVEYED BY: A.A.
	DRAWN BY: Z.M.
SHEET 1 OF 2	TECHNICIAN: F.D.
	JOB NO. 21-00363
REVISIONS:	