



LINE	BEARING	DISTANCE
L1	S 12°51'00" W	30.10
L2	N 12°51'00" E	30.10

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	5669.58'	51.05'	0°30'57"	N 64°44'44" W	51.05'

NOTES

- BEARINGS FOR THIS SURVEY ARE BASED ON DEED CALL FOR THE EAST LINE OF THE CALLED 0.576 ACRE TRACT DESCRIBED IN DEED TO INNER LOOP HOLDINGS, LTD. RECORDED IN VOL. 1967, PG. 153 OF THE POLK COUNTY OFFICIAL RECORDS.
- THIS PLAT ACCOMPANIES FIELDNOTE DESCRIPTIONS OF THE 0.883 ACRE TRACT, THE 0.636 ACRE TRACT AND THE 0.108 ACRE TRACT SURVEYED.
- DENOTES SET 1/2" IRON ROD UNLESS OTHERWISE NOTED
- DENOTES FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- DENOTES MARKED X IN CONCRETE OR BULKHEAD
- ⊖ DENOTES GAS VALVE
- DENOTES POWER POLE
- E — E — E — E — E — DENOTES OVERHEAD ELECTRIC LINE
- ○ — ○ — ○ — ○ — ○ — DENOTES CHAIN LINK FENCE
- □ — □ — □ — □ — □ — DENOTES WOOD FENCE
- — — — — DENOTES THE UPPER LIMITS OF THE TRINITY RIVER AUTHORITY FLOWAGE EASEMENT AS DESCRIBED AS EASEMENT TRACT E-6, PARCEL G (called 2.72 Ac.) IN EASEMENT GRANTED TO THE TRINITY RIVER AUTHORITY OF TEXAS RECORDED IN VOL. 224, PG. 37, POLK COUNTY DEED RECORDS AND EASEMENT TRACT E-1, PARCEL H (called 0.66 Ac.) GRANTED TO THE TRINITY RIVER AUTHORITY RECORDED IN VOL. 294, PG. 61, DEED RECORDS.
- PROPOSED BUYER: RICK WAGNER FARMS, LLC
- GF No. or FILE No.: 202050070

PLAT OF SURVEY

SHOWING 0.883 ACRE OF LAND SITUATED IN THE THOMAS BURRIS SURVEY, A-10, POLK COUNTY, TEXAS, AND BEING THE TOTAL COMBINED ACREAGE BY RESURVEY OF THE CALLED 0.519 ACRE DESCRIBED AS TRACT ONE AND THE 20 FT. WIDE STRIP DESCRIBED AS TRACT TWO IN DEED TO INNER LOOP HOLDINGS, LTD. RECORDED IN VOLUME 1962, PAGE 413 OF THE POLK COUNTY OFFICIAL RECORDS AND A PART OF THE RESIDUE OF THE CALLED 0.576 ACRE DESCRIBED IN DEED TO INNER LOOP HOLDINGS, LTD. RECORDED IN VOLUME 1967, PAGE 153 OF SAID OFFICIAL RECORDS, AND A 0.636 ACRE TRACT OF LAND SITUATED IN SAID BURRIS SURVEY, AND BEING THE TOTAL COMBINED ACREAGE BY RESURVEY OF THE CALLED 0.222 ACRE DESCRIBED AS TRACT TWO, THE CALLED 0.206 ACRE DESCRIBED AS TRACT THREE AND ANOTHER CALLED 0.206 ACRE DESCRIBED AS TRACT FOUR IN DEED TO ROBERT KUPERMAN RECORDED IN VOLUME 2050, PAGE 136 OF SAID OFFICIAL RECORDS.

o SURVEYOR'S CERTIFICATE o

I, EARLINE McLEOD, REGISTERED PROFESSIONAL LAND SURVEYOR, No. 5774, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL AND ACCURATE SURVEY MADE ON THE GROUND UNDER MY SUPERVISION OF THE PROPERTY SHOWN HEREON AND THAT SAME IS TRUE AND CORRECT, THAT THERE ARE NO APPARENT BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

SURVEYED: NOVEMBER, 2020

JOHNSON and SONS
Texas Surveying Firm Registration No. 10194222
1435 Providence Road Livingston, TX 77351
Office: 936-328-7039

Earline McLeod
EARLINE McLEOD, RPLS
No. 5774, TEXAS



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