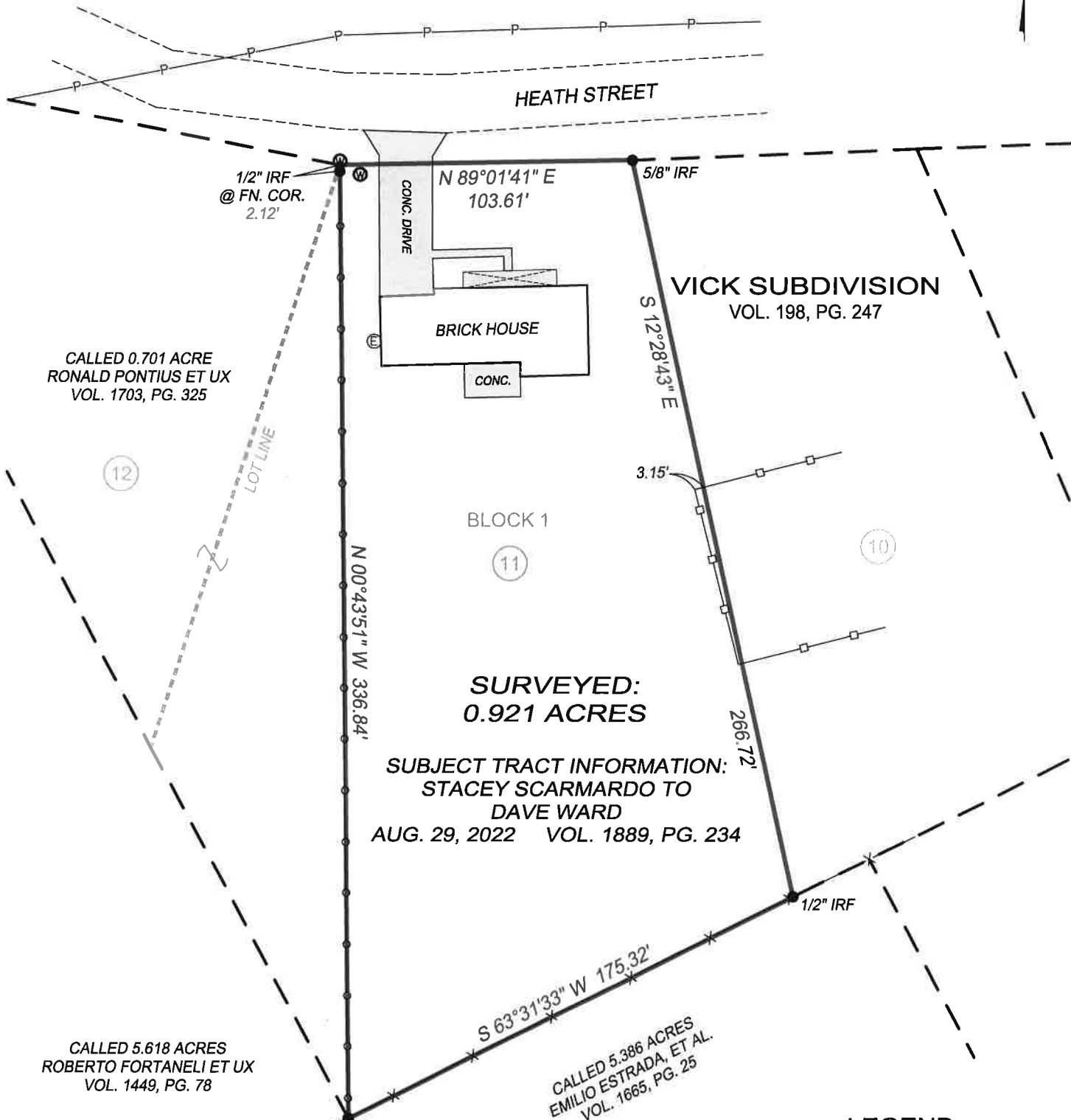


J. S. COLLARD
A-10



CALLED 0.701 ACRE
RONALD PONTIUS ET UX
VOL. 1703, PG. 325

VICK SUBDIVISION
VOL. 198, PG. 247

SURVEYED:
0.921 ACRES

SUBJECT TRACT INFORMATION:
STACEY SCARMARDO TO
DAVE WARD
AUG. 29, 2022 VOL. 1889, PG. 234

CALLED 5.618 ACRES
ROBERTO FORTANELI ET UX
VOL. 1449, PG. 78

CALLED 5.386 ACRES
EMILIO ESTRADA, ET AL.
VOL. 1665, PG. 25

P.O.B.
1/2" IRF

LEGEND

- BOUNDARY
- - - ADJOINER
- ○ CHAIN LINK FENCE
- □ POWER LINE
- × FENCE
- ⊙ WATER METER
- ⊕ ELECTRIC METER
- IRF IRON ROD (FOUND)

0' 50' 100'

NOTE:
20' SETBACK ALONG FRONT LOT LINE
5' SETBACK AND U.E. ALONG SIDELINES
10' U.E. ALONG BACK LINE
SEE SUBDIVISION PLAT FOR FURTHER INFORMATION

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM
NAD83, TEXAS CENTRAL ZONE 4203, AS DERIVED BY GPS OBSERVATIONS.

I, MATT FRANKS, REGISTERED PROFESSIONAL LAND
SURVEYOR, DO HEREBY CERTIFY THIS PLAT
REPRESENTS THE RESULTS OF AN ON THE GROUND
SURVEY MADE BY ME OR UNDER MY SUPERVISION.



MATT FRANKS, R.P.L.S. 6263

TITLE INFORMATION WAS NOT PROVIDED AT THE TIME OF SURVEY

C-TEX
SURVEYING LLC

713 County Road 200 Centerville, TX 75833
Phone: (903) 536-7635 mfranks@ctexco.com
Firm No. 10193825

DATE:
11-15-2022

JOB No.
22056

CLIENT:
D. WARD

SURVEY PLAT SHOWING
PART OF LOT 11, BLOCK
1, VICK SUBDIVISION,
MADISONVILLE, TEXAS