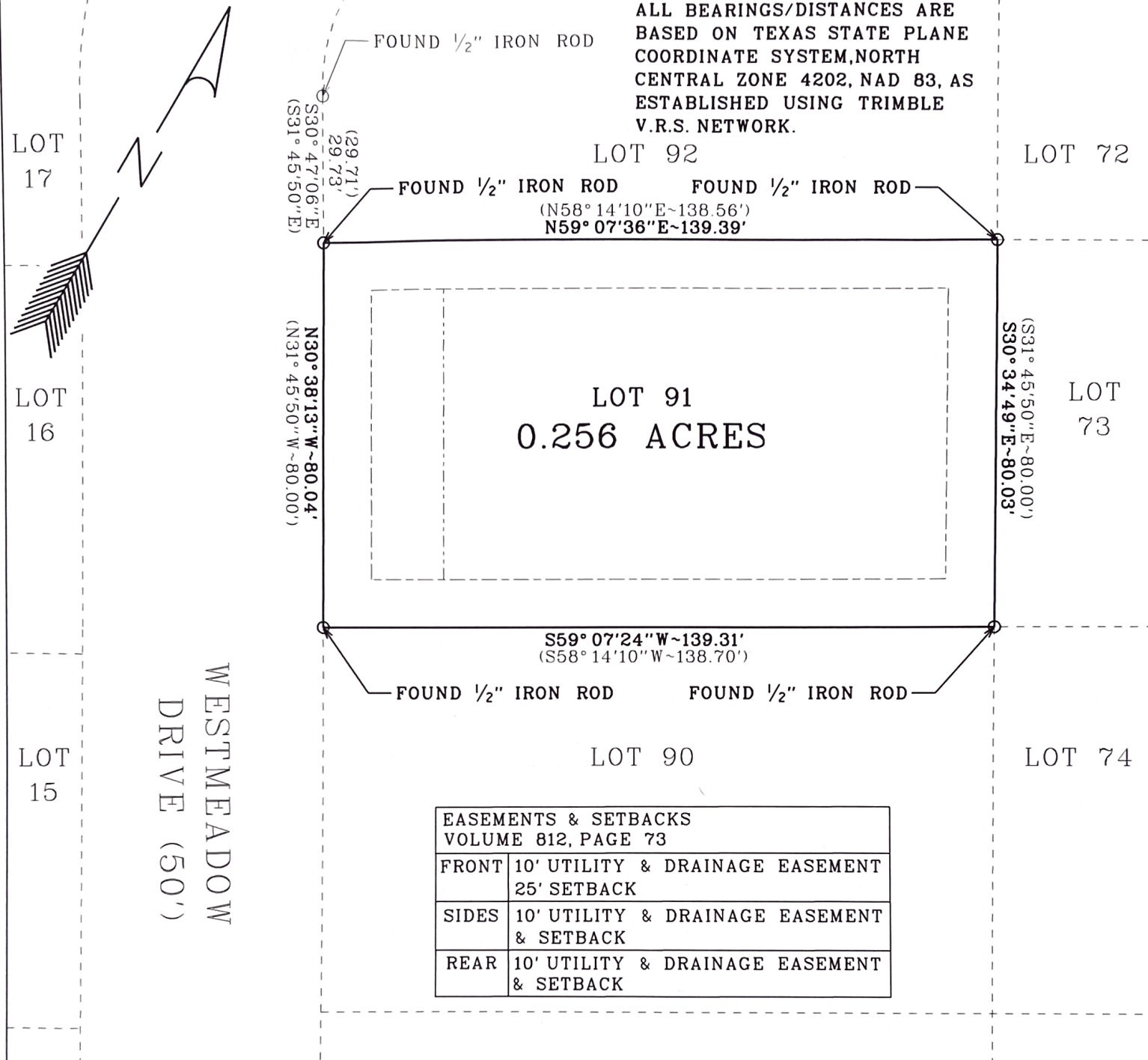


ALL BEARINGS/DISTANCES ARE
 BASED ON TEXAS STATE PLANE
 COORDINATE SYSTEM, NORTH
 CENTRAL ZONE 4202, NAD 83, AS
 ESTABLISHED USING TRIMBLE
 V.R.S. NETWORK.



EASEMENTS & SETBACKS	
VOLUME 812, PAGE 73	
FRONT	10' UTILITY & DRAINAGE EASEMENT 25' SETBACK
SIDES	10' UTILITY & DRAINAGE EASEMENT & SETBACK
REAR	10' UTILITY & DRAINAGE EASEMENT & SETBACK

PLAT SHOWING THE SURVEY OF 0.256 ACRES OF LAND BEING ALL OF LOT 91 OF THE WHITE BLUFF TWENTY THREE SUBDIVISION IN HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN SLIDE B-144 OF THE OFFICIAL PLAT RECORDS OF HILL COUNTY. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM LARRY C. JINKS AND PATRICIA SHRY JINKS TO ONE WAY, INC. RECORDED IN VOLUME 1810, PAGE 95 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY.

FIELD NOTES OF EVEN DATE ACCOMPANY THIS PLAT.

THIS PLAT REPRESENTS A SURVEY
 MADE ON THE GROUND BY ME OR
 UNDER MY RESPONSIBLE SUPERVISION.

Jessie Joseph Ince

REGISTERED PROFESSIONAL LAND SURVEYOR
 JESSIE JOSEPH INCE, R.P.L.S. #5175



SCALE 1"=30' SN220421.3 04/21/22

ONE WAY, INC.

SURVEYED BY
 INCE SURVEYING & ENGINEERING
 FIRM #10068000
 184 THOUSAND OAKS DRIVE
 WHITNEY, TEXAS 76692
 PHONE: 254-694-7708
 FAX: 254-694-7230

ALL ELEVATIONS WERE ESTABLISHED USING TRIMBLE V.R.S. NETWORK AND GEOID 12A ADJUSTMENT.

ALL BEARINGS/DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, AS ESTABLISHED USING TRIMBLE V.R.S. NETWORK.

LOT 17

LOT 92

LOT 72

LOT 16

LOT 91
0.256 ACRES

LOT 73

BENCHMARK *1
COTTON SPINDLE SET
IN PAVEMENT
ELEV. -633.6'

EDGE OF PAVEMENT

WESTMEADOW
DRIVE (50')

FOUND 1/2" IRON ROD

S30°47'06"E
29.73'

FOUND 1/2" IRON ROD

FOUND 1/2" IRON ROD

N59°07'36"E-139.39'

N30°38'13"W-80.04'

S30°34'49"E-80.03'

S59°07'24"W-139.31'

FOUND 1/2" IRON ROD

FOUND 1/2" IRON ROD

LOT 90


LOT 74

LOT 15

EASEMENTS & SETBACKS VOLUME 812, PAGE 73	
FRONT	10' UTILITY & DRAINAGE EASEMENT 25' SETBACK
SIDES	10' UTILITY & DRAINAGE EASEMENT & SETBACK
REAR	10' UTILITY & DRAINAGE EASEMENT & SETBACK

PLAT SHOWING THE CONTOURS OF 0.256 ACRES OF LAND BEING ALL OF LOT 91 OF THE WHITE BLUFF TWENTY THREE SUBDIVISION IN HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN SLIDE B-144 OF THE OFFICIAL PLAT RECORDS OF HILL COUNTY. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM LARRY C. JINKS AND PATRICIA SHRY JINKS TO ONE WAY, INC. RECORDED IN VOLUME 1810, PAGE 95 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY.

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY RESPONSIBLE SUPERVISION.


REGISTERED PROFESSIONAL LAND SURVEYOR
JESSIE JOSEPH INCE, R.P.L.S. #5175



SCALE 1"=30' SN220421.3 04/21/22

CONTOUR PLOT
ONE WAY, INC.

SURVEYED BY
INCE SURVEYING & ENGINEERING
FIRM #10068000
184 THOUSAND OAKS DRIVE
WHITNEY, TEXAS 76692
PHONE: 254-694-7708
FAX: 254-694-7230

**INCE SURVEYING & ENGINEERING
FIRM #10068000
184 THOUSAND OAKS DRIVE
WHITNEY, TEXAS 76692
PHONE: (254)694-7708
FAX: (254)694-7230**

Field notes for the survey of that certain lot, tract, or parcel of land being all of Lot 91 of the White Bluff Twenty Three Subdivision in Hill County, Texas, according to plat recorded in Slide B-144 of the Official Plat Records of Hill County. Said land is all that certain tract described in a deed from Larry C. Jinks and Patricia Shry Jinks to One Way, Inc. recorded in Volume 1810, Page 95 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the east line of Westmeadow Drive for the southwest corner of said Lot 91:

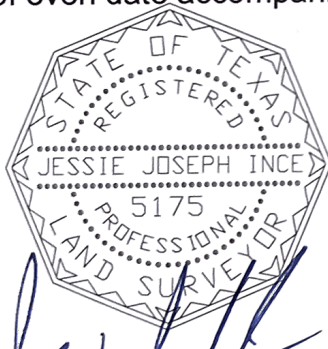
THENCE with the east line of Westmeadow Drive, N30°38'13"W 80.04 feet to a 1/2" iron rod found for the northwest corner of said Lot 91;

THENCE N59°07'36"E 139.39 feet to a 1/2" iron rod found for the northeast corner of said Lot 91;

THENCE S30°34'49"E 80.03 feet to a 1/2" iron rod found for the southeast corner of said Lot 91;

THENCE S59°07'24"W 139.31 feet to the place of beginning, containing 0.256 acres of land.

A plat of even date accompanies these field notes.



Registered Professional Land Surveyor
04/21/22