

0' 80' 160' 240'



Scale: 1" = 80'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	40.00'	62.87'	56.59'	S 87°20'00" E	90°02'53"

LINE	BEARING	DISTANCE
L1	S 41°45'59" E	110.87'

**SYMBOL LEGEND**

○ FOUND SURVEY MONUMENT



**JOHN DICKERSON SURVEY  
ABSTRACT NO. 211**

MIGUEL MARTINEZ AND  
ERIKA BADILLO  
"JONES-MOSCOW ACRES, LOT 9"  
VOL. 2366, PG. 969  
O.P.R.P.C.T.

**1.836 ACRES**

BARBARA CROOM LAZARZ  
CALLED 1.82 ACRES  
VOL. 1238, PG. 962  
O.P.R.P.C.T.

FREDERICK SCOTT HEHNER  
CALLED 2.38 ACRES  
"TRACT 7"  
VOL. 2221, PG. 793  
O.P.R.P.C.T.

**POB**

FND ½" I.R.  
N:10339026.79  
E:4018239.89

FND ½" I.R.  
N 42°26'05" W 149.95'  
FND ½" I.R.

HOWARD H. MCFADYEN AND  
PATRICIA L. MCFADYEN  
CALLED 16.96 ACRES  
VOL. 840, PG. 787  
O.P.R.P.C.T.

N 42°22'37" W  
151.61'  
FND 1" I.P.

N 47°22'59" E 497.14'

FND ½" I.R.

C1

L1

FND ½" I.R.

**MOSCOW ACRES  
(GRAVEL)**

S 47°19'31" W 535.95'  
H.E. & W.T. RAILROAD

**BOUNDARY SURVEY**

BEING a 1.836 acre tract of land situated in the John Dickerson Survey, Abstract Number 211, Polk County, Texas, being all of that same called 1.82 acre tract described in instrument to Barbara Croom Lazarz, recorded in Volume 1238, Page 962 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 1.836 acre tract being more particularly described by metes and bounds.

I HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION ON THE GROUND OF THE ABOVE-DESCRIBED PROPERTY, AND THAT THE ABOVE PLAT OR DRAWING REFLECTS THE FINDINGS ON THE GROUND OF THE PROPERTY AT THIS TIME AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

**GENERAL NOTES:**

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48373C0225C HAVING AN EFFECTIVE DATE OF 09/03/2010.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

<b>PROJECT NUMBER</b>	27367_1.836ACRES
<b>DATE</b>	11-12-2022
<b>DRAWN BY</b>	AJD
<b>CHECKED BY</b>	MJW
<b>FIELD CREW</b>	DM
<b>REVISION 1</b>	---
<b>REVISION 2</b>	---
<b>REVISION 3</b>	---
<b>REVISION 4</b>	---

**TEXAS PROFESSIONAL SURVEYING**  
 3032 N. Frazier, Conroe, Texas 77303  
 Ph: 936.756.7447 Fax: 936.756.7448  
 www.surveyingtexas.com  
 Firm No. 10083400

PURCHASER..... MOSSY OAK PROPERTIES  
 ADDRESS..... MOSCOW ACRES MOSCOW TX 75960  
 SURVEY..... JOHN DICKERSON SURVEY, A - 211  
 SUBJECT..... 1.836 ACRES  
 COUNTY..... POLK

Thomas A. McIntyre  
 Registered Professional Land Surveyor No. 6921

