

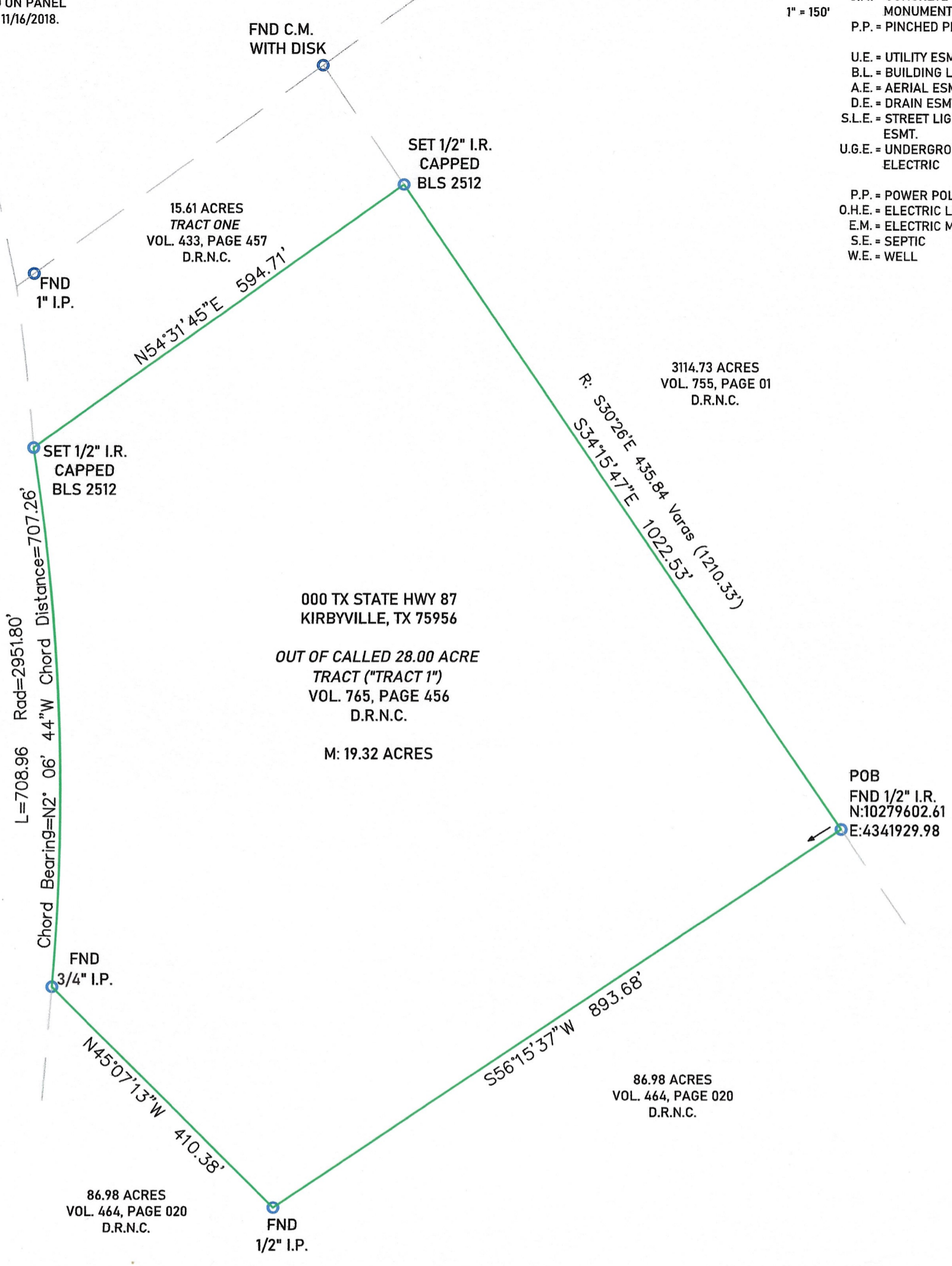
DIMENSIONS INDICATED HEREON ARE BASED UPON GLOBAL POSITIONING SYSTEM SURVEYING, TIED TO THE TRIMBLE RTK NETWORK, REFERENCED TO THE (NORTH AMERICAN DATUM OF 1983) TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), GRID SCALE FACTOR: 0.999909022.

THIS PROPERTY LIES IN FLOOD ZONE A AS INDICATED ON PANEL 48351C0425D DATED 11/16/2018.



- LEGEND:
- M = MEASURE
  - R = RECORD
  - I.R. = IRON ROD
  - I.P. = IRON PIPE
  - C.M. = CONCRETE MONUMENT
  - P.P. = PINCHED PIPE
  - U.E. = UTILITY ESMT.
  - B.L. = BUILDING LINE
  - A.E. = AERIAL ESMT.
  - D.E. = DRAIN ESMT.
  - S.L.E. = STREET LIGHT ESMT.
  - U.G.E. = UNDERGROUND ELECTRIC
  - P.P. = POWER POLE
  - O.H.E. = ELECTRIC LINE
  - E.M. = ELECTRIC METER
  - S.E. = SEPTIC
  - W.E. = WELL

TX STATE HWY 87



000 TX STATE HWY 87  
KIRBYVILLE, TX 75956  
**OUT OF CALLED 28.00 ACRE TRACT ("TRACT 1")**  
VOL. 765, PAGE 456  
D.R.N.C.  
M: 19.32 ACRES

15.61 ACRES  
TRACT ONE  
VOL. 433, PAGE 457  
D.R.N.C.

3114.73 ACRES  
VOL. 755, PAGE 01  
D.R.N.C.

86.98 ACRES  
VOL. 464, PAGE 020  
D.R.N.C.

86.98 ACRES  
VOL. 464, PAGE 020  
D.R.N.C.

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. OTHER BUILDING LINES OR EASEMENTS MAY EXIST.

I, J.D. McCLENAN DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAT OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, OF A 19.32 ACRE TRACT IN THE NATHANIEL H. COCHRAN LEAGUE, ABSTRACT No. 55, NEWTON COUNTY, TEXAS AND SHOWING ALL VISIBLE IMPROVEMENTS THEREON. THERE ARE NO OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON, THERE ARE NO VISIBLE SIGNS OF ENCROACHMENTS AT THE TIME OF THE SURVEY EXCEPT AS SHOWN. THE UNDERSIGNED SURVEYOR DOES NOT WARRANT OR SUBSCRIBE TO THE ACCURACY OR SCALE OF FLOOD ZONE INFORMATION WHICH IS DERIVED FROM THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR ANY OTHER PARTIES IS AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



*J.D. McClelland*  
J.D. McClelland  
Registered Professional Land Surveyor  
Texas Registration Number 2512

DRAWN BY:	ANB	DATE:	09/06/2023
CHECKED BY:	JDMC	G. F. NO.:	N/A
JOB NO.:	23-490A	BK/PG:	N/A



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