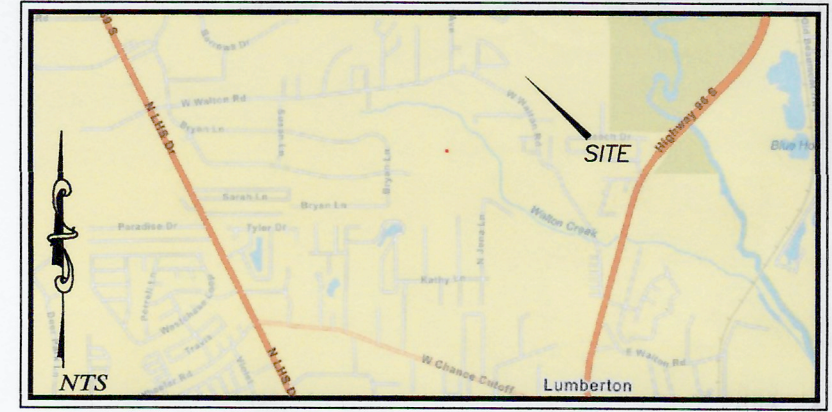


**MINOR PLAT
OF THE BRYANT ADDITION NO. 1
LUMBERTON, HARDIN COUNTY, TEXAS
IN THE
ARCHIBALD LANCASTER SURVEY, ABSTRACT 36 AND
THE D. C. MONTGOMERY LEAGUE, ABSTRACT 39
HARDIN COUNTY TEXAS**



Line #	Direction	Length
L1	S 61° 52' 37" W	58.07'
L2	N 63° 33' 30" W	165.89'
L3	N 63° 33' 30" W	429.80'
L4	N 86° 25' 23" E	476.98'
L5	S 02° 59' 17" E	271.63'
L6	N 86° 25' 23" E	586.13'
L7	S 39° 40' 33" W	165.70'
L8	S 58° 22' 23" W	290.05'
L9	S 34° 15' 23" W	123.49'
L10	N 03° 08' 48" W	459.51'
L11	S 36° 18' 34" E	20.83'
L12	N 53° 14' 34" E	57.35'
L13	S 83° 13' 06" E	31.84'
L14	S 09° 18' 01" E	96.88'
L15	S 79° 26' 27" E	100.63'
L16	S 64° 42' 09" E	66.51'
L17	S 72° 01' 18" W	24.33'
L18	S 29° 24' 32" W	29.93'
L19	S 04° 24' 31" E	11.47'

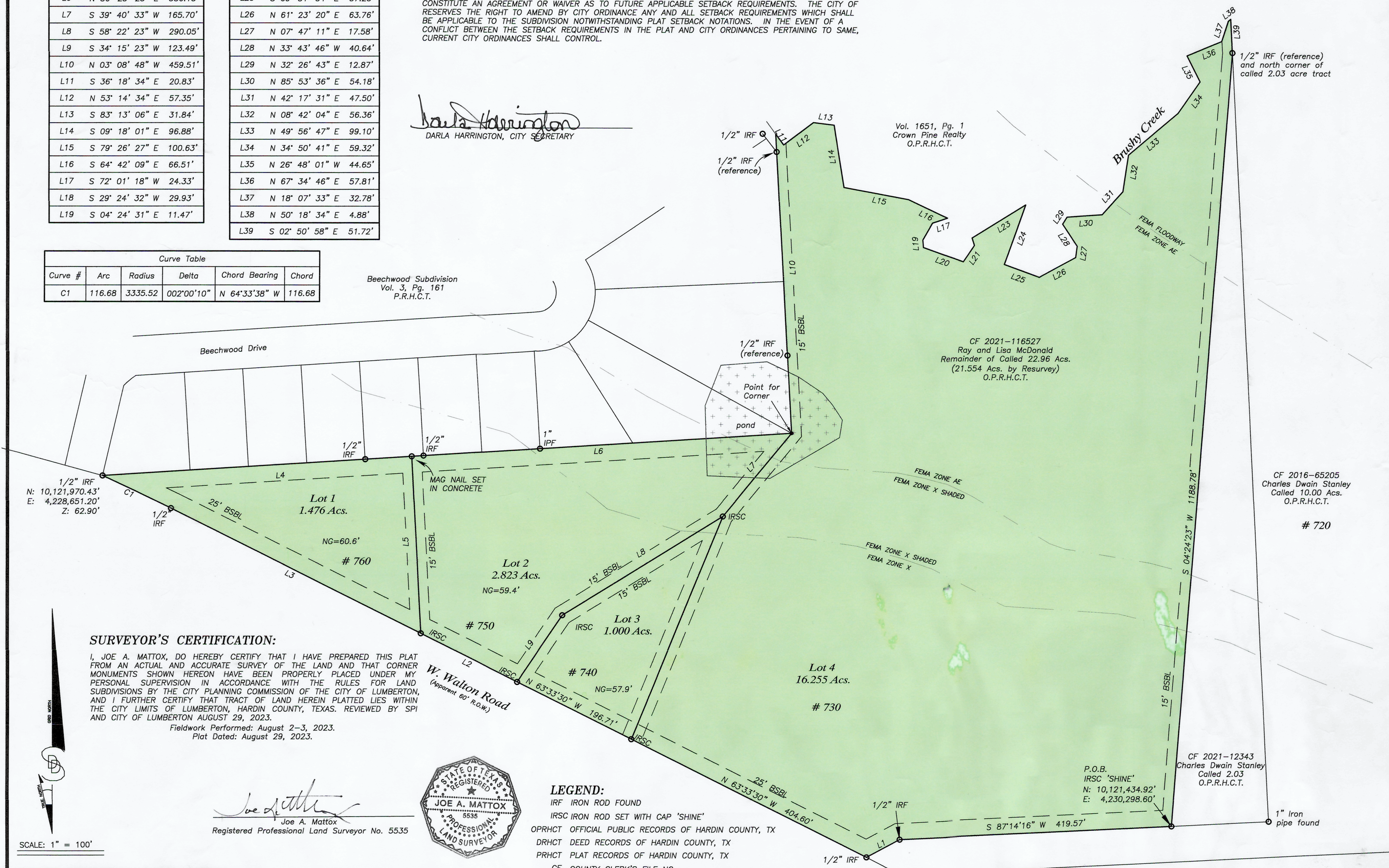
Line #	Direction	Length
L20	S 70° 01' 01" E	65.52'
L21	N 33° 54' 48" E	30.33'
L22	N 17° 22' 20" W	12.07'
L23	N 58° 23' 17" E	96.90'
L24	S 19° 38' 23" W	97.04'
L25	S 69° 51' 54" E	57.23'
L26	N 61° 23' 20" E	63.76'
L27	N 07° 47' 11" E	17.58'
L28	N 33° 43' 46" W	40.64'
L29	N 32° 26' 43" E	12.87'
L30	N 85° 53' 36" E	54.18'
L31	N 42° 17' 31" E	47.50'
L32	N 08° 42' 04" E	56.36'
L33	N 49° 56' 47" E	99.10'
L34	N 34° 50' 41" E	59.32'
L35	N 26° 48' 01" W	44.65'
L36	N 67° 34' 46" E	57.81'
L37	N 18° 07' 33" E	32.78'
L38	N 50° 18' 34" E	4.88'
L39	S 02° 50' 58" E	51.72'

IT IS EXPRESSLY UNDERSTOOD THAT THE APPROVAL OF THE PLAT BY THE CITY OF LUMBERTON DOES NOT CONSTITUTE AN AGREEMENT OR WAIVER AS TO FUTURE APPLICABLE SETBACK REQUIREMENTS. THE CITY OF LUMBERTON RESERVES THE RIGHT TO AMEND BY CITY ORDINANCE ANY AND ALL SETBACK REQUIREMENTS WHICH SHALL BE APPLICABLE TO THE SUBDIVISION NOTWITHSTANDING PLAT SETBACK NOTATIONS. IN THE EVENT OF A CONFLICT BETWEEN THE SETBACK REQUIREMENTS IN THE PLAT AND CITY ORDINANCES PERTAINING TO SAME, CURRENT CITY ORDINANCES SHALL CONTROL.

Darla Harrington
DARLA HARRINGTON, CITY SECRETARY

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	116.68	3335.52	002°00'10"	N 64°33'38" W	116.68

Beechwood Subdivision
Vol. 3, Pg. 161
P.R.H.C.T.



SURVEYOR'S CERTIFICATION:
I, JOE A. MATTOX, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT CORNER MONUMENTS SHOWN HEREON HAVE BEEN PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE RULES FOR LAND SUBDIVISIONS BY THE CITY PLANNING COMMISSION OF THE CITY OF LUMBERTON, AND I FURTHER CERTIFY THAT TRACT OF LAND HEREIN PLATTED LIES WITHIN THE CITY LIMITS OF LUMBERTON, HARDIN COUNTY, TEXAS. REVIEWED BY SPI AND CITY OF LUMBERTON AUGUST 29, 2023.
Fieldwork Performed: August 2-3, 2023.
Plat Dated: August 29, 2023.

Joe A. Mattox
Joe A. Mattox
Registered Professional Land Surveyor No. 5535



LEGEND:
IRF IRON ROD FOUND
IRSC IRON ROD SET WITH CAP 'SHINE'
OPRHC OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TX
DRHCT DEED RECORDS OF HARDIN COUNTY, TX
PRHCT PLAT RECORDS OF HARDIN COUNTY, TX
CF COUNTY CLERK'S FILE NO.
8070 STREET ADDRESS

SCALE: 1" = 100'