

# PLAT OF SURVEY AND IMPROVEMENTS

OF A 10.842 ACRES TRACT OF LAND OUT OF THE J.D. LAWRENCE SURVEY, ABSTRACT NO. 496, ERATH COUNTY, TEXAS; BEING KNOWN AS TRACT 7 OF RIDDLE RANCH ESTATES, AN UNRECORDED SUBDIVISION IN ERATH COUNTY AND HOOD COUNTY, TEXAS

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION ON OCTOBER 19, 2020. THE DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS ARE TRUE AND CORRECT AS SHOWN ON THE PLAT. THERE ARE NO ENCRDACHMENTS, CONFLICTS, PROTRUSIONS OR VISIBLE OR APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT.

*Philip E. Colvin, Jr.*

PHILIP E. COLVIN, JR., R.P.L.S. NO. 6258  
 PRICE SURVEYING, LP, FIRM #10034200  
 213 S OAK AVE, MINERAL WELLS, TX 76067  
 940-325-4841 JN21087 19788.crd FN210164



NOTE: EASEMENTS ADDRESSED ARE ONLY THOSE LISTED IN GF NO. 21-34547 FROM KING TITLE COMPANY WITH AN ISSUED DATE OF FEBRUARY 5, 2021

SUBJECT TO:

UNITED ELECTRIC COOP. SERVICES, INC.  
 V. 1190, P. 468 (D.P.R.E.C.T.) - NO DESCRIPTION)

EASEMENT FOR INGRESS & EGRESS  
 V. 1354, P. 848 & V. 1384, P. 512 (D.P.R.E.C.T.)  
 AS MODIFIED BY DDC #2020-00167 (D.P.R.E.C.T.)  
 DDC #2020-07787 (D.P.R.E.C.T.)  
 \*\* CURRENT EASEMENT FOR INGRESS & EGRESS IS SHOWN ON THE PLAT

DETAIL  
 SCALE: 1" = 50 FEET

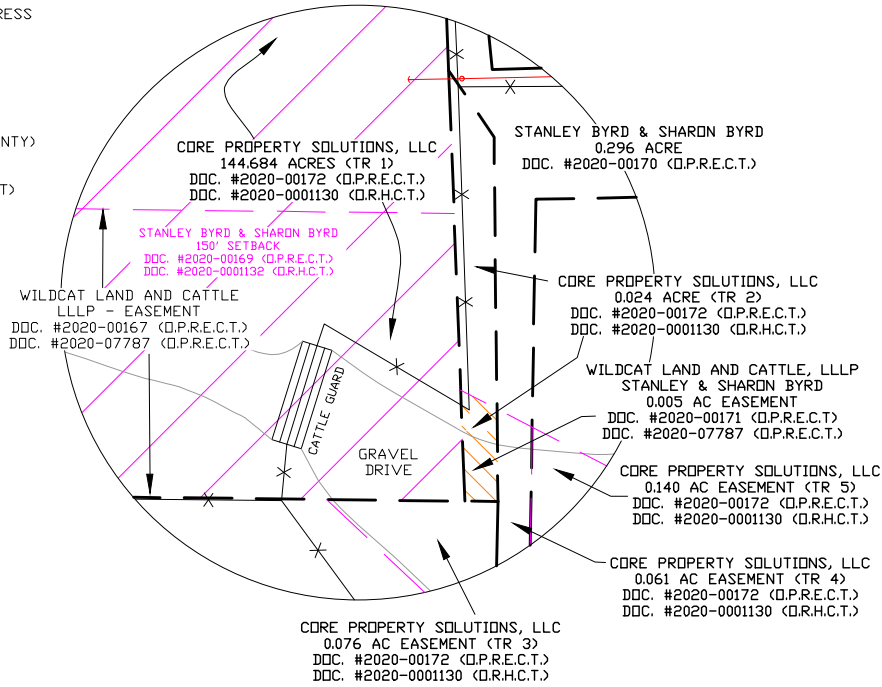
DOES NOT AFFECT:

DIAL TRANSMISSION CORP.  
 V. 12, P. 170 (SHOWN ON PLAT)  
 (OIL & GAS LEASE RECORDS OF ERATH COUNTY)

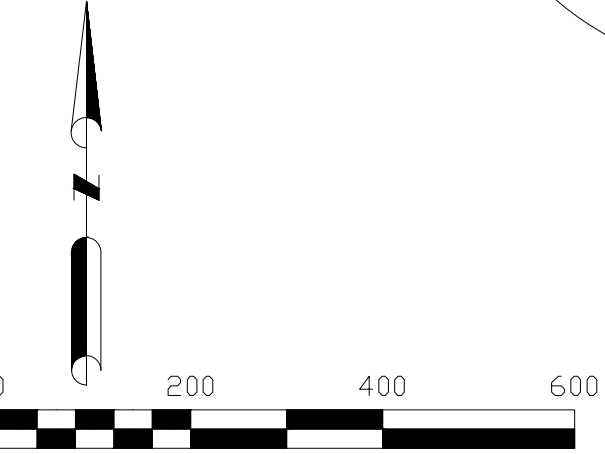
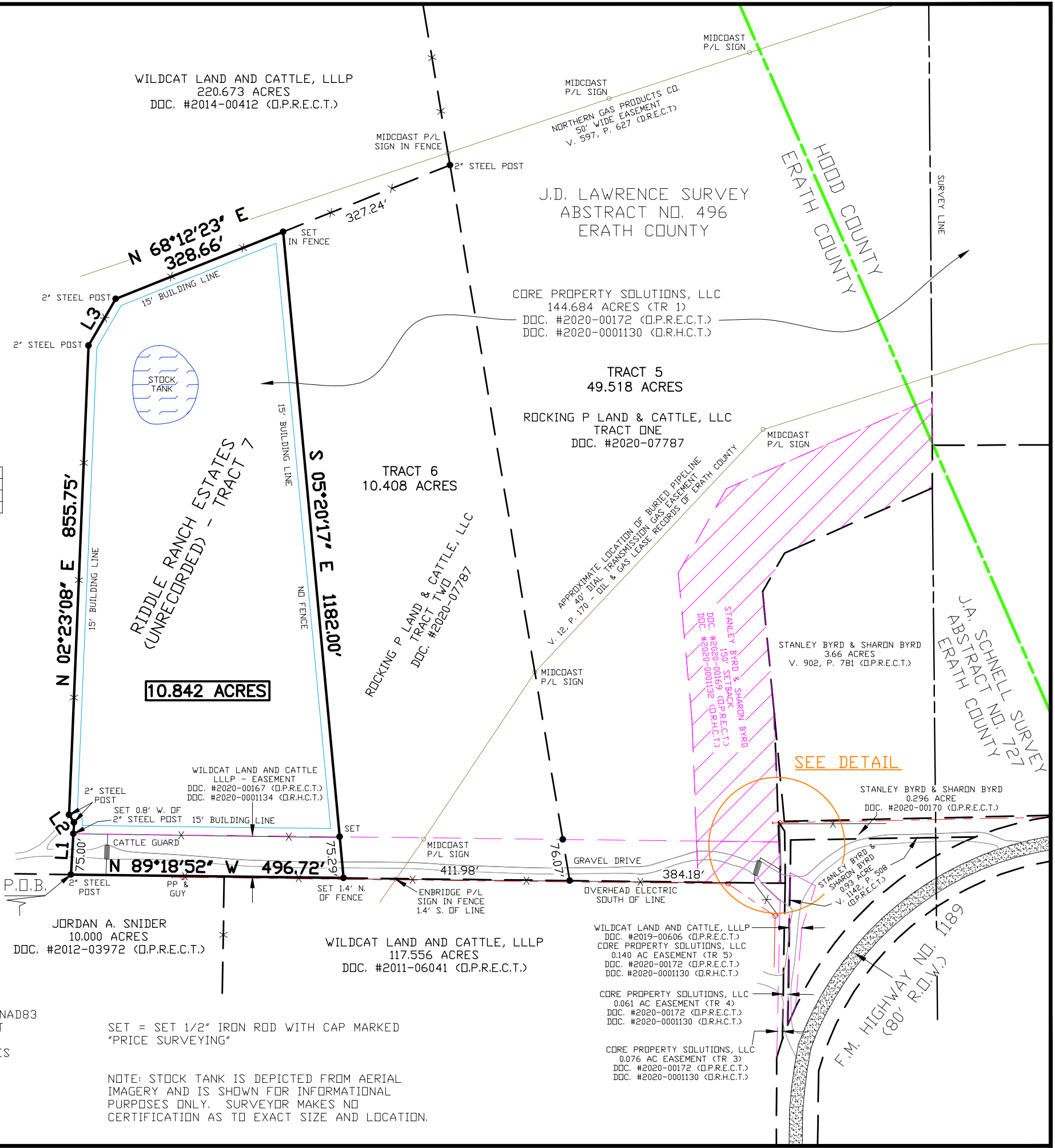
NORTHERN GAS PRODUCTS CO.  
 V. 597, P. 627 (D.R.E.C.T. - SHOWN ON PLAT)

0.005 ACRE EASEMENT - SHOWN ON PLAT  
 DDC #2020-00171 (D.P.R.E.C.T.)  
 DDC #2020-07787 (D.P.R.E.C.T.)  
 \*\* DEPENDENT UPON FDR ACCESS

0.140 ACRE EASEMENT  
 DDC #2020-00168 (D.P.R.E.C.T.)  
 \*\* DEPENDENT UPON FDR ACCESS



LINE	BEARING	DISTANCE
L1	N 03°30'35" E	95.51'
L2	N 34°08'06" W	16.39'
L3	N 30°06'14" E	98.26'



BEARING BASIS:  
 TEXAS STATE PLANE COORDINATE SYSTEM, NAD83  
 NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48143C0200D, DATED NOVEMBER 16, 2011

SET = SET 1/2" IRON ROD WITH CAP MARKED "PRICE SURVEYING"

NOTE: STOCK TANK IS DEPICTED FROM AERIAL IMAGERY AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE AND LOCATION.