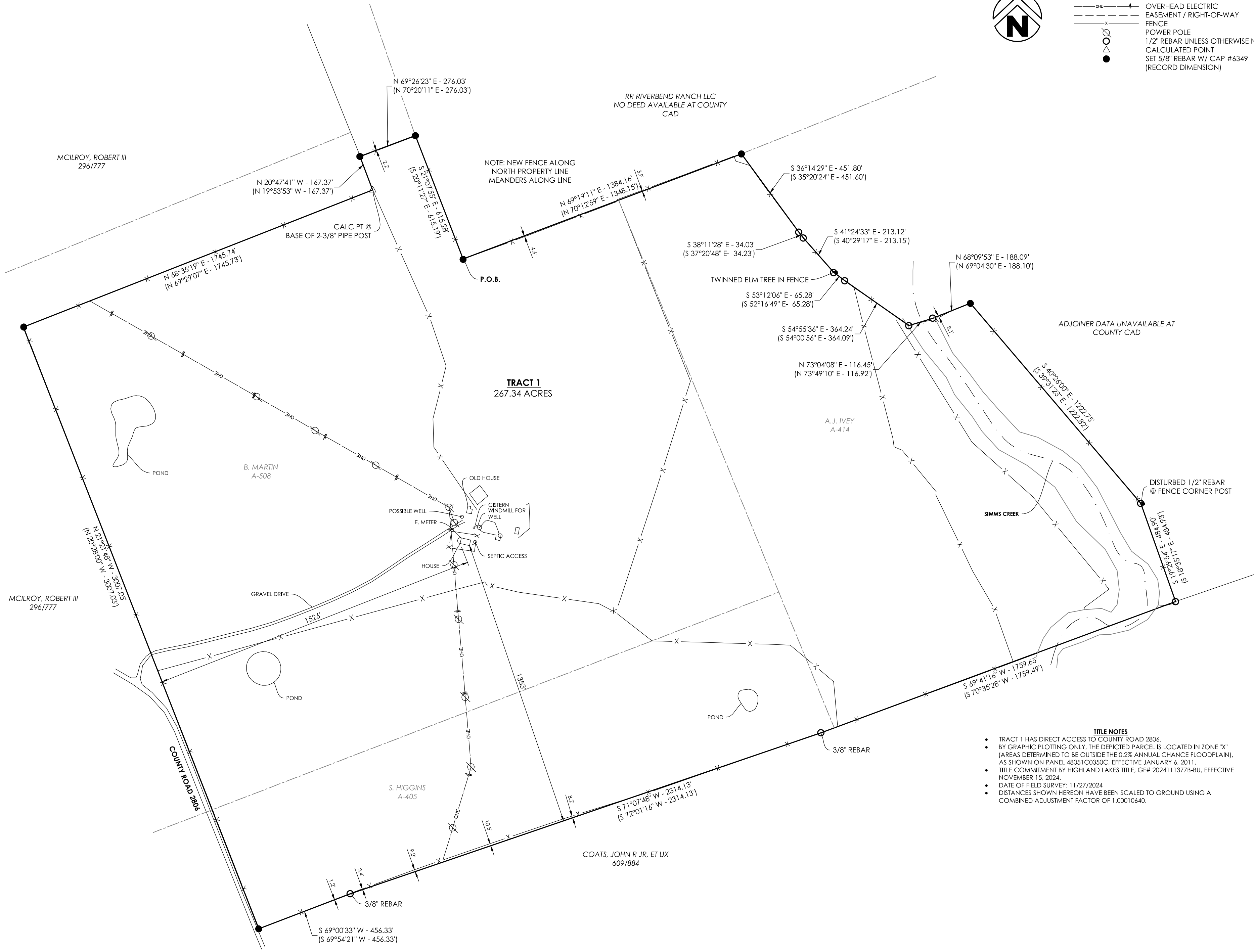


LEGEND

- PROPERTY BOUNDARY
- OVERHEAD ELECTRIC
- - - EASEMENT / RIGHT-OF-WAY
- - - FENCE
- POWER POLE
- 1/2" REBAR UNLESS OTHERWISE NOTED
- CALCULATED POINT
- SET 5/8" REBAR W/ CAP #6349 (RECORD DIMENSION)



MCILROY, ROBERT III
296/777

MCILROY, ROBERT III
296/777

RR RIVERBEND RANCH LLC
NO DEED AVAILABLE AT COUNTY
CAD

NOTE: NEW FENCE ALONG
NORTH PROPERTY LINE
MEANDERS ALONG LINE

TRACT 1
267.34 ACRES

A.J. IVEY
A-414

ADJOINER DATA UNAVAILABLE AT
COUNTY CAD

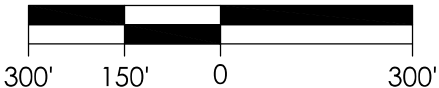
B. MARTIN
A-508

S. HIGGINS
A-405

COATS, JOHN R JR, ET UX
609/884

- TITLE NOTES**
- TRACT 1 HAS DIRECT ACCESS TO COUNTY ROAD 2806.
 - BY GRAPHIC PLOTTING ONLY, THE DEPICTED PARCEL IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON PANEL 48051003500, EFFECTIVE JANUARY 6, 2011.
 - TITLE COMMITMENT BY HIGHLAND LAKES TITLE, GF# 20241113778-BU, EFFECTIVE NOVEMBER 15, 2024.
 - DATE OF FIELD SURVEY: 11/27/2024
 - DISTANCES SHOWN HEREON HAVE BEEN SCALED TO GROUND USING A COMBINED ADJUSTMENT FACTOR OF 1.00010640.

BASE OF BEARING:
TEXAS STATE PLANE, NAD83(2011), CENTRAL ZONE, AS
DETERMINED BY GPS OBSERVATION.
DISTANCES ARE US SURVEY FEET.

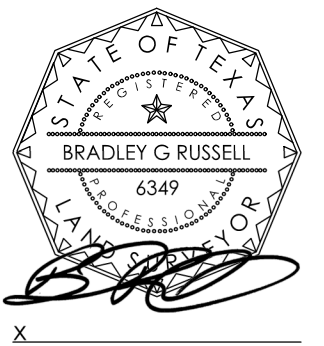


THIS PLAT IS ACCOMPANIED BY A SEPARATE FIELD NOTES/LEGAL DESCRIPTION.

I, BRADLEY G. RUSSELL, RPLS #6349, HEREBY DO CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION ON OR ABOUT NOVEMBER 27, 2024 AND MEETS OR EXCEEDS THE REASONABLE TECHNICAL STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE ON THE DATE OF SURVEY.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR CATEGORY 1A, CONDITION 4, LAND TITLE SURVEY.

SEAL



12/4/2024

TSPS CATEGORY 1-A LAND TITLE SURVEY
UNNUMBERED COUNTY ROAD 2806
ADAMSVILLE, TX

COUNTY PARCEL ID: 10698, 10800, 11682, 11683
GF #: 20241113778-BU

CLIENT:
C&D MARTIN PARTNERS I LP

DATE: 12/4/2024
PROJECT NO: 24200660
CONTACT: B.RUSSELL

1000 LedgeLawn Dr.
Conway, Arkansas 72034

501.328.3316 | 501.328.3325 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

CONTACT INFORMATION:
Bradley G. Russell
Crafton Tull (10153715)
1000 LedgeLawn Dr.
Conway, AR 72034

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DELTA	DESCRIPTION	DATE

LAYOUT: 85X14 TEXAS, LAST SAVED: 8:11:59, 12/4/2024 1:22:07 PM
 LAST PLOTTED BY: BRAD RUSSELL, 12/4/2024 1:22:57 PM (PLOTTED BY: VALID ON HARD COPY ONLY)