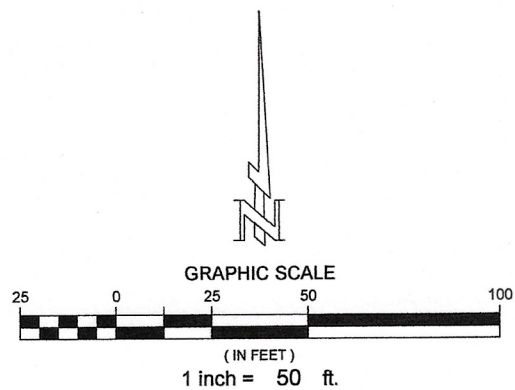
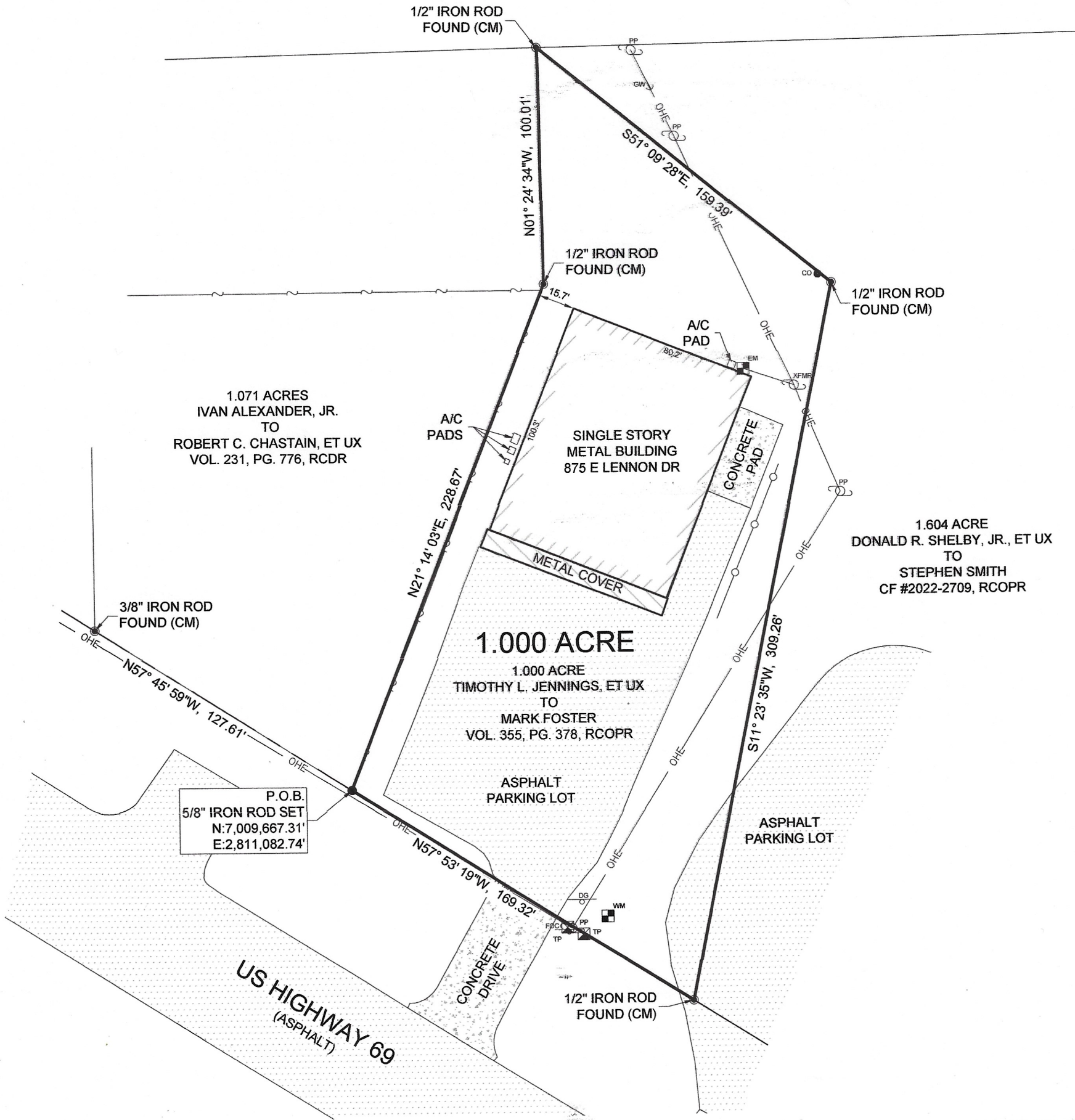


NOTES

1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
2. DISTANCES SHOWN ARE GRID DISTANCES. TO CONVERT TO SURFACE DISTANCES DIVIDE GRID DISTANCES BY THE SCALE FACTOR: 0.9998777.
3. A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE.
4. THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF HAVING BEEN FURNISHED A TITLE COMMITMENT. EASEMENTS AND/OR OTHER MATTERS AND/OR ISSUES RELATING TO TITLE COULD AND MAY EXIST.
5. ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAT APPROVED AND RECORDED WITH THE COUNTY CLERK, IS A VIOLATION OF CITY ORDINANCE AND/OR STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
6. THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.



5.000 ACRES - TRACT FIVE
ESTATE OF IVAN ALEXANDER, JR., ET AL
TO
THE IVAN ALEXANDER JR. FAMILY TRUST
VOL. 578, PG. 137, RCOPR



SURVEYORS CERTIFICATION

I HEREBY CERTIFY THIS PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY, AND THAT IT SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, ESTABLISHED BY THE BOARD OF PROFESSIONAL LAND SURVEYING, AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT. (ART 5282C, VTCS)



NICHOLAS NORTHCUTT
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6884

APRIL 25, 2023
DATE

LEGEND

PP	POWER POLE
XFMR	POWER POLE W/TRANSFORMER
GW	GUY WIRE
EM	ELECTRIC METER
TP	TELEPHONE PEDESTAL
WM	WATER METER
CO	CLEANOUT
DG	DOLLAR GENERAL SIGN
FOC	FIBER OPTIC CABLE SIGN
(CM)	CONTROLLING MONUMENT
—	CHAIN LINK FENCE
—	PIPE FENCE
OHE	OVERHEAD ELECTRIC

PLAT OF SURVEY OF
1.000 ACRE
BEING ALL OF 1.000 ACRE
TIMOTHY L. JENNINGS, ET UX
TO
MARK FOSTER
VOLUME 355, PAGE 378, RCOPR
IN THE JOHN VOCHERY SURVEY, A-253
RAINS COUNTY, TEXAS

Northcutt
Land Surveying
4620 HAWK ROAD, DIANA, TEXAS 75640
WWW.NORTHCUTTSURVEYING.COM
PH: 903-371-8653 TBPELS 10194706
EMAIL: NICK@NORTHCUTTSURVEYING.COM

APRIL 26, 2023 DRAWN BY: NWN JOB #1080-006