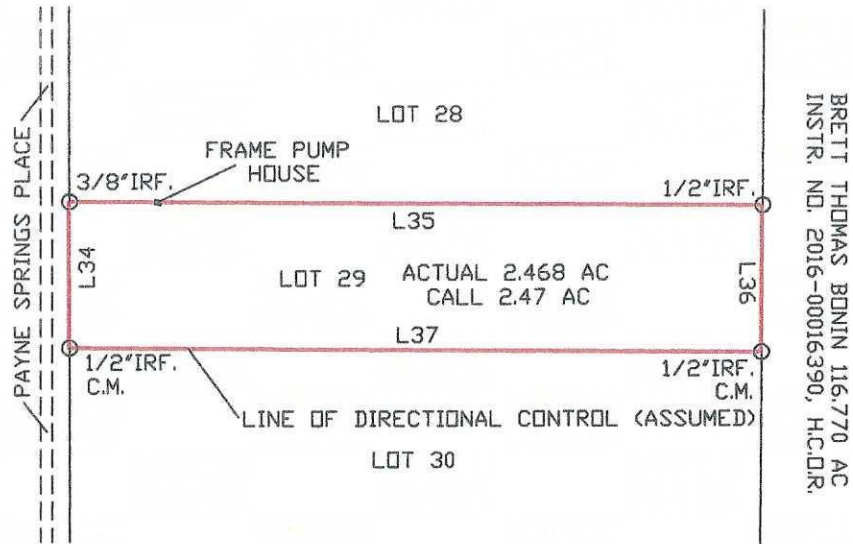




Scale: 1" = 200'



BRETT THOMAS BONIN 116.770 AC  
INSTR. NO. 2016-00016390, H.C.D.R.

ACTUAL BEARING AND DISTANCE

NUMBER	DIRECTION	DISTANCE
L34	N 00°02'48" W	150.00 FT
L35	S 89°39'11" E	715.62 FT
L36	S 00°30'43" W	150.74 FT
L37	N 89°35'36" W	714.16 FT

CM = CONTROLLING MONUMENT

CALL BEARING AND DISTANCE

L34 N00°21'E 150.00'  
 L35 S89°14'E 717.24'  
 L36 S01°22'W 150.00'  
 L37 N89°14'W 714.60'

PLAT OF SURVEY

LEGAL DESCRIPTION OF LAND: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HENDERSON COUNTY, STATE OF TEXAS, ON THE MARCUS GARCIA SURVEY, A-241, AND BEING ALL OF LOT 29, OF THE PAYNE SPRINGS ESTATES ADDITION, AS SHOWN BY PLAT RECORDED IN CABINET D, SLIDE 69, OF THE HENDERSON COUNTY PLAT RECORDS AND BEING THE SAME LAND CONVEYED TO BRETT BONIN, BY BOTIE HILLHOUSE SHERIFF HENDERSON COUNTY, TEXAS, BY SHERIFF'S DEED DATED JULY 31, 2020, AND RECORDED UNDER INSTRUMENT NO. 2020-00011786, OF THE HENDERSON COUNTY OFFICIAL RECORDS.

MARCUS GARCIA SURVEY, A-241  
 HENDERSON COUNTY, TEXAS

ORIGINAL SIGNED AND SEALED IN BLUE INK  
 SURVEYED IN DECEMBER, 2020



GEARLD A. CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1935  
 TEXAS LICENSED SURVEYING FIRM NO. 100683-00  
 GEARLD A. CARTER AND ASSOCIATES, LAND SURVEYORS  
 1100 BEL AIR DRIVE ATHENS, TEXAS 75751 903-675-7346

SURVEY FOR: BRETT BONIN