

SITE PLAN

Intended User **Texas Farm Credit (Brett Bonin, borrower)**
 Property Address **16405 CR 2830**
 City **Mabank** County **Henderson** State **TX** Zip Code **75156-7201**
 Client **Texas Farm Credit Services**

PLAT OF SURVEY

TRACT ONE AND TRACT TWO SHOWING A PARTITION OF THE RESIDUE OF THE CALLED 134.60 ACRE TRACT CONVEYED TO C. L. BROWN BY TYLER PRODUCTION CREDIT ASSOCIATION BY WARRANTY DEED DATED FEBRUARY 11, 1956, AND RECORDED IN VOLUME 434, PAGE 592, OF THE HENDERSON COUNTY DEED RECORDS.

TRACT THREE PROPOSED ACCESS EASEMENT A PART OF THE CALLED 134.60 ACRE TRACT RECORDED IN VOLUME 434, PAGE 592 OF THE HENDERSON COUNTY DEED RECORDS AND PART OF THE CALLED 8810 ACRE TRACT RECORDED IN VOLUME 1998, PAGE 751 OF THE HENDERSON COUNTY REAL PROPERTY RECORDS.

MARCUS GARCIA SURVEY, A-241 HENDERSON COUNTY, TEXAS

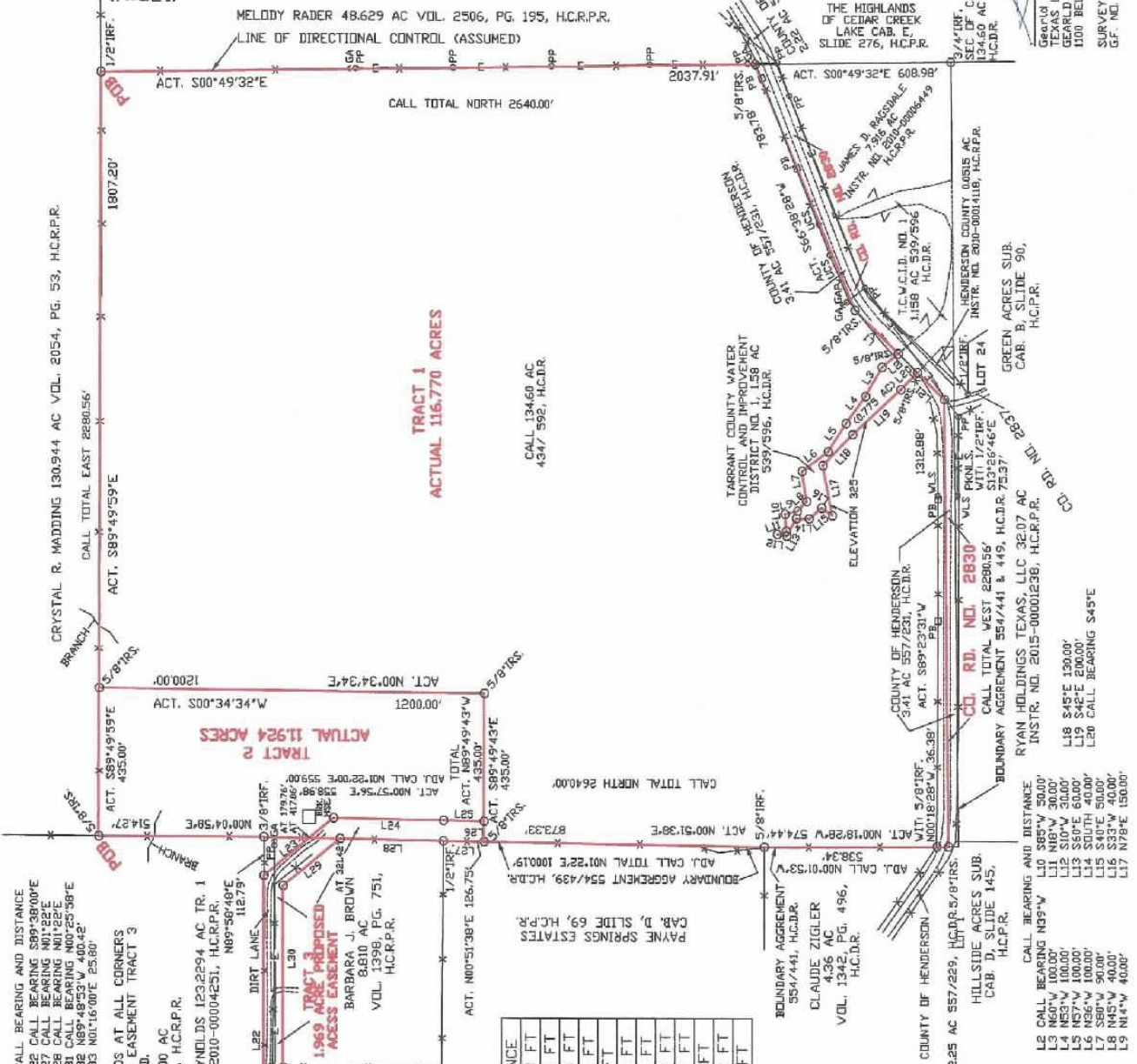
- LEGEND**
- GA = GUY ANCHOR
 - GAP = GUY ANCHOR POLE
 - PP = POWER POLE
 - E--- = OVERHEAD ELECTRIC LINE
 - PB = TELEPHONE BOX
 - UCS = UNDER GROUND CABLE SIGN
 - WLS = WATER LINE SIGN
- PROPERTY ADDRESS:
 16405 CO. RD. 2830
 MABANK, TEXAS 75156

THE FOLLOWING EASEMENT IS A BLANKET EASEMENT VOL. 1075, PG. 596, OF THE HENDERSON COUNTY DEED RECORDS.
 THE FOLLOWING VOLUME AND PAGES DO NOT AFFECT THIS TRACT VOL. 530, PG. 415, VOL. 519, PG. 586 AND VOL. 557, PG. 232, OF THE HENDERSON COUNTY DEED RECORDS.
 THE FOLLOWING BOUNDARY LINE AGREEMENT IS SHOWN ON PLAT VOL. 354, PG. 443, OF THE HENDERSON COUNTY DEED RECORDS.

Lead S. Grand A. Carter, Registered Professional Land Surveyor No. 1935, State of Texas, and Cresta, Marshall Bonin, Paul Thomas and Ranger Title Co., that the plat shown hereon accurately represents the results of an on the ground survey directed by me in the months of August and September, 2016, and all monuments were found or set and actually exist and the location and description are correct to the best of my knowledge and belief. The details shown hereon are true and correct as determined by survey, there are no visible encroachments on the property or protrusions there from, except as shown hereon, there are no visible discrepancies, conflicts, shortages in areas or boundary line conflicts, except improvements as shown hereon and all located improvements are as shown hereon and all located within the boundaries of the property, except as shown hereon.



Grand A. Carter
 Grand A. Carter, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1935, TEXAS LICENSED SURVEYING FIRM NO. 1006693-00
 GEARLD A. CARTER AND ASSOCIATES, LAND SURVEYORS
 1100 BEL AIR DRIVE ATHENS, TEXAS 75751 903-675-7346
 SURVEY FOR: BRETT AND CRESTA BROWN
 G.F. NO. 1162186HE



CALL BEARING AND DISTANCE
 L27 CALL BEARING S81°48'00\"/>

Scale: 1" = 350'
 NOTE: SET 5/8" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
 DAVON B. HOLZER 10.00 AC
 INSTR. NO. 2009-00007504, H.C.P.R.
 ROBBIE M. REYNOLDS 123.2294 AC TR. 1
 INSTR. NO. 2010-00004251, H.C.P.R.
 BARBARA J. BROWN AT 8810 AC
 VOL. 1396, PG. 751, H.C.P.R.
 KIMBERLY STRALOW 11.754 AC
 INSTR. NO. 2014-00011526, H.C.P.R.

TRACT 3 - 1.969 ACRES
 PROPOSED ACCESS EASEMENT
 ACTUAL BEARING AND DISTANCE

NUMBER	DIRECTION	DISTANCE
L22	N 89°58'48\"/>	

TRACT 1 - 116.770 ACRES
 ACTUAL BEARING AND DISTANCE

NUMBER	DIRECTION	DISTANCE
L1	S 43°09'28\"/>	

CALL BEARING AND DISTANCE
 L10 S85°W 50.00'
 L11 N85°W 30.00'
 L12 S 50°E 60.00'
 L13 S 40°E 60.00'
 L14 SOUTH 40.00'
 L15 S40°E 50.00'
 L16 S33°W 40.00'
 L17 N78°E 150.00'