

PLAT OF SURVEY  
SHOWING PART OF THE  
A. CAREO SURVEY, A-120  
FREESTONE COUNTY, TEXAS

SCALE: 1" = 200 FEET



CALLED: 248.30 ACRES  
LARRY AND LINDA EVERSOLE  
VOLUME 1148, PAGE 774

C.R. NO. 140  
N 09°26'15" E 471.67'

FROM WHICH  
T-BAR AND BEARS  
N 33°14'45" E 21.57'

APPROX. CENTERLINE CREEK

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CALLED: 44 1/8 ACRES  
JO FRANCES HARRIS HINSHAW  
TO JLC PROPERTIES, LLC  
VOLUME 1518, PAGE 275  
MARCH 26, 2010

CALLED: 11 1/8 ACRES  
HERMAN J. JOHNSON ET AL  
VOLUME 564, PAGE 676

CALLED: 45.80 ACRES (TRACT 1)  
FRANK SICA AND EDWARD GREGORY  
VOLUME 1491, PAGE 757

CALLED: 49.64 ACRES (TRACT 2)  
FRANK SICA AND EDWARD GREGORY  
VOLUME 1491, PAGE 757

A. CAREO SUR.  
A-120

SURVEYED:  
42.69 ACRES

NOTE:  
ALL PIPELINES SHOWN ARE BASED ON PIPELINE MARKERS

NOTE:  
1) THIS SURVEYOR HAS MADE NO INVESTIGATION OR  
INDEPENDENT SEARCH FOR EASEMENTS OF RECORD,  
ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP  
TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE  
AND CURRENT TITLE SEARCH MAY DISCLOSE

2) IN PROVIDING THIS BOUNDARY SURVEY NO ATTEMPT  
HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING  
EXISTENCE, SIZE, DEPTH, CONDITION, LOCATION OR  
OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE  
OWNERSHIP OR PUBLIC OWNER, SUBSURFACE AND  
ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR  
EXAMINED OR STATEMENTS MADE CONCERNING THE  
EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS,  
CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR  
DEVELOPMENT OF THIS PROPERTY.

3) SUBDIVISION OF REAL ESTATE IS REGULATED BY STATE  
LAW AND ADDITIONAL REGULATIONS MAY ALSO APPLY FROM  
LOCAL, CITY AND COUNTY SUBDIVISION REGULATIONS. ANY  
INDIVIDUAL USING THIS SURVEY SHOULD CONSULT AN  
ATTORNEY TO DETERMINE TO WHAT EXTENT SUBDIVISION  
LAWS AND REGULATIONS APPLY TO ITS USE.

SEE METERS AND BOUNDS DESCRIPTION PREPARED EVEN DATE

RECORDS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE  
WAD 1983, AS DERIVED FROM GPS OBSERVATIONS

WAYNE BEETS, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT TO REFLECT  
AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH OF MAY, 2013

GIVEN UNDER MY HAND & SEAL THIS 5th DAY OF JUNE, 2013

Wayne Beets  
Wayne Beets  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 6039  
PLAT HOLD IT NOT SIGNED IN FIELD



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| 17   | S 65°46'10" W | 109.74'  |
| 12   | N 79°04'20" W | 117.07'  |
| 13   | N 46°39'40" W | 549.26'  |
| 14   | N 20°40'59" W | 271.25'  |
| 15   | N 57°11'25" W | 94.25'   |
| 16   | N 28°17'40" W | 80.46'   |
| 17   | S 77°06'22" W | 47.51'   |

STANGER  
211 East Commerce St.  
P.O. Box 4403  
Freestone, Texas 75840  
(936) 339-4403