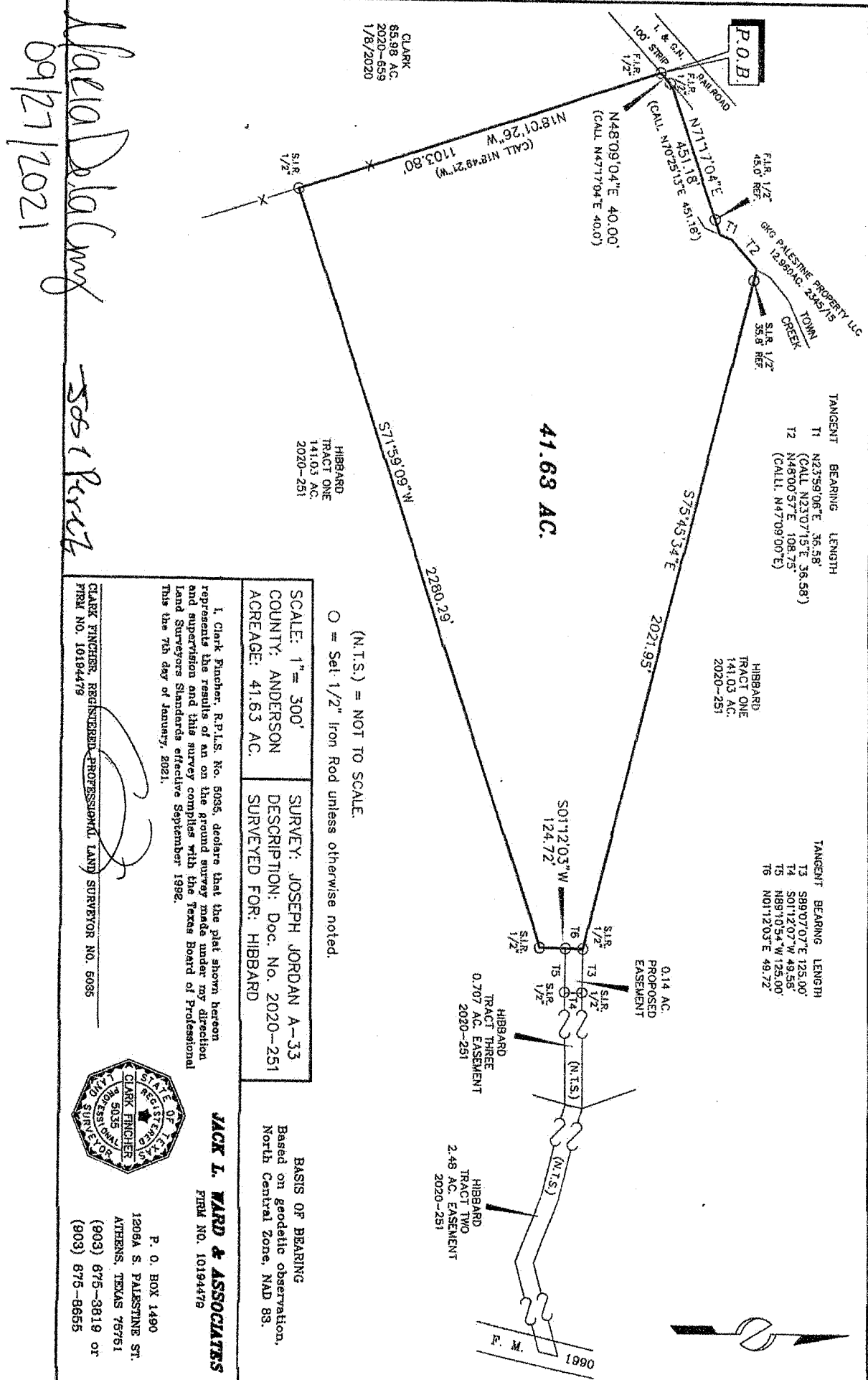


50



09/27/2021

5051 Ritz

I, Clark Fincher, R.P.L.S. No. 5035, declare that the plat shown hereon represents the results of an on the ground survey made under my direction and supervision and this survey complies with the Texas Board of Professional Land Surveyors Standards effective September 1992. This the 7th day of January, 2021.



P. O. BOX 1490
1206A S. PALMISTINE ST.
ATHENS, TEXAS 75761
(903) 875-3819 or
(903) 875-8665

JACK L. WARD & ASSOCIATES
P.L.S. NO. 10194479

SCALE: 1" = 300'
COUNTY: ANDERSON
ACREAGE: 41.63 AC.
SURVEY: JOSEPH JORDAN A-33
DESCRIPTION: Doc. No. 2020-251
SURVEYED FOR: HIBBARD

BASIS OF BEARING
Based on geodetic observation,
North Central Zone, NAD 83.

(N.T.S.) = NOT TO SCALE.
O = Set 1/2" Iron Rod unless otherwise noted.

CLARK
85.98 AC.
2020-659
1/8/2020

HIBBARD
TRACT ONE
141.03 AC.
2020-251

HIBBARD
TRACT THREE
0.707 AC. EASEMENT
2020-251

HIBBARD
TRACT TWO
2.48 AC. EASEMENT
2020-251

TANGENT BEARING LENGTH
T1 N2359.06"E 36.58'
(CALL N2307.15"E 36.58')
T2 N4800.57"E 108.75'
(CALL N4709.00"E)

TANGENT BEARING LENGTH
T3 S8907.07"E 125.00'
T4 S0112.07"W 49.56'
T5 N8910.54"W 125.00'
T6 N0112.03"E 49.72'

0.14 AC.
PROPOSED
EASEMENT

41.63 AC.

F. M. 1990