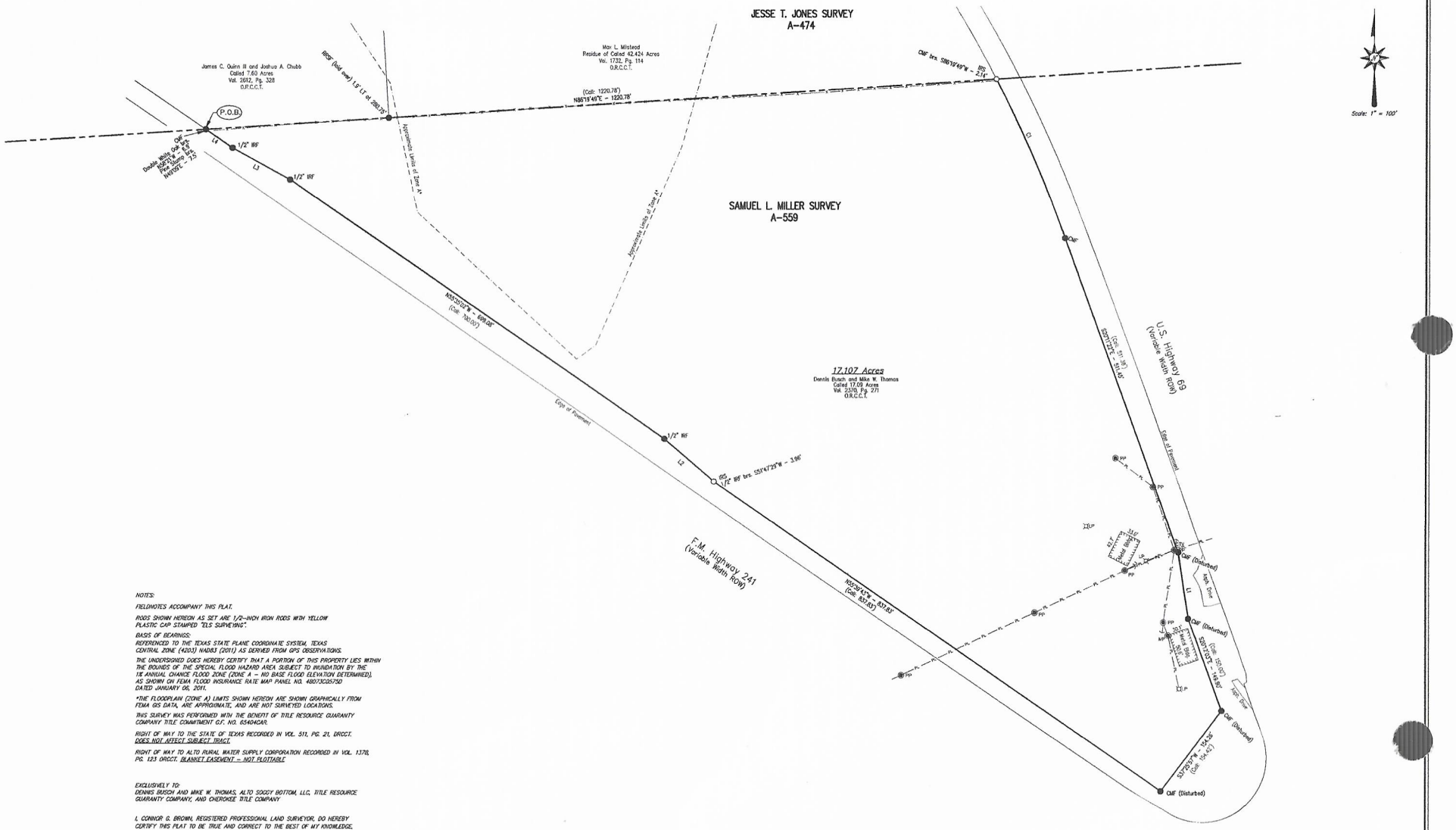

NOTES:

FIELDNOTES ACCOMPANY THIS PLAT.

RODS SHOWN HEREON AS SET ARE 1/2-INCH IRON RODS WITH YELLOW PLASTIC CAP STAMPED "ELS SURVEYING".

BASIS OF BEARINGS:
REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE (4203) NAD83 (2011) AS DERIVED FROM GPS OBSERVATIONS.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT A PORTION OF THIS PROPERTY LIES WITHIN THE BOUNDS OF THE SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD ZONE (ZONE A – NO BASE FLOOD ELEVATION DETERMINED), AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP PANEL NO. 48073C0257D DATED JANUARY 06, 2011.

*THE FLOODPLAIN (ZONE A) LIMITS SHOWN HEREON ARE SHOWN GRAPHICALLY FROM FEMA GIS DATA, ARE APPROXIMATE, AND ARE NOT SURVEYED LOCATIONS.

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE RESOURCE GUARANTY COMPANY TITLE COMMITMENT G.F. NO. 6340ACAR.

RIGHT OF WAY TO THE STATE OF TEXAS RECORDED IN VOL. 511, PG. 21, DRCCT. DOES NOT AFFECT SUBJECT TRACT.

RIGHT OF WAY TO ALTO RURAL WATER SUPPLY CORPORATION RECORDED IN VOL. 1378, PG. 123 ORCCT. BLANKET EASEMENT – NOT PLOTTABLE

EXCLUSIVELY TO:
DENNIS BUSCH AND MIKE W. THOMAS, ALTO SOGGY BOTTOM, LLC, TITLE RESOURCE GUARANTY COMPANY, AND CHEROKEE TITLE COMPANY

I, CONNOR G. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, THAT IT IS BASED ON AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON MAY 18, 2022, AND THAT THERE ARE NO VISIBLE OR APPARENT DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS, OR RIGHTS-OF-WAY EXCEPT AS SHOWN HEREON, AND THAT THE SUBJECT TRACT HAS ACCESS TO AND FROM EXISTING ROADWAYS (US HWY 69 & FM 241.).

5/25/2022

CONNOR G. BROWN
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6366

STATE OF TEXAS
REGISTERED
CONNOR G. BROWN
6366
PROFESSIONAL
LAND SURVEYOR

LEGEND

- IRF = Iron Rod Found
- CMF = Concrete Monument Found
- RRSF = Railroad Spike Found
- IRS = Iron Rod Set
- = Subject Property Boundary
- = Approx. Limits of Zone A (See Note*)
- x = Existing Fence
- = Existing Powerline
- PP = Existing Power Pole
- MP = Existing Meter Pole
- = Existing Guy Wire/Anchor
- LP = Existing Light Pole
- CTV = Existing Cable TV Pedestal

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1860.08'	265.68'	265.45'	S23°43'59"E	08°11'01"
CALL	1860.08'	265.82'	265.82'		

LINE TABLE

LINE	BEARING	DISTANCE
L1	S08°36'35"E	102.82'
CALL		102.17'
L2	N49°35'13"W	100.50'
CALL		100.00'
L3	N61°23'52"W	101.46'
CALL		100.30'
L4	N55°30'35"W	49.56'
CALL		49.54'

Revisions	Project: MORTGAGE LOAN SURVEY 20015 US HIGHWAY 69 S 17.107 ACRE TRACT SAMUEL L. MILLER SURVEY, A-559 CHEROKEE COUNTY, TEXAS
	Date: 5/25/2022 G:\2022\428770\BOUNDARY\C-8770BNDRY-A
Page 1 of 1	ELS SURVEYING & MAPPING INC. TBPELS Firm No. 100327-00 21072 FM 2493 Bullard, Texas 75757 (903) 581-7759 www.elssurveying.com
Checked By C.G.B.	100' 50' 0 100' 1" = 100'

Drafter: BWT FB/PG: 2705/1-2 Job No. 428770 Map No. C-8770BNDRY-A