

JUDY E. GARNER
CALLED 44.33 ACRES OUT OF LOT 69 BLOCK 3
CLARK & PLUMB SUBDIVISION
VOL. U, PGS. 286-289, A.C.D.R.
DOC. #144109, O.P.R.A.C.

S 89°41'19" E 204.41'

1/2" I.R.
(SET)

1/2" I.R.
(SET)

SURVEYOR'S NOTE:

1. NO TITLE COMMITMENT WAS PROVIDED TO THE SURVEYOR AND NO EASEMENT SEARCH WAS PERFORMED.
2. ALL SET CORNERS ARE MARKED WITH A YELLOW PLASTIC CAP STAMPED "PROVEN SURVEYING FIRM# 10015000"
3. THIS PLAT IS THE PROPERTY OF PROVEN SURVEYING AND SHALL NOT BE ALTERED, DUPLICATED, OR ELECTRONICALLY REPRODUCED WITHOUT THE WRITTEN AUTHORIZATION OF PROVEN SURVEYING.
4. PROVEN SURVEYING ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY FOR ANY PURPOSE AFTER SIX MONTHS FROM THE LAST DATE INDICATED HEREON
5. EVERY REASONABLE ATTEMPT WAS MADE TO INSPECT THE SUBJECT PROPERTY AND TO THE BEST OF OUR KNOWLEDGE NO VISIBLE OR APPARENT EASEMENTS OR POSSIBLE ENCROACHMENTS EXIST EXCEPT WHERE SHOWN ON THE SURVEY.

SEE SHEET 2 FOR FIELD NOTES AND SHEET 3 FOR CORRESPONDING TRACT MAP

BASIS OF BEARINGS:

NORTH 89°41'23" WEST BETWEEN FOUND MONUMENTS FOR THE SOUTH LINE OF LOT 69 PER GPS OBSERVATIONS ON OCTOBER 20, 2021 (SPCS83, TX4202, US SURVEY FEET, 2018 GEOID)

REMAINING OF CALLED 38.71 ACRES OUT OF LOT 69 BLOCK 3
CLARK & PLUMB SUBDIVISION
VOL. U, PGS. 286-289, A.C.D.R.
VOL. 489, PG. 195, A.C.D.R.

TRACT FOUR

N 00°08'26" E 852.04'

SUBJECT TRACT
TRACT FIVE
4.00 ACRES OUT OF
LOT 69, BLOCK 3
CLARK & PLUMB
SUBDIVISION
ARCHER COUNTY, TEXAS
VOL. 489, PG. 195, A.C.D.R.

S 00°08'26" W 852.03'

REMAINING OF CALLED 38.71 ACRES OUT OF LOT 69 BLOCK 3
CLARK & PLUMB SUBDIVISION
VOL. U, PGS. 286-289, A.C.D.R.
VOL. 489, PG. 195, A.C.D.R.

TRACT SIX



FLOODPLAIN INFORMATION:

THIS FLOOD STATEMENT: (i) IS PROVIDED FOR FLOOD INSURANCE PURPOSES ONLY AND IS BASED ON CURRENTLY AVAILABLE INFORMATION THAT IS SUBJECT TO CHANGE; (ii) DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE; AND (iii) SHALL NOT CREATE ANY LIABILITY ON THE PART OF THE SURVEYOR.

THE PROPERTY DESCRIBED HEREON DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS DELINEATED ON THAT FLOOD INSURANCE RATE MAP FOR ARCHER COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48009C0355C, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND DATED FEB. 12, 2021, ZONE X



1/2" I.R.
(SET)

1/2" I.R.
(SET)

PLACE OF BEGINNING

1/2" I.R.
(SET)

1/2" I.R.
(SET)

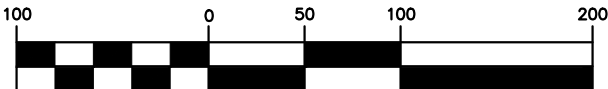
N 89°41'23" W 204.41'

N 89°35'12" W 1816.51'

3/8" SPIKE (Found)
NE COR. LOT 117,
BLOCK 4

GRAPHIC SCALE

LUIG ROAD



(IN FEET)

1 inch = 100 ft.

SHEET 1 OF 3

SURVEY PERFORMED EXPRESSLY FOR THE BENEFIT OF:
MAGG RANCH ESTATES

COPYRIGHT 2022 PROVEN SURVEYING, ALL RIGHTS RESERVED

I hereby certify that this survey of this property located at 800 FEET WEST OF THE INTERSECTION OF LUIG ROAD AND HILBERS ROAD being legally described BY METES AND BOUNDS ABOVE OUT OF LOT 69, BLOCK 3 CLARK & PLUMB SUBDIVISION, VOL. U, PGS. 286-289, A.C.D.R., ARCHER COUNTY, TEXAS

was made on the ground; represents the facts found at the time of the survey; and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition IV Survey as of this the 20th day of OCTOBER, 20 21

BRAD LITTEKEN R.P.L.S. 6838



PROVEN SURVEYING
2406 KELL BOULEVARD
WICHITA FALLS, TEXAS 76309
(940) 322-6450
Texas Licensed Survey Firm 10015000