

F.M. HIGHWAY 1713 (100')

FOUND 1/2" IRON ROD
WITH CAP STAMPED
"INCE RPLS •5175"
(NORTHWEST CORNER
10.00 ACRE TRACT)

HCPR #127 (40')

POINT IN
CEDAR TREE
(NORTHWEST CORNER
92.803 ACRE TRACT)

J. D. ABBOTT
V. 618, P. 861
"SECOND
TRACT"

43.366 ACRES

J. D. ABBOTT
V. 618, P. 861
"FIRST TRACT"

JOHN DAVID
ABBOTT
V. 743, P. 570

FOUND 1/2" IRON ROD
(SOUTHWEST CORNER
92.803 ACRE TRACT)

S52°34'13"W
12.36

CORPS OF ENGINEERS
•226-A-1

SET 1/2" IRON ROD

CORPS OF ENGINEERS
•226-A-2

LINE	BEARING	DISTANCE
L1	N59°28'07"E	221.84'
L2	N60°21'23"E	50.29'
L3	N59°53'42"E	567.30'
L4	N59°55'57"E	23.81'
L5	S05°45'18"W	70.53'
L6	N59°55'57"E	212.74'

A - 1/2" IRON ROD WITH CAP STAMPED "INCE RPLS •5175"
B - FOUND 1/2" IRON ROD
C - SET 1/2" IRON ROD

FLOOD STATEMENT: This property does not appear to lie within the 100-yr flood plain as delineated by the Federal Insurance Administration's "Flood Insurance Rate Map," Community-Panel No. •48217C0355C.

PLAT SHOWING THE SURVEY OF 43.366 ACRES OF LAND LYING AND SITUATED IN THE JOSEPH PUNCHARD SURVEY A-7 IN HILL COUNTY, TEXAS. SAID LAND IS A PART OF THAT CERTAIN 92.803 ACRE TRACT DESCRIBED IN A PARTITION DEED FROM KIMBERLY SMITH ECKERT TO DAVID DRENNAN SMITH RECORDED IN VOLUME 1918, PAGE 712 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY.

FIELD NOTES OF EVEN DATE
ACCOMPANY THIS PLAT.

THIS PLAT REPRESENTS A SURVEY
MADE ON THE GROUND BY ME OR
UNDER MY RESPONSIBLE SUPERVISION.



REGISTERED PROFESSIONAL LAND SURVEYOR
JESSIE JOSEPH INCE, R.P.L.S. #5175

SCALE

1"=300'

SN230093

01/09/23

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338 FM 1713
WHITNEY, TEXAS 76692
DAVID SMITH
SURVEYED BY
INCE SURVEYING & ENGINEERING
FIRM #10068000
184 THOUSAND OAKS DRIVE
WHITNEY, TEXAS 76692
PHONE: 254-694-7708
FAX: 254-694-7230



KEVIN WILCOX
V. 2112, P. 338

ALL BEARINGS/DISTANCES
ARE BASED ON TEXAS STATE
PLANE COORDINATE SYSTEM,
NAD 83, AS ESTABLISHED
USING TRIMBLE V.R.S.
NETWORK.

KEVIN RYAN WILCOX
V. 2228, P. 639

CORPS OF ENGINEERS
•226-A-2

U.S. ARMY CORPS OF ENGINEERS
(LAKE WHITNEY TRACT WC-226-A)