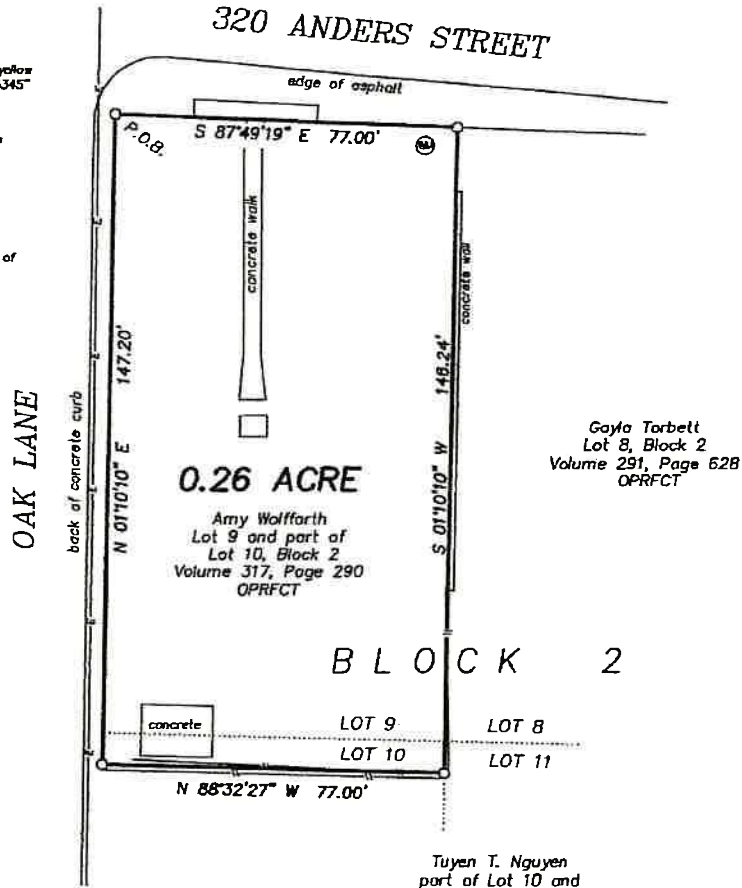


ORSAK ADDITION

TO THE CITY OF MARLIN, RECORDED IN
BOOK 1, PAGE 44, OF THE PLAT
RECORDS OF FALLS COUNTY, TEXAS

LEGEND:

- Set 1/2" iron rod w/yellow cap stamped "RPLS 5345"
- ⊙ Water meter
- E— Overhead electric lines
- N— Chain link fences
- Lot lines
- DRFCT Dead Records of Falls County, Texas
- OPRFCT Official Public Records of Falls County, Texas



Gayla Torbett
Lot 8, Block 2
Volume 291, Page 628
OPRFCT

Tuyen T. Nguyen
part of Lot 10 and
Lot 11, Block 2
Volume 186, Page 96
OPRFCT

This survey was prepared without benefit of a title opinion and may not show all matters of record affecting the subject tract. No search of the public record for easements was made by Hughes Surveying.

The property shown hereon does not appear to be located in Flood Hazard Zone AE, as designated on Flood Insurance Rate Map, Community Number 480221B, City of Marlin, Falls County, Texas, dated March 1, 1987.

There are no flood maps available for reference for this area of Falls County, Texas.

This plat is to accompany a fieldnote description of the 0.26 acre tract of land shown hereon.

All bearings shown hereon are referenced to Geodetic North.

I, Don Randall Hughes, do hereby certify that this plat correctly represents a survey made on the ground under my direction and supervision on March 3, 2017.

Don Randall Hughes Registered Professional Land Surveyor No. 5345



DATE:	3-03-17
JOB NO.	5418
DRAWN BY:	LEM
SCALE:	1"=30'

Hughes Surveying

Texas Board of Professional Land Surveying, File Number 10002300
P. O. BOX 1135
212 N. CENTRAL AVENUE
CAMERON, TEXAS 76520
PHONE (254) 697-3646 FAX (254) 697-8776

FIELDNOTE DESCRIPTION

0.26 ACRE TRACT

Being a 0.26 acre tract of land in the the City of Marlin, Falls County, Texas and being all of Lot 9 and a part of Lot 10, Block 2, Orsak Addition according to a plat of Record in Book 1, Page 44 of the Plat Records of Falls County, Texas (PRFCT), further being described in a deed to Amy Wolffarth, recorded in Volume 317, Page 290 of the Official Public Records of Falls County, Texas (OPRFCT). Said 0.26 acre tract being shown on attached plat and more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2" iron rod with yellow cap stamped "RPLS 5345" at the northwest corner of above mentioned Lot 9, located in the south right-of-way line of Anders Street, at its intersection with the east right-of-way line of Oak Lane;

THENCE along the south right-of-way line of Anders Street, South 87 degrees 49 minutes 19 seconds East, a distance of 77.00 feet to a set 1/2" iron rod with yellow cap stamped "RPLS 5345" for the common north corner of Lots 8 and 9;

THENCE along the east line of Lot's 9 and 10, same being the west line of Lot's 8 and 11, South 01 degrees 10 minutes 10 seconds West, a distance of 146.24 feet to a set 1/2" iron rod with yellow cap stamped "RPLS 5345" for the southeast corner of above mentioned Wolffarth tract, same being an interior ell corner of a tract of land to Tuyen T. Nguyen (186/96 OPRFCT);

THENCE along the south line of said Wolffarth tract, same being the north line of said Nguyen tract, North 88 degrees 32 minutes 27 seconds West, a distance of 77.00 feet to a set 1/2" iron rod with yellow cap stamped "RPLS 5345" located in the east right-of-way line of Oak Lane;

THENCE along the east right-of-way line of Oak Lane, North 01 degrees 10 minutes 10 seconds East, a distance of 147.20 feet to the **POINT OF BEGINNING**, containing 0.26 acre of land.

All bearings recited herein are referenced to Geodetic North.

March 3, 2017
Don Randall Hughes
Registered Professional Land Surveyor
Texas No. 5345

