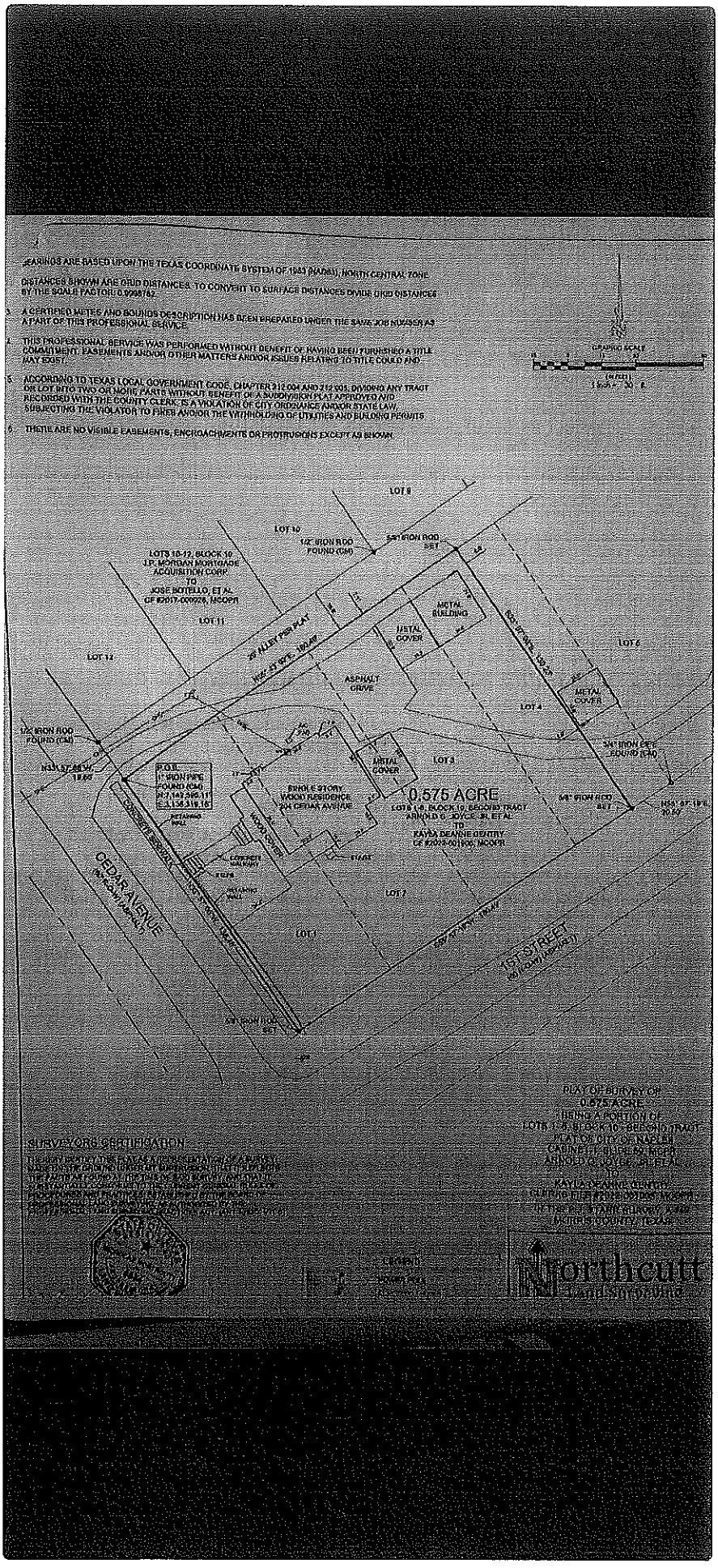

BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE
DISTANCES SHOWN ARE GRID DISTANCES. TO CONVERT TO SURFACE DISTANCES DIVIDE GRID DISTANCES BY THE SCALE FACTOR 0.9998742
A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE
THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF HAVING BEEN FURNISHED A TITLE COMMITMENT. EASEMENTS AND/OR OTHER MATTERS AND/OR ISSUES RELATING TO TITLE COULD AND MAY EXIST.
ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAT APPROVED AND RECORDED WITH THE COUNTY CLERK IS A VIOLATION OF CITY ORDINANCE AND/OR STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS
THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN
LOT 8
LOT 10
1/2" IRON ROD FOUND (CM)
5/8" IRON ROD SET
LOTS 10-12, BLOCK 10 J.P. MORGAN MORTGAGE ACQUISITION CORP. TO JOSE BOTELLO, ET AL GF #2017-009028, NCCPR
LOT 11
LOT 12
20' ALLEY (50' PLAT)
N62°57'00"W 140.00'
METAL BUILDING
METAL COVER
ASPHALT DRIVE
LOT 6
LOT 4
METAL COVER
1/2" IRON ROD FOUND (CM)
N27°03'00"E 140.00'
P.O.B. 1/2" IRON PIPE FOUND (CM) N:7,147,395.11 E:3,134,319.16
RETAINING WALL
WOOD FENCE
WHOLE STORY WOOD RESIDENCE 204 CEDAR AVENUE
CONCRETE DRIVE
CONCRETE WALK
METAL COVER
LOT 3
0.575 ACRE
LOTS 1-9, BLOCK 10, SECOND TRACT ARNOLD G. JOY, C.E., ET AL TO KAYLA DEANNE GRIFFIN GF #2018-001901, NCCPR
5/8" IRON ROD FOUND (CM)
5/8" IRON ROD SET
N62°57'00"W 140.00'
CONCRETE WALK
CONCRETE DRIVE
LOT 2
LOT 1
CEDAR AVENUE (60' ROW PAVED)
5/8" IRON ROD SET
1ST STREET (60' ROW UNPAVED)
SURVEYOR'S CERTIFICATION
PLAT OF SURVEY OF 0.575 ACRE BEING A PORTION OF LOTS 1-9, BLOCK 10, SECOND TRACT PLAT OF OTTO HUEBLER CARTER'S ADDITION TO MOUNT ARNOLD G. JOY, C.E., ET AL
KAYLA DEANNE GRIFFIN GF #2018-001901, NCCPR
Northcutt Land Surveying