

B. C. P. HARRELL SURVEY A-378

PINEYWOODS LAKE

LOT 180

LOT 159

LOT 158

1.432 Ac.

LOT 157

House

Sam Hicks
Vol. 1761, pg. 82

Storage

LOT 156

S 1/2 Lot 156
Charles Boney
Vol. 1381, pg. 702
Mark G. Miller
Vol. 1817, pg. 402

Curve 1

Central Angle - 68°25'04"
Radius - 56.00'
Length - 66.87'
Chord - N35°07'28"W - 62.97'

Curve 2

Central Angle - 12°52'00"
Radius - 254.31'
Length - 57.11'
Chord - N53°54'00"W - 56.99'

60' ROAD

NOTE:
No information was furnished and no abstracting done by this office concerning title, easements, restrictions, or right-of-ways, on or across this property. There may exist other documents of record that would affect this property.

Bearings based on record call along the South line of Lot 158, Frankston Properties No. 1, recorded in Envelope 155-C, of the Map Records of Anderson Co., Texas.

I, Jerry D. Jones, Registered Professional Land Surveyor No. 2504 do hereby declare that the plat shown hereon accurately represents the results of an on the ground survey made under my direction and supervision during the month of April, 2006, and all corners are as shown hereon. There are no encroachments, conflicts, or preclusions apparent on the ground except as shown.

This survey complies with the Professional and Technical Standards of the Texas Board of Professional Land Surveying, effective September 1, 1992.

This survey was performed for a specific transaction and the use for any other purpose or by any other party is done at the users risk and the undersigned surveyor is not responsible for any loss resulting from that use.

Jerry D. Jones, Registered Professional Land Surveyor No. 2504
JUN 11 2006

PLAT OF SURVEY

SHOWING

THE NORTH HALF OF LOT 156
LOTS 157, 158 & 159

FRANKSTON PROPERTIES NO. 1

RECORDED IN

ENVELOPE 155-C OF THE
MAP RECORDS OF
ANDERSON COUNTY, TEXAS

A description accompanies this plat.

Scale: 1" = 50'

JERRY D. JONES

REGISTERED PROFESSIONAL LAND SURVEYOR

P.O. BOX 146
FRANKSTON, TEXAS
PHONE 803/876-4498
FAX 803/876-4981

SURVEY FOR:
DAVE UBANKS

JOB NO.
FP-1-157