JOHN DAVIS ADDITION
Cab. D, Slide 284D
P.R.S.C.T.

Charles William Loaring-Clark, III and Barbara Forrand Loaring-Clark
Called 42.781 Acres
Vol. 1521, Pg. 642
D.R.S.C.T.

Nigel Clark and Brianna Clark
Called 9.991 Acres
Tract One
Doc. No. 202010040847
O.P.R.S.C.T.

James Herbert Camomile and Lisa Christine Camomile
Called 0.762 Acre
Doc. No. 202010040047
O.P.R.S.C.T.

Elmer M. Hamel and Susan G. Hamel
Called 9.238 Acres
Vol. 1354, Pg. 166
I.R.S.C.T.

Joe G. Valdez, Jr.
Called 2.250 Acres
Doc. No. 201001005841?
O.P.R.S.C.T.

SETH CAIRY SURVEY
A-272

JEREMIAH SPLAWN SURVEY
A-884

DANIEL BARCROFT SURVEY
A-140

WILLIAM MALLIGAN SURVEY
A-700

WILLIAM SCHOFIELD SURVEY
A-140

William J. Shinneman, II
Called 64.246 Acres
Vol. 7660, Pg. 817
O.P.R.S.C.T.

Nancy Wood Fair
Called 74.586 Acres
Tract VIII
Vol. 3909, Pg. 732
O.P.R.S.C.T.

P. Allen Huffhines
Called 165.223 Acres
Vol. 6014, Pg. 236
O.P.R.S.C.T.

Hide-A-Way Lake Inc.
Residue of Called 20.0 Acres
Vol. 1259, Pg. 120
D.R.S.C.T.

HIDE-A-WAY LAKE
UNIT 19
Cab. A, Slide 396C
(Vol. 5, Pg. 187)
P.R.S.C.T.

HIDE-A-WAY LAKE
UNIT 20
Cab. A, Slide 356D
(Vol. 5, Pg. 180)
P.R.S.C.T.

REPLAT LOTS 955, 956, 957, & 958
UNIT NO. 20 HIDE-A-WAY LAKE SUBDIVISION
Cab. D, Slide 75C
P.R.S.C.T.

Lot 938
Lot 939
Lot 940
Lot 941
Lot 942
Lot 956A
Lot 957A
Lot 958
(Shows to be terminated on plat in D/75C)

Right Of Way Dedication

County Road 434

Approximate Location Easement and Right-Of-Way Crystal Systems Texas, Inc. Doc. No. 201001003268 O.P.R.S.C.T.

Intermittent Fence Remains

In-Ground Trampoline
Tree House
Shed

Gate

TYPED

Culvert

74.460 Acres
(±1.656 Acres Within County Road 434)

P.O.B.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S42°18'34"E	52.67'
CALL		52.59'
L2	S87°07'16"E	16.47'
CALL		16.45'
L3	S55°08'24"E	37.73'
L4	S09°40'49"E	23.25'
L5	S47°51'10"E	41.44'
L6	S20°33'08"E	46.82'
L7	S62°08'29"E	39.36'
L8	N83°41'44"E	91.17'
CALL		91.17'
L9	N00°45'19"W	2.90'
L10	S87°07'16"E	61.98'
CALL		62.11'
L11	S01°52'43"E	28.98'
L12	S01°51'58"E	100.09'
CALL		100.0'
L13	S33°11'02"E	90.91'
CALL		90.82'
L14	S01°57'04"E	102.69'
CALL		102.9'
L15	S08°42'28"W	46.86'
CALL		47.00'

Scale: 1" = 100'

NOTES:

FIELDNOTES ACCOMPANY THIS PLAT.

RODS SHOWN HEREON AS SET ARE 1/2-INCH IRON RODS WITH YELLOW PLASTIC CAP STAMPED "ELS SURVEYING".

BASIS OF BEARINGS:
REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NAD83 (2011) AS DERIVED FROM GPS OBSERVATIONS.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS PROPERTY LIES WITHIN THE BOUNDS OF UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP PANEL NO. 48423C0225D DATED APRIL 16, 2014.

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TEXAN TITLE INSURANCE COMPANY TITLE COMMITMENT G.F. NO. 6230344, EFFECTIVE AUGUST 10, 2023, ISSUED SEPTEMBER 6, 2023.

EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED VOL. 1370, PG. 172 DRSCT.
VAGUE DESCRIPTION - TRACT REFERENCED IN SAID DOCUMENT IS SUBJECT TRACT - EXISTING POWERLINES LOCATED ON SUBJECT TRACT ARE AS SHOWN HEREON.

EASEMENT AND RIGHT OF WAY TO CRYSTAL SYSTEMS TEXAS, INC. RECORDED IN DOC. NO. 201001003268 OPRSCT.
AFFECTS SUBJECT TRACT AS SHOWN HEREON.

EXCLUSIVELY TO:
STEVEN G. WILSON AND STACI B. WILSON, THE ESTATE OF NANCY WOOD FAIR, TEXAN TITLE INSURANCE COMPANY, AND CENTRAL TITLE COMPANY

I, CONNOR G. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, THAT IT IS BASED ON AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON AUGUST 30, 2023 AND SEPTEMBER 1 & 6, 2023 AND THAT THERE ARE NO VISIBLE OR APPARENT DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS, OR RIGHTS-OF-WAY EXCEPT AS SHOWN HEREON, AND THAT THE SUBJECT TRACT HAS ACCESS TO AND FROM AN EXISTING ROADWAY (CR 434).

09-13-202315:35:07-05:00

CONNOR G. BROWN
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6366

STATE OF TEXAS
REGISTERED
CONNOR G. BROWN
6366
PROFESSIONAL
LAND SURVEYOR

LEGEND
- IRF = Iron Rod Found
- IPF = Iron Pipe Found
- BSF = Bridge Spike Found
- IRS = Iron Rod Set
- MNS = Mag Nail Set
- = Subject Property Boundary
- = Existing Ravine
- = Existing Wire Fence
- = Existing Chainlink Fence
- = Existing Powerline
- = Existing Power Pole
- = Existing Guy Wire/Anchor
- = Existing Telephone Pedestal
- = Existing Water Meter
- = Existing Water Valve
- = Existing Pipeline Marker

Revisions	Project:
	MORTGAGE LOAN SURVEY TBD COUNTY ROAD 434 74.460 ACRE TRACT JEREMIAH SPLAWN SURVEY, A-884 SMITH COUNTY, TEXAS
	Date: 9/13/2023 G:\2023\430942\BOUNDARY\S-09428NORY-A
Page 1 of 1	ELS SURVEYING & MAPPING INC. TBPELS Firm No. 100327-00 21072 FM 2493 Bullard, Texas 75757 (903) 581-7759 www.elssurveying.com
Checked By C.G.B.	100' 50' 0 100' 1" = 100'

Map No. S-09428NORY-A
Job No. 430942
FB/Pg. 276/1-8
Drafter: CGB