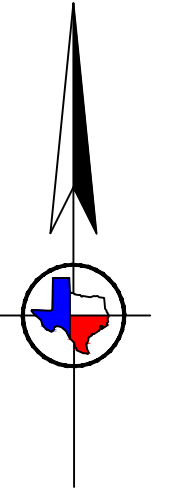


HIGHLAND TRACTS

A DIVISION OF 238.12 ACRES OF LAND
LOCATED IN THE J. SMITH SURVEY A-771
AND THE P. HOWARD SURVEY A-352
NAVARRO COUNTY, TEXAS

J. SMITH SURVEY
ABSTRACT NO. 771

RE-PLAT OF TRACTS 8 & 9
VACA RANCHO SUBDIVISION



LINE	BEARING	DISTANCE
L1	N 59°35'49" E	116.74'
L2	N 12°56'17" W	86.08'

103.94 ACRES OF LAND
JONATHAN JAMES SOUTHARD
DOCUMENT NO. 2018 1700
D.R./N.C.T.

VACA RANCHO
VOLUME 6, PAGE 227 & 228
P.R./N.C.T.

LOT 7A

RE-PLAT OF LOT NO. 7
OF VACA RANCHO
VOLUME 8, PAGE 45
P.R./N.C.T.

LOT 8

LOT 5

LOT 7B

LOT 24

LOT 25

LOT 26

VACA RANCHO
VOLUME 6, PAGE 227 & 228
P.R./N.C.T.

LOT 27

LOT 28

LOT 29

LOT 30

LOT 31

LOT 6

TRACT 11
11.60 Ac

TRACT 12
11.89 Ac

TRACT 13
11.89 Ac

TRACT 14
11.89 Ac

TRACT 15
11.89 Ac

TRACT 16
11.89 Ac

TRACT 17
11.89 Ac

TRACT 18
35.97 Ac

TRACT 5
24.27 Ac

TRACT 1
20.72 Ac

TRACT 3
22.53 Ac

TRACT 7
25.40 Ac

TRACT 9
26.22 Ac

S 60°00'00" W 4041.50'
(DEED CALLS S 60°00'00" W 3977.78')

REMAINDER OF
320 ACRES OF LAND
C.D. GEORGE
VOLUME 491, PAGE 501
D.R./N.C.T.

0.1248 OF AN ACRE
CITY OF BLOOMING GROVE
VOLUME 882, PAGE 769
D.R./N.C.T.

N 60°39'45" E 1859.01'
APPROXIMATE LOCATION OF SURVEY LINE
P. HOWARD SURVEY A-352

APPROXIMATE LOCATION OF SURVEY LINE
J. SMITH SURVEY A-771
P. HOWARD SURVEY A-352

S 30°00'00" E 2690.93'
(DEED CALLS S 30°00'00" E 2688.89')
(BASIS OF BEARING PER VOL. 351, PG. 12-1)

ZONE A

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FLOOD NOTE

According to the Community Panel No. 48349C 0350D, dated June 5, 2012 of the Federal Emergency Management Agency, Flood Insurance Rate Map, portions of this property is within Flood Zone A.

Zone A = No base flood elevations determined.

If this site is not within a special flood hazard area, this flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

- WATER METER
- GUY ANCHOR
- UTILITY POLE
- IRS - IRON ROD SET
- IRF - IRON ROD FOUND
- IPF - IRON PIPE FOUND

I, Eric Sterling Samford, R.P.L.S. 5885, do hereby certify 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 May 2018 and all corners are as shown hereon. Use of this survey for any other purpose or by other parties shall be at their own risk and the undersigned surveyor is not responsible for any loss resulting therefrom. This certification is not a representation of warranty of title or a guarantee of ownership. This survey was performed without the benefit of a title commitment and shows only those easements the surveyor was made aware of.

PRELIMINARY RELEASED 05/31/2018 FOR REVIEW PURPOSES ONLY.
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Eric Sterling Samford, Registered Professional Land Surveyor No. 5885

DATE: MAY 18, 2018 SCALE: 1" = 300'

SURVEY: J. SMITH A-771 & P. HOWARD A-352

W. O. # 18-0055

DRAWN BY: ESS

SURVEY FOR: HIGH

FIRM REGISTRATION NO. 100089-01

SHALLOW CREEK
LAND SURVEY CO.
P.O. BOX 1212
CORSCIANA, TEXAS 75151
(903) 872-3202