

J. P. SURRATT SURVEY
ABSTRACT NO. 1085

C.M. DEAL VI,
MELODY DEAL HIGH
Tract 1
Instrument 2006009302
Official Public Records

TRACT 1: Sketch showing 5.49 acres of land in the Nancy Anderson Survey, Abstract Number 60, McLennan County, Texas and being out of that residue of a 76 acre tract of land described in a deed to E.J. Roberts, Jr. and Carolyn Roberts recorded in Volume 1684, Page 94 of the Deed Records of McLennan County, Texas.

TRACT 2: Sketch showing 7.84 acres of land in the Nancy Anderson Survey, Abstract Number 60, McLennan County, Texas and being out of that residue of a 76 acre tract of land described in a deed to E.J. Roberts, Jr. and Carolyn Roberts recorded in Volume 1684, Page 94 of the Deed Records of McLennan County, Texas.

TRACT 3: Sketch showing 4.17 acres of land in the Nancy Anderson Survey, Abstract Number 60, McLennan County, Texas and being out of that residue of a 76 acre tract of land described in a deed to E.J. Roberts, Jr. and Carolyn Roberts recorded in Volume 1684, Page 94 of the Deed Records of McLennan County, Texas.

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.

FIELD NOTE DESCRIPTION ATTACHED.

This survey was performed without the benefit of a title

MITCHELL & ASSOC., INC. does not make or warrant any flood zone designation.

M.C.D.R. - McLennan County Deed Records.

O.P.R. - Official Public Records of McLennan County.

1/2" Mag
Nail Found

TRACT 1
POINT OF
BEGINNING

N 59°18'52" E 396.15'

Power Pole

1/2" Iron Rod
capped M&A Placed

1/2" Iron Rod capped
M&A Set as 29.0' Reference

TRACT 1
5.49 acres

E. J. ROBERTS, JR.
CAROLYN ROBERTS
Residue of 76 acres
Volume 1684, Page 94
Deed Records

Called 2.36
Pedro M. Gonzalez
and Tolanda Gonzalez
MCC# 2005006693
O.P.R.

N 31°51'27" W 587.69'

1/2" Iron
Rod Found

S 58°18'38" W 393.96'

GREEN ACKORS LAWN CARE, LLC
6.66 acres
Instrument 2015013642
Official Public Records

1/2" Mag
Nail Found

TRACT 2
POINT OF
BEGINNING

S 31°39'39" E 601.79'

1/2" Iron
Rod Found

N 59°18'52" E 374.69'

1/2" Iron Rod capped
M&A Set as 30.8' Reference

NANCY ANDERSON SURVEY
ABSTRACT NO. 60

TRACT 2
7.84 acres

E. J. ROBERTS, JR.
CAROLYN ROBERTS
Residue of 76 acres
Volume 1684, Page 94
Deed Records

N 31°37'46" W 1125.04'

Texas Power & Light Company
Volume 951, Page 122
Deed Records

Power Pole

Power Pole
& Guy Wire

1/2" Iron
Rod Set
Capped "M&A"

Type 1 TxDOT Monument
4"x4" Concrete

● - 1/2" Iron Rod Set Capped "M&A"
(Unless Otherwise Noted)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	34.18'	894.92'	12°11'18"	S 15°57'05" W	34.18'

LINE	BEARING	DISTANCE
L1	S 59°18'52" W	20.40'
L2	S 08°55'13" E	91.42'

1/2" Mag
Nail Set

N 59°18'52" E 262.07'

1/2" Mag
Nail Found

TRACT 3
POINT OF
BEGINNING

EICHELBARGER CROSSING ROAD
S 33°04'39" E 470.01'

1/2" Iron
Rod Found

1/2" Mag
Nail Found

Type 1 TxDOT Monument
4"x4" Concrete

Farm to Market Highway No. 185
a/k/a North River Crossing
STATE OF TEXAS EASEMENT
Volume 922, Page 568
Deed Records
4.37 Acres

The survey as shown hereon was prepared from an on-the-ground survey performed under my supervision on the 24th day of May 2019. There are no substantial visible appurtenances, easements or protrusions except as shown hereon.

Robert E. Mitchell

ROBERT E. MITCHELL, RPLS, No. 5801

RED SEAL



SURVEYED: 05/24/2019

FILE PATH: X:\2019 PROJECTS\19-06-2741 Ord 6-27-19\SURVEY

WORK ORDER NO: 19-06-2741

REQUESTED BY: Anna Collier

OF 5

SCALE
0 100 200



MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
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(254) 776-5151 [T. B. P. L. S. FIRM REGISTRATION NO. 10194044]

WORK ORDER NO: 19-06-2741

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BY: MITCHELL & ASSOC., INC. 2019

DRAWN BY: JRW/GA

FIELD SERVICES: TNFDS 97/1