

33

COUNTY ROAD 2208
(50' R.O.W.)

R.O.W. Line

50' Building Line
Per Restrictions 877/78

Fnd. 3/8" I.R.
N 00°31'21"E
54.75'
(54.76')

N 89°57'30"E
416.81'
(416.73')

Fnd. 1/2" I.R.

S 00°31'21"W
163.75'
(163.54')

Fnd. 3/8" I.R.

$\Delta = 36^\circ 45' 22''$
 $R = 324.84'$ (325')
 $L = 208.39'$ (208.39')
 $CH = N 18^\circ 54' 02'' E$
204.83'

Eduardo Muniz, et ux
To
Scott K. Elliott, et ux
September 24, 2018
Tract One-A, Residue of Lot 2
2018-5971

Surveyed 4.743 Acres

2

VACANT LOT

Fnd. 3/8" I.R.

(N 37°15'31"E)
185.38'
N 37°16'43"E
173.95'

Fnd. 1/2" I.R.

122 An County Road 2208
Palestine, Tx 75803

545.73'
(552.99')

State of Texas
Parcel 24
Called 529.53 sq. m.
1685/811

F. M. ROAD 645

N 50°38'42"W
332.13'

50' Building Line
Per Restrictions 877/78

Fnd. 1/2" I.R.

S 37°18'03"W
(S 37°15'36"W)

3

NOTE: Per Env. 154-D;
10' Utility easements are r
along the sides and rear o

OTE: This survey was performed without the benefit
of a title report, therefore it is possible that
this property is affected by easements or other
matters not shown hereon.

earings and distances in parentheses are called.

earings are based on the East R.O.W. line of County Road 2208 as depicted on plat of Town Creek
states recorded in Env. 154-D of the Anderson County Official Public Records. Called N 00°31'21"E.

hereby certify that this map is an accurate representation of a survey made on the ground under my s
the best of my knowledge the dimensions and locations of all improvements are as shown hereon. To
my knowledge there are no encroachments or visible easements except as shown hereon and according
MA Anderson County Community Panel Number 480001 0525D, dated February 3, 2010, this property is
Zone X (White). Restrictions recorded in Vol. 877, Pg. 78 and Vol. 878, Pg. 1 of the Anderson County
blic Records (O.P.R.) apply to this property.
A Field Note Description contains additional details and is a part of this survey.
This survey was performed for a specific transaction and use for any other purpose or by any other p
done at the users risk and the undersigned surveyor is not responsible for any loss resulting from th