

CALLED 11.63 ACRES
KELTON HENDRIX
VOL. 1640, PG. 728

CALLED 9.70 ACRES
CENTREE OPERATIONS, LLC
VOL. 1608, PG. 800

CALLED 56.27 ACRES
CENTREE OPERATIONS, LLC
VOL. 1607, PG. 210

**RAMON DE LA GARZA
A-8**



60' EASEMENT
VOL. 1638, PG. 469

PRIVATE ROAD 1380
TO CR 121

302.08'
S 87°18'22" E

POINT CATTLE
CATTLE GUARD

N 85°28'39" E 373.10'

S 85°14'55" E 619.14'

S 86°36'16" E 571.68'

P.O.B.
PNT. FR. WH.
1/2" IRF BRS.
S 23°27'03" E 0.24'

**SURVEYED:
10.65 ACRES**

S 89°08'36" W

1597.87'

S 25°40'07" E
230.21'

1/2" IRF BRS.
S 60°41'10" W 29.30'

1/2" IRS
34.72'

Q 30' EASEMENT
0.339 ACRES

CALLED 21.67 ACRES
KELTON HENDRIX
VOL. 1638, PG. 469

NOTE:
SUBDIVISION OF REAL ESTATE IS REGULATED BY STATE LAW AND ADDITIONAL REGULATIONS MAY APPLY FROM LOCAL GOVERNING AGENCIES. INDIVIDUALS USING THIS PLAT SHOULD CONSULT THE COUNTY JUDGE'S OFFICE TO DETERMINE TO WHAT EXTENT THE LAWS AND REGULATIONS MAY APPLY.

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM
NAD83, TEXAS CENTRAL ZONE 4203, AS DERIVED BY GPS OBSERVATIONS.

I, MATT FRANKS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE BY ME OR UNDER MY SUPERVISION.

MATT FRANKS, R.P.L.S. 6263

TITLE INFORMATION WAS NOT PROVIDED AT THE TIME OF SURVEY



SUBJECT TRACT INFORMATION:
CALLED 40.53 ACRES - DEED FROM
MICHAEL D. MCKINNEY TO
KELTON HENDRIX
VOL. 1638, PG. 469
JUNE 19, 2015

LINE	BEARING	DISTANCE
L1	N 44°21'47" W	186.02'
L2	N 48°34'34" W	57.88'
L3	N 55°50'50" W	123.12'
L4	N 50°16'22" W	62.85'
L5	N 36°19'11" W	62.84'
L6	S 04°45'27" W	30.00'



LEGEND

- BOUNDARY
- SURVEY LINE (APPROX.)
- ADJOINER
- POWER LINE
- FENCE
- IRON ROD (FOUND)
- POINT IN ROAD



SURVEYING LLC
713 County Road 200 Centerville, TX 75833
Phone: (903) 536-7635 mfranks@ctexco.com
Firm No. 10193825

DATE: 10-4-22
JOB No. 22054
CLIENT: K. HENDRIX

**SURVEY PLAT SHOWING
PART OF THE RAMON DE
LA GARZA SURVEY, A-8,
LEON COUNTY, TEXAS**