STREET

TURNER

Robertson

Certs 304 E.

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NOTES:

BEING CALLED THE EAST ONE-HALF (E. 1/2) OF LOT 1, BLOCK 3 TEINERT ADDITION, COPPERAS COVE, TEXAS AS PER PLAT OF RECORD IN VOLUME 325, PAGE 746, DEED RECORDS OF CORYELL COUNTY, TEXAS 304 EAST ROBERTSON AVENUE 9 (48.0' R.O.W.) inch-\$73°31'45"E-70.00' Z 901.20" (TE) PLAT DIST.-301.10" .62 0.194 ACRE N16-39'57"E-120. 16.39'57"W-120. ULLIAN A. GIPSON & WILLIAM P. GIPSON BEING CALLED THE EAST 1/2 OF LOT 1. 8LOCK 3 TEINERT ADDITION DOCUMENT #282519 102 N. COLEGE ST., KALEEN, TEXAS (234) 834-5841
L. B. L. B. FINN MISCHALDIN, CONTROL OLDSHOON
WESTERN AVE. (\* O., 607 349). LAWACSAS, TEXAS (512) 535
800 AUSTIN AVE. (\* S. TEM RICSTRAINON NO. 10208-00
800 AUSTIN AVE. STE. 23, NAMEO, TEXAS, 2343, 774-5191
L. B. P. L. S. FINN RICSTRAINON NO. 10194644 ωą DIAN LINK FENCE LOT 1. BLOCK 1 WALCREEN'S SUBDIVISION N73'14'09"W (CABINET B. SLIDE 668) 70.00 ARLUM J. ANDERSON SR. ETAL JAY & JUDITH HOWE TEINERT ADDITION Ę LOT 4, BLOCK 3 CALLED 0.201 ACRE INC. (DOCUMENT No. 148200) ASSOCIATES SURVEYING LOT I BLOCK I H73'40'15"N-232.00' (TIE) PLAT DIST. CALL-232.00' O THE COMMEN OF NATIONAL BANK OF COPPERAS COVE ADDITION × (SLIDE 891) ENGINEERING -CORNERS ARE 1/2" IR SET W/ WAA CAP UNLESS OTHERWISE NOTED. (1) BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 (CORS 96), AS DETERMINED BY LEICA TEXAS SMARTNET GPS OBSERVATIONS. ALL DISTANCES ARE SURFACE DISTANCE. COMBINED SCALE FACTOR=1.0001168. (2) SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITTMENT, NO FURTHER SEARCH FOR EASEMENTS OR RESTRICTIONS HAS BEEN MADE BY THIS COMPANY. EASEMENTS THAT ARE AWARE OF BY THIS COMPANY HAVE BEEN SHOWN MITCHELL & ASSOC., INC. does not make or warrant any flood zone designation. BY: MITCHELL & ASSOC, MIC This sketch represents a survey made on the ground. During the performance of this survey persons working under my supervision observed conditions along the boundaries and to best of my knowledge they are as shown.

This the 29th day of September, 2022 Revised: the 30th day of September, 2022 (Add Acreage)

PW. No MIKE W. KRIEGEL R.P.L.S. 4330

