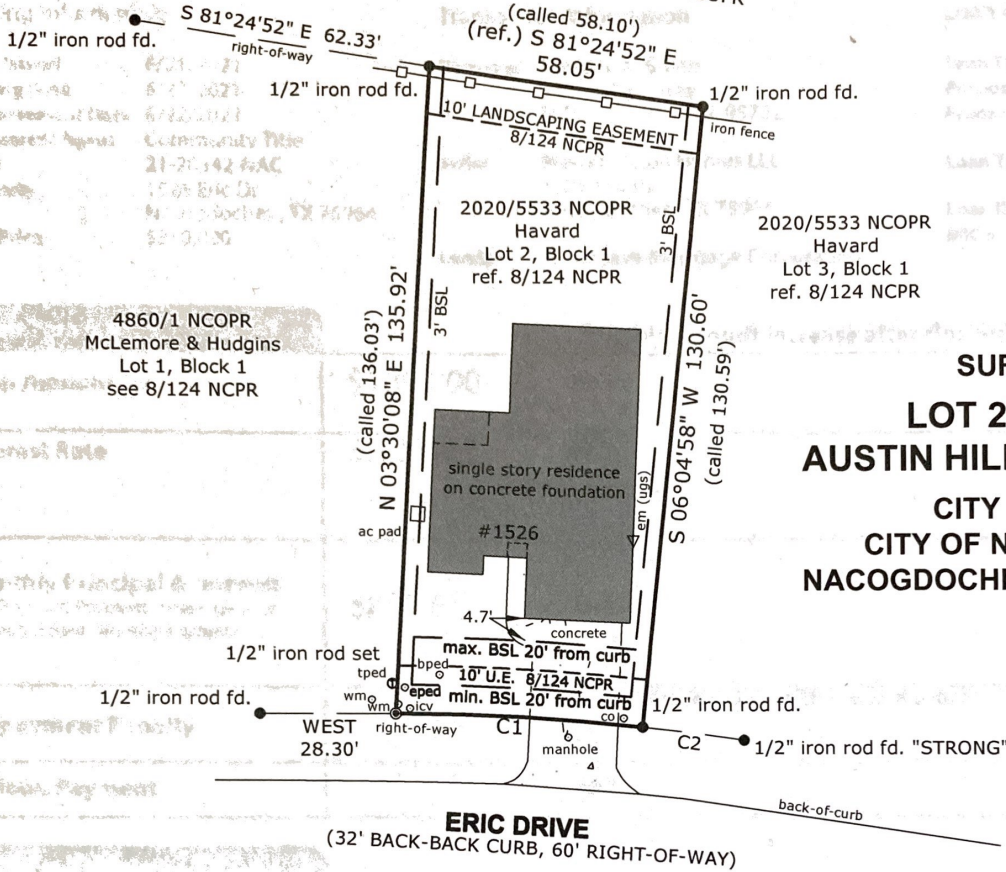
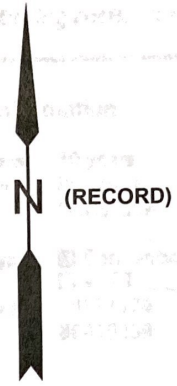


WEST AUSTIN STREET (FM 2609)
878/637 NCRPR, 1053/231 NCOPR



**SURVEY OF
LOT 2, BLOCK 1
AUSTIN HILLS SUBDIVISION
CITY BLOCK 50
CITY OF NACOGDOCHES
NACOGDOCHES COUNTY, TEXAS**

| CURVE | ARC LENGTH | RADIUS | CENTRAL ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|---------------|---------------|--------------|
| C1 | 51.97' | 490.00' | 6°04'36" | N 86°50'10" W | 51.94' |
| C2 | 21.41' | 490.00' | 2°30'12" | N 82°32'46" W | 21.41' |

LEGEND

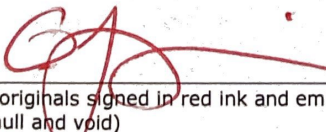
- bped = broadband pedestal (underground cable)
- co = cleanout
- em (ugs) = electric meter (underground service)
- eped = electric pedestal (underground cable)
- fd. = found
- icv = irrigation control valve
- NCOPR = Nacogdoches County Official Public Records
- NCPR = Nacogdoches County Plat Records
- NCRPR = Nacogdoches County Real Property Records
- tped = telephone pedestal (underground cable)
- wm = water meter

- plat of Austin Hills Subdivision recorded in 8/124 NCPR
- bearings refer to record call of S 81°24'52" E on north boundary line of subject lot as shown on plat recorded in 8/124 NCPR, found monumented as shown
- '1/2" iron rod set' denotes a 1 inch plastic cap imprinted 'HOFFPAUIR RPLS 4492' affixed to a 1/2 inch iron rod
- BSL's shown per Article V, Item H. of Covenants, Conditions and Restrictions recorded in 2138/62 NCOPR; subject property is zoned PD ("Planned Development")
- this survey prepared without benefit of title commitment and shows only visible and apparent evidence of easements; surveyor does not warrant ownership

I, Glenn Hoffpauir, a duly Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat of property surveyed for LORENZO M. SMITH accurately depicts the results of a survey made by me on the ground, completed on June 1, 2021.

Witness my hand and seal of registration:



 RPLS No. 4492
(originals signed in red ink and embossed; all others null and void)

| | | |
|--|---------------------|--------------------|
| Surveyed for LORENZO M. SMITH | | |
| ROAN & HOFFPAUIR SURVEYING CO., LLP TBPLS FIRM NO. 101028-00 404 EAST HOSPITAL ST. NACOGDOCHES, TX 75961 PHONE (936) 560-1227 FAX (936) 560-2699 | | |
| REV: | JOB NO: 39557 | DRAWN BY: gh |
| DATE: 06/01/2021 | SHEET NO: 1 OF 1 | SCALE: 1" = 40' |