

Bearings, distances and coordinates shown hereon are "GRID" based on the Texas State Plane Coordinate System – South Central Zone – NAD 83 (2011).

Convergence = 01'04'03"
Combined Factor = 0.999878857

NOTE: Subject tract is designated unshaded ZONE "X" according to F.E.M.A. Flood Insurance Rate Map No. 48149C0445C dated October 17, 2006.

EASEMENTS/ MATTERS OF RECORD (Old Republic National Title Insurance Company: GF No. 26808 issued April 25, 2023 and effective March 27, 2023).

State of Texas Channel easement Vol. 354, Pg. 96 F.C.O.R.

Fayette County Groundwater Conservation District Rules Vol. 1260, Pg. 142 Vol. 1384, Pg. 493 F.C.O.R.


Fayette Electric Cooperative Blanket electric easement Vol. 176, Pg. 282 F.C.O.R. Vol. 1074, Pg. 275 F.C.O.R.

Flood Damage Prevention Regulations Vol. 1822, Pg. 706 F.C.O.R.

PLAT SHOWING THE SURVEY OF A 10.260 ACRE TRACT SITUATED IN THE SPENCER PUGH LEAGUE, A-85, IN FAYETTE COUNTY, TEXAS AND BEING A PORTION OF THAT SAME TRACT DESCRIBED AS 94.254 ACRES IN A DEED FROM ARLENE LANTRIP, ET AL, TO PECAN CREEK RANCH, DATED MAY 22, 2023 AND RECORDED IN VOLUME 2094, PAGE 173 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY

STATE OF TEXAS
COUNTY OF FAYETTE

I, Charles Tait, a Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of the survey, and that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition III TSPS Land Title Survey.



Charles Tait, R.P.L.S.
Registration No. 6732
BEFCO ENGINEERING, INC.
Firm No. 10001700
La Grange, Texas
979-968-6474
November 7, 2024



TSPS LAND TITLE SURVEY

S: _PROJECTS\23-8713 ANDY SUMAN - HOLMAN SUBDIVISION\SURVEY\DWG\23-8713C.DWG
BEFCO Job No. 23-8713