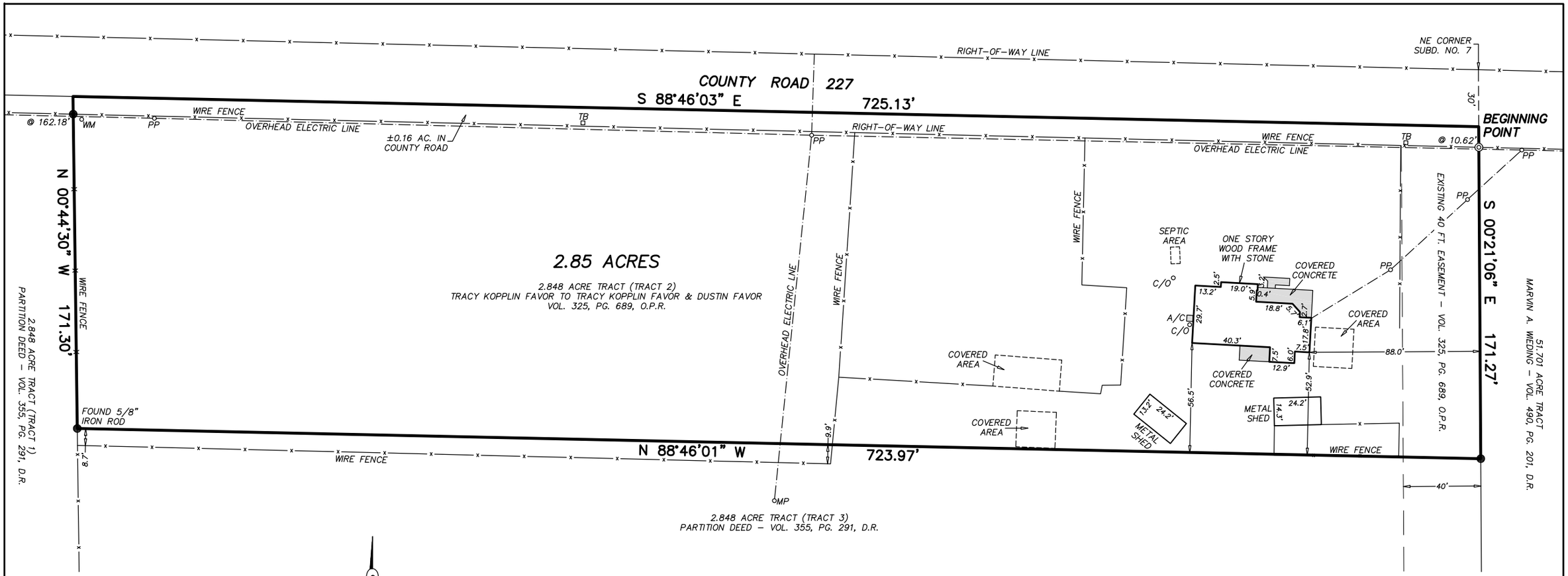

LEGEND:

PP = POWER POLE
MP = METER POLE
WM = WATER METER
C/O = CLEAN-OUT
TB = TELEPHONE BOX

2.85 ACRE TRACT
BEING PART OF
SUBDIVISION NO. 7
CHAS. R. TIPS SUBDIVISION
OF THE DILWORTH RANCH
BOOK 1, PAGE 110, PLAT RECORDS
R. TRIPLETT SURVEY NO. 149,
ABSTRACT 457
LIVE OAK COUNTY, TEXAS
SCALE 1" = 60'

EBY SURVEY
FIRM REG. NO. 10193705
600 Second Street
P.O. Box 1284
Woodsboro, TX 78393
info@ebysurvey.com
Phone 361-543-8161
Fax 361-288-8438

NOTES:

USE THE TEXAS ONE CALL SYSTEM TO LOCATE PIPELINES BEFORE PERFORMING ANY EXCAVATIONS ON THIS PROPERTY.

BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1927, SOUTH CENTRAL ZONE.

A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

● = FOUND 5/8" IRON ROD MARKED WITH CAP STAMPED "MILLS 5182", EXCEPT AS SHOWN OTHERWISE.

◎ = FOUND 5/8" IRON ROD IN CONCRETE.

STATE OF TEXAS
REGISTERED
NATHAN J. EBY
6198
PROFESSIONAL
LAND SURVEYOR

The undersigned does hereby certify that this plat represents the results of a survey performed on the ground of the property legally described hereon and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible easements or protrusions, except as shown, and has direct access to a dedicated roadway, this the 19th day of January, 2021.

Nathan Eby

Registered Professional Land Surveyor
Registration No. 6198