CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	996.70'	113.07'	113.01'	S 88°21'56" E	6°30'00"

Title Resources Guaranty Company
GF #6220304

SCHEDULE 'B'

(Note: Any easements not shown hereon were not provided, located or visible. Cain Surveying Company does not certify to any easements that are not visible and not provided to us by said Title company. Easement research was limited to the following: Easements and Data provided to CSC by said Title Company.)

10d) Sewer Easement, Cab A Sld 332-D - Approximate Location shown hereon.

10f) Easement, 202/611, 1178/135 & 1403/461-462 - Unable to determine affect on subject tract.

10g) ROW, 223/635 - Unable to determine affect on subject tract.

1.032 ACRES
BEING ALL OF A CALLED LOTS 1,2,3 & 4, N.C.B. 1208-C PECAN FOREST ADDITION CABINET A, SLIDE 332-D SMITH COUNTY, TEXAS

1.301 ACRES
BEING RESIDUE OF MONTGOMERY H. SHAFFER, N.C.B. 1208-C 11 & 5 ACRE TRACTS PECAN FOREST ADDITION CABINET A SLIDE 332-D SMITH COUNTY, TEXAS

U. JERGAN SURVEY
ABSTRACT 521

SHAFFER LANE (60' ROW)

REPLACED A 1/2" IRFB

POB

N 88°18'34" E 125.34'
{125.33'}

C1

S 85°07'20" E 102.04'
{S 83°26'00" E 118.50'}

TYPE II ROW MON.

N 01°41'22" W {90.80'} 90.95'

N 01°45'26" W {90.80'} 90.80'

LOT 1
0.262 Acres

PARCEL NO. 55
CALLED 0.051 OF AN ACRE
VOLUME 1300, PAGE 528

10' WIDE SANITARY SEWER LINE ESMT.

N 88°14'34" E 125.45'
{125.33'}

N 01°40'56" W {90.00'} 90.00'

LOT 2
0.259 Acres

N {NORTH - 270.80'} 280.50'
N 01°45'26" W {90.00'} 90.00'

APPROXIMATE LOCATION

MULTI LEVEL BRICK

{S 06°34'00" W 262.85'}
S 01°26'17" W 262.97'

PARKWAY (ROW VARIES)

N 88°14'34" E 125.57'
{125.33'}

N 01°40'56" W {90.00'} 90.00'

LOT 3
0.260 Acres

N 01°45'26" W {90.00'} 90.00'

APPROXIMATE LOCATION

(PROPOSED) PATRICIA DRIVE (60' ROW)

US HWY 69 AKA GENTRY

N 88°14'34" E 125.69'
{125.33'}

{S 89°45'00" W 200.65'}
S 88°23'46" W 199.51'

L1

N 01°40'56" W {90.00'} 89.38'

LOT 4
0.252 Acres

65.57'

N 03°29'55" E

CALLED TRACT ONE 65' X 200'
CALLED TRACT TWO 15' X 200'
INSTRUMENT # 20190100020690

80.39'
S 05°14'00" W

TYPE II ROW MON.

{117.80'}
S 88°21'40" W 118.31'

L2

CALLED 3.890 ACRES
CABINET C, SLIDE 178-B

LINE	BEARING	DISTANCE
L1	N 01°45'26" W	9.70'
L2	S 04°02'34" W	14.70'

0 50 100

LEGEND:

- {} DEED CALL
- 1/2" IRS W/CAP (CSC RPLS#5980)
- 1/2" IRF
- FENCE
- A/C
- POWER POLE
- P POWER LINE
- WATER METER
- TELEPHONE PEDESTAL
- TELEPHONE BOX
- ELECTRIC METER
- GAS METER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- WATER VALVE

UNLESS OTHERWISE NOTED.

NOTE: Bearings are based on the Texas State Plane Coordinate System, Texas North Central, Zone 4202, NAD 83.

I, James Garrett Cain, do hereby certify that this Plat accurately represents an on the ground survey made under my direct supervision on June 29, 2022 and is being submitted along with a Legal Description of the tract(s) shown hereon.

STATE OF TEXAS
REGISTERED
JAMES GARRETT CAIN
5980
PROFESSIONAL
LAND SURVEYOR

James Garrett Cain
Registered Professional Land Surveyor
State of Texas No. 5980

DRAWN BY:	DBK
DATE:	6-29-22
DWG. NO.:	J4678-PLAT
FB/PG:	291/25

REVISIONS:

A SURVEY FOR
SHAHZADA ENTERPRISES, LLC

3020 W. GENTRY PKWY
TYLER, TEXAS

TBPELS NO. 10129100
CAIN
SURVEYING COMPANY
315 HWY. 110 SOUTH-WHITEHOUSE, TEXAS 75791
PHONE: 903-839-1104 FAX: 903-839-1184