



4	ZI.000 HONEO				
	Line Table				
	Line #	Direction	Length		
	L1	S66'37'09"E	275.77		
	CALLS	S66'21'37"E	275.87		
	L2	S14'26'41"W	341.48		
	CALLS	S14'27'42"W	341.52		
	L3	S32'18'07"W	42.54		
	CALLS	S31'55'16"W	42.47'		
	L4	S31'51'49"W	174.17		
	CALLS	S31'56'16"W	174.29		
	L5	S77'05'01"W	43.95		
	CALLS	S77'05'01"W	43.95'		
	L6	S31'53'39"W	129.02		
	CALLS	S31'57'24"W	129.03		
	L7	S12'47'57"E	43.99'		
	CALLS	S12'55'10"E	43.96'		
	L8	S56'12'44"W	362.01		
	CALLS	S56'18'28"W	361.96		
	L9	N59'53'22"E	254.41		
	CALLS	N59'55'22"E	254.76		

TABLE "A" ITEM REQUIREMENTS:

1. MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER ARE AS SHOWN PLATTED HEREON.

2. THE ADDRESS OF THE SURVEYED PROPERTY IS: INTERSTATE HIGHWAY 35 ACCESS ROAD

3. FEMA HAS NOT COMPLETED A STUDY TO DETERMINE FLOOD HAZARD FOR THE SELECTED LOCATION; THEREFORE, A FLOOD MAP HAS NOT BEEN PUBLISHED AT THIS TIME. YOU CAN CONTACT YOUR COMMUNITY OR THE FEMA FMIX FOR MORE INFORMATION ABOUT FLOOD RISK AND FLOOD INSURANCE IN YOUR COMMUNITY.

4. GROSS LAND AREA-

1730209.4256 SQUARE FEET, 39.720 ACRES 2575934.0181 SQUARE FEET, 58.341 ACRES 1217938.0558 SQUARE FEET, 27.960 ACRES

14. AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET. AS SHOWN PLATTED HEREON.

NOTES CORRESPONDING TO SCHEDULE "B":

D. EASEMENT DATED MAY 16, 1988, EXECUTED BY FRANK MAYBORN ENTERPRISES, INC. TO ALL AMERICAN PIPELINE COMPANY, RECORDED IN VOLUME 10, PAGE 560, OFFICIAL RECORDS OF FALLS COUNTY, TEXAS. AFFECTS THIS PROPERTY AS SHOWN PLATTED HEREON.

E. ORDINANCE DATED AUGUST 15, 2011 EXECUTED BY THE CITY OF BRUCEVILLE-EDDY, TEXAS AND RECORDED IN VOLUME 350, PAGE 279, OFFICIAL RECORDS OF FALLS COUNTY, TEXAS. AFFECTS THIS PROPERTY.

F. GROUNDWATER RIGHTS WARRANTY DEED DATED OCTOBER 25, 2012, EXECUTED BY JAMES CONSTRUCTION GROUP, L.L.C., AS LESSOR, TO CITY OF BRUCEVILLE-EDDY, AS LESSEE, RECORDED IN VOLUME 350, PAGE 256, OFFICIAL RECORDS OF FALLS COUNTY, TEXAS. AFFECTS

G. RESERVATION OF GROUND WATER AND RIGHTS INCIDENTAL THERETO, AS CONTAINED GROUNDWATER RIGHTS WARRANTY DEED DATED OCTOBER 25, 2012 EXECUTED BY JAMES CONSTRUCTION GROUP, L.L.C. TO CITY OF BRUCEVILLE-EDDY, RECORDED IN VOLUME 350, PAGE 256, OFFICIAL RECORDS OF FALLS COUNTY, TEXAS. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT, AFFECTS THIS PROPERTY.

H. EASEMENT DATED JANUARY 1, 2003, EXECUTED BY JAMES CONSTRUCTION GROUP, L.L.C. TO ONCOR ELECTRIC DELIVERY COMPANY LLC, RECORDED IN VOLUME 283, PAGE 898, OFFICIAL RECORDS OF FALLS COUNTY, TEXAS. AFFECTS THIS PROPERTY AS SHOWN PLATTED HEREON.

BEING A 39.720 ACRE TRACT OF LAND SITUATED PARTLY IN THE H. FLINT SURVEY AND PARTLY IN THE H. ASKEW SURVEY, FALLS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 39.702 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED DATED DECEMBER 23, 2011 FROM FRANK MAYBORN ENTERPRISES, INC., A TEXAS CORPORATION F/K/A COUNTY DEVELOPERS, INC. TO JAMES CONSTRUCTION GROUP, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY AND BEING OF RECORD IN VOLUME 263, PAGE 843, DEED RECORDS OF FALLS COUNTY, TEXAS,

BEING A 58.341 ACRE TRACT OF LAND SITUATED PARTLY IN THE H. FLINT SURVEY AND PARTLY IN THE H. ASKEW SURVEY , FALLS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 58.336 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED DATED DECEMBER 23, 2011 FROM FRANK MAYBORN ENTERPRISES, INC., A TEXAS CORPORATION F/K/A COUNTY DEVELOPERS, INC. TO JAMES CONSTRUCTION GROUP, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY AND BEING OF RECORD IN VOLUME 263, PAGE 830, DEED RECORDS OF

BEING A 27.960 ACRE TRACT OF LAND SITUATED PARTLY IN THE H. FLINT SURVEY AND PARTLY IN THE H. ASKEW SURVEY, FALLS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 27.981 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED DATED DECEMBER 23, 2011 FROM FRANK MAYBORN ENTERPRISES, INC., A TEXAS CORPORATION TO JAMES CONSTRUCTION GROUP, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY AND BEING OF RECORD IN VOLUME 263, PAGE 837, DEED RECORDS OF FALLS COUNTY, TEXAS.

BEING A 39.720, 58.341 & 27.960 ACRE TRACT OF LAND MORE PARTICULARLY DESCRIBED BY SEPARATE FIELD NOTES.

THIS IS TO CERTIFY TO JAMES CONSTRUCTION GROUP, L.L.C., THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 14, AND 19 OF TABLE A THEREOF. EXECUTED THIS 20TH DAY OF JUNE 2022.

MICHAEL E. ALVIS 5402

STATE OF TEXAS \(KNOW ALL MEN BY THESE PRESENTS, that I Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to James Construction Group, L.L.C. that this survey was this day made on the ground of the property described herein and is correct and that there are no discrepancies, conflicts, shortages in the area, easements, and right-of-ways except as shown hereon, that this tract of land has access to and from a public road, and I have marked all corners with monuments. This Survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 3, TSPS Land Title Survey

FEMA has not completed a study to determine flood hazard for the selected location; therefore, a flood map has not been published at this time. You can contact your community or the FEMA FMIX for more information about flood risk and flood insurance in your community.

IN WITNESS THEREOF, my hand and seal, this the 20th day of June 2022.

Michael E. Alvis, R.P.L.S., No. 5402



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