

ADDRESS: 565 OLD MILLSAP ROAD
MILLSAP, TX 76066

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES
NOTE: A PORTION OF THIS TRACT IS IN A FLOODED
ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0250F,
DATED APRIL 5, 2019

T. & P. RAILROAD (100' R.D.W.)
N 58°09'31" E 215.62'

FD. 1/2" IR. W/ CAP
(PRICE SURVEYING)
2" N. 2" STL. POST

DNCOR ELECTRIC
DELIVERY CO., LLC
V. 2709, P. 1512

ELEC. METER

METAL COVERED GRAVEL

FRIDDLE ADDITION
(CAB. D, SL. 787 P.R.P.C.T.)

LOT 1^A

JON CATES
DDC. #201806774

1,227 ACRES

SECTION NO. 337
T. & P. R.R. CO. SURVEY
ABSTRACT NO. 1537

JAMES D'HAIR
2,193 ACRES
DDC. #201714901

FD. 1/2" IR. W/ CAP
(PRICE SURVEYING)
0.3" S. OF 3" STL. POST

CONC. FOOTING
S 77°14'52" W 117.53'

OLD MILLSAP ROAD (PAVED)

ENTRY GATE = CONC.
KEYPAD

FD. 1/2" IR. W/ CAP
0.4" SE. OF 2" STL. POST

KEYPAD

WATER METER

METAL STORAGE UNITS

S 02°53'07" W 396.67'

FRIDDLE ADDITION
(CAB. E, SL. 26 P.R.P.C.T.)

LOT 2R1

LOT 2R

APPROX. LOC.
FLOODED ZONE "A"

FD. 1/2" IR. W/ CAP
(PRICE SURVEYING)
NE SIDE OF E. STL. POST

TMO ELECTRIC
DELIVERY CO.
V. 2312, P. 614

PLAT OF SURVEY AND IMPROVEMENTS

OF ALL OF LOT 1, FRIDDLE ADDITION, AN ADDITION TO PARKER COUNTY, TEXAS,
ACCORDING TO THE PLAT RECORDED IN CABINET D, SLIDE 787 OF THE PLAT
RECORDS OF PARKER COUNTY, TEXAS

SURVEYED ON THE GROUND: JUNE 19, 2023

MICHAEL PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5492
PRICE SURVEYING, LP, FIRM #10034200, 213 S DAK AVE, MINERAL WELLS, TX 76067
940-325-4841 JN23660 17500.crd

