

According to FEMA FIRM PANEL No. 48027C0170E, Effective Date of 9/26/2008, this property lies in Zone "X", an area outside of the 0.2% chance flood plain (500 year flood plain).

I, Henry S. Maddux III, Registered Professional Land Surveyor No. 6706, do certify that this plat represents a survey made on the ground under my supervision and that no overages, underages, or encroachments were located on the property except as shown hereon.

Henry S. Maddux III

04/26/2022

Henry S. Maddux III

Date



PORTER L. BILLS and
CONNIE BILLS
Residue of Called 11.528 Acres
Instr. No. 2019014650
Official Public Records 4/11/2019

ELISHA KAY JACKSON
Called 2.494 Acres
Instr. No. 2020061951
Official Public Records
11/5/2020



JEPHTHA WILKINS SURVEY A-878

UNITED STATES OF AMERICA Called 220 Acres
Judgement of Taking Volume 663, Page 635
Deed Records 8/25/1952
TRACT E-410
NOTE: COE - CORPS OF ENGINEERS

RESIDUE OF A CALLED 85 ACRES "SECOND TRACT"
CURTIS HAYES and MARY FLORENCE HAYES
Volume 795, Page 636 Deed Records 9/21/1959

RESIDUE OF A CALLED 85 ACRES "SECOND TRACT"
CURTIS HAYES and MARY FLORENCE HAYES
Volume 795, Page 636 Deed Records 9/21/1959

ELIZABETH BERRY SURVEY A-947

CURTIS AND MARY HAYES RESIDUE TRACT

SURVEYED
2200487 SqFt
50.516 Acres

DALE HAYES
Called 15.048 Acres
Volume 6079, Page 901
Official Public Records
5/31/2006

RESIDUE OF A CALLED 63.72 ACRES "FIRST TRACT"
CURTIS HAYES and MARY FLORENCE HAYES
Volume 795, Page 636 Deed Records 9/21/1959

RIGHT-OF-WAY DEED
Curtis Hayes and Mary Florence Hayes to
Bell County, Called 0.138 Acres "TRACT TWO"
Volume 2913, Page 581
Official Public Records 11/23/1992

RIGHT-OF-WAY DEED
Curtis Hayes and Mary Florence Hayes to
Bell County, Called 2.641 Acres "TRACT ONE"
Volume 2913, Page 581
Official Public Records 11/23/1992

LINE	BEARING	HORIZ DIST
L1	N23°02'56"E	150.27'
L2	N75°29'27"W	85.15'
L3	S34°44'56"W	38.45'
L4	S34°44'54"W	82.65'
L5	S89°19'54"W	101.37'
L6	N74°11'14"W	173.52'

SURVEY PLAT OF

CURTIS AND MARY HAYES
50.516 ACRES

ELIZABETH BERRY SURVEY A-947
BELL COUNTY, TEXAS

STARR SURVEYING

TEXAS LICENSED SURV. FIRM NO. 10193754
1021 12th. Street Suite 4B
Huntsville Texas 77340
936-662-0077

JOB NO. 21192 A CUSTOMER: DALE HAYES

DRWN: HSM DATE: 05/04/2022

NOTES

- Water Utility Easements: (a) Curtis and Mary Hayes in favor of Pendleton Water Supply Corporation:
 - Volume 1142, Page 82, DRBC 8/19/1971;
 - Volume 2165, Page 426, OPRBC 4/30/1986;
 - Volume 7137, Page 127, OPRBC, 5/5/2009.
- There is evidence of an aerial power easement across this tract. No records of said easements were located.
- Electric Power Easement: Dale Hayes in favor of TXU Electric Delivery Company, Volume 6177, Page 899, Official Public Records, 8/9/2006.

NOTES (cont'd)

- All bearings shown hereon are referenced to the Texas Coordinate System of 1983, (NAD83), Central Zone.
- All distances shown hereon are grid distances and can be converted to surface horizontal distances by dividing by a combined scale factor of 0.999886.
- All monuments set are 1/2 inch iron rods with orange plastic caps marked "STARRSURV RPLS 6706".

Call: Arc: 805.17'
Chord: S 66°10'34" W 710.98'
S 65°49'24" W
LC=710.86'
R=471.86'
A=804.99'