

Surveyor:

Maples & Associates

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Charles R. Ziegler, et ux
 (232.2 acres)
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S75°40'11"E 430.30'

S75°24'19"E 206.86'

N21°31'24"E 167.62'

5.42 Acres

Charles R. Ziegler, et ux
 (232.2 acres)
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N79°14'57"W 231.95'

N12°59'19"E 198.66'

N56°45'42"W 379.88'

N17°31'54"E 712.42'

S17°14'20"W 1163.01'

Charles R. Ziegler, et ux
 (232.2 acres)
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Ronald J. Dixon
 (205.598 acres)
 Doc. No. 271952

calculated point from whence
 a 3.5" pipe post
 rs. S17°31'54"W 0.46'

U.S. HWY. 84

S77°04'19"W
 2841.81'
 State of Texas
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 (1.321 acres)



Basis of Bearings:
 Texas State Plane Coordinate System
 NAD83 Texas Central Zone.

This survey was performed without
 the benefit of a Title Commitment.

LEGEND

○	1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
⊕	Calculated Point
⊙	5/8" Iron Pin Found with cap marked "RPLS 4427"
■	Concrete Monument Found
⊙	3.5" Pipe Post
⊙	3" Pipe Post
⊙	2.5" Pipe Post
—x—	Wire Fence
—E—	Scale Break
—E—	Overhead Electric
●	Power Pole
■	A/C Unit
■	Water Meter
⊙	Septic
⊥	Light Pole
()	Record Calls

LINE BEARING DISTANCE
L1 S77°04'19"W 48.81'

LAND TITLE SURVEY

Being 5.42 acres of the Christopher Miller Survey, Abst. No. 695 in Coryell County, Texas, and being part of a 232.2 acre tract of land described in a deed from Roy Zeigler, et ux, to Charles R. Ziegler, et ux, dated May 28, 1956, as recorded in Vol 199, Page 250 of the Official Public Records of Coryell County, Texas.

A legal description of even survey date herewith of the tract shown hereon accompanies this plat.

Surveyed on the ground on August 9, 2023.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition III Survey.

Paul W. Maples

Paul W. Maples, RPLS
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 Job No. 230724

