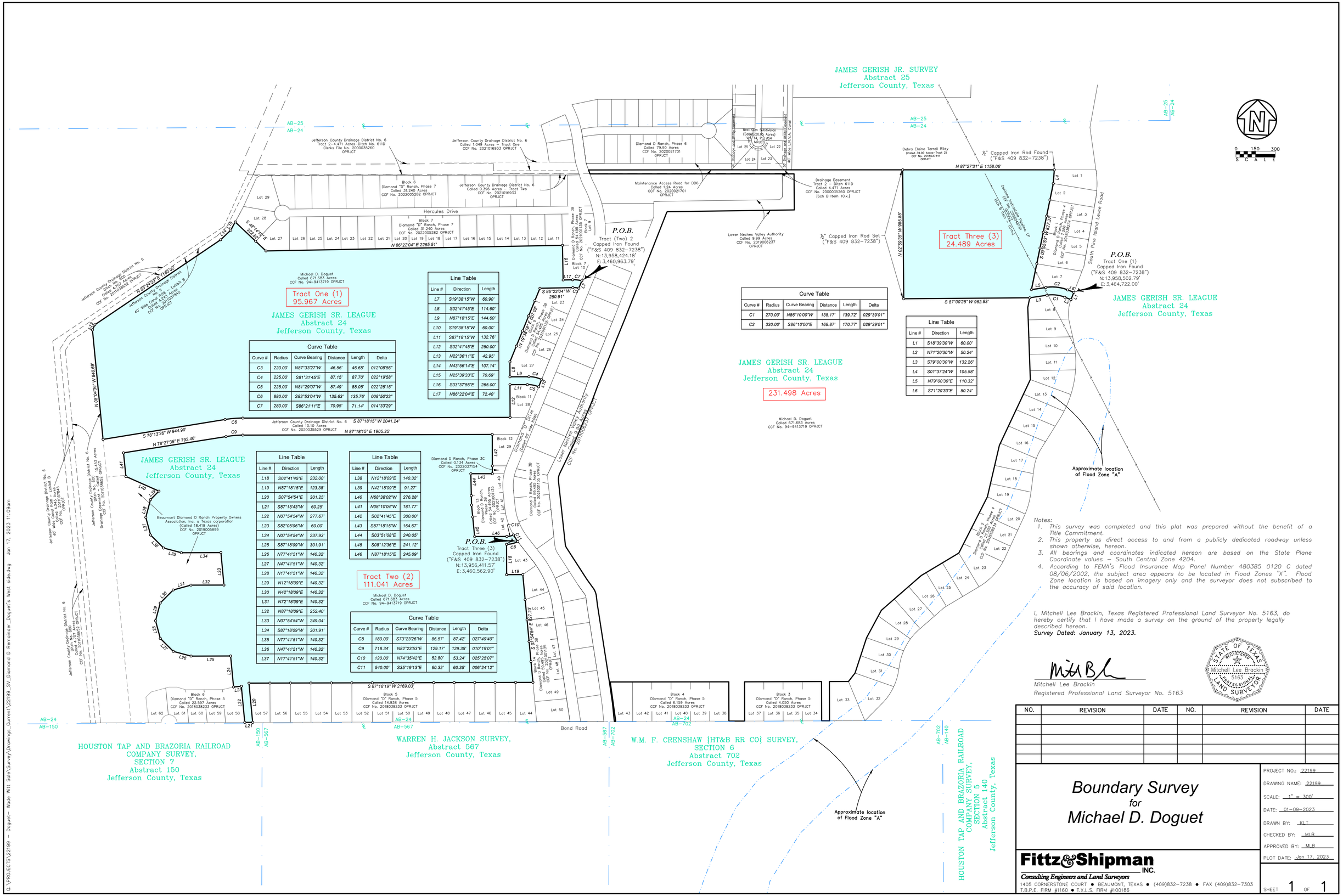

Curve Table					
Curve #	Radius	Curve Bearing	Distance	Length	Delta
C3	220.00'	N87°33'27"W	46.56'	46.65'	012°08'56"
C4	225.00'	S81°31'45"E	87.15'	87.70'	022°19'58"
C5	225.00'	N81°29'07"W	87.49'	88.05'	022°25'15"
C6	880.00'	S82°53'04"W	135.63'	135.76'	008°50'22"
C7	280.00'	S86°21'11"E	70.95'	71.14'	014°33'29"

Line Table		
Line #	Direction	Length
L7	S19°38'15"W	60.90'
L8	S02°41'45"E	114.60'
L9	N87°18'15"E	144.60'
L10	S19°38'15"W	60.00'
L11	S87°18'15"W	132.76'
L12	S02°41'45"E	250.00'
L13	N22°36'11"E	42.95'
L14	N43°56'14"E	107.14'
L15	N25°39'33"E	70.69'
L16	S03°37'56"E	265.00'
L17	N86°22'04"E	72.40'

Curve Table					
Curve #	Radius	Curve Bearing	Distance	Length	Delta
C1	270.00'	N86°10'00"W	138.17'	139.72'	029°39'01"
C2	330.00'	S86°10'00"E	168.87'	170.77'	029°39'01"

Line Table		
Line #	Direction	Length
L1	S18°39'30"W	60.00'
L2	N71°20'30"W	50.24'
L3	S79°00'30"W	132.26'
L4	S01°37'24"W	105.58'
L5	N79°00'30"E	110.32'
L6	S71°20'30"E	50.24'

Line Table		
Line #	Direction	Length
L18	S02°41'45"E	232.00'
L19	N87°18'15"E	123.38'
L20	S07°54'54"E	301.25'
L21	S87°15'43"W	60.25'
L22	N07°54'54"W	277.67'
L23	S82°05'06"W	60.00'
L24	N07°54'54"W	237.93'
L25	S87°18'09"W	301.91'
L26	N77°41'51"W	140.32'
L27	N47°41'51"W	140.32'
L28	N17°41'51"W	140.32'
L29	N12°18'09"E	140.32'
L30	N42°18'09"E	140.32'
L31	N72°18'09"E	140.32'
L32	N87°18'09"E	252.40'
L33	N07°54'54"W	249.04'
L34	S87°18'09"W	301.91'
L35	N77°41'51"W	140.32'
L36	N47°41'51"W	140.32'
L37	N17°41'51"W	140.32'

Line Table		
Line #	Direction	Length
L38	N12°18'09"E	140.32'
L39	N42°18'09"E	91.27'
L40	N68°38'02"W	276.28'
L41	N08°10'04"W	181.77'
L42	S02°41'45"E	300.00'
L43	S87°18'15"W	164.67'
L44	S03°51'08"E	240.05'
L45	S08°12'36"E	241.12'
L46	N87°18'15"E	245.09'

Curve Table					
Curve #	Radius	Curve Bearing	Distance	Length	Delta
C8	180.00'	S73°23'26"W	86.57'	87.42'	027°49'40"
C9	718.34'	N82°23'53"E	129.17'	129.35'	010°19'01"
C10	120.00'	N74°35'42"E	52.80'	53.24'	025°25'07"
C11	540.00'	S35°19'13"E	60.32'	60.35'	006°24'12"

Notes:

1. This survey was completed and this plat was prepared without the benefit of a Title Commitment.
2. This property as direct access to and from a publicly dedicated roadway unless shown otherwise, hereon.
3. All bearings and coordinates indicated hereon are based on the State Plane Coordinate values – South Central Zone 4204.
4. According to FEMA's Flood Insurance Map Panel Number 480385 0120 C dated 08/06/2002, the subject area appears to be located in Flood Zones "X". Flood Zone location is based on imagery only and the surveyor does not subscribed to the accuracy of said location.

I, Mitchell Lee Brackin, Texas Registered Professional Land Surveyor No. 5163, do hereby certify that I have made a survey on the ground of the property legally described hereon.

Survey Dated: January 13, 2023.

Mitchell Lee Brackin
Registered Professional Land Surveyor No. 5163

STATE OF TEXAS
REGISTERED
Mitchell Lee Brackin
5163
PROFESSIONAL
LAND SURVEYOR

NO.	REVISION	DATE	NO.	REVISION	DATE

Boundary Survey
for
Michael D. Doguet

Fittz & Shipman INC.
Consulting Engineers and Land Surveyors
1405 CORNERSTONE COURT • BEAUMONT, TEXAS • (409)832-7238 • FAX (409)832-7303
T.B.P.E. FIRM #1160 • T.X.L.S. FIRM #100186

PROJECT NO.: 22199
DRAWING NAME: 22199
SCALE: 1" = 300'
DATE: 01-09-2023
DRAWN BY: KLT
CHECKED BY: MLB
APPROVED BY: MLB
PLOT DATE: Jan 17, 2023

SHEET 1 OF 1

G:\PROJECTS\22199 - Doguet- Wade Witt Sale\Survey\Drawings_Current\22199_SV_Diamond D Remainder_Doguet's West side.dwg Jan 17, 2023 11:09am