

Sketch showing Survey of 0.79 acres of land out of and part of the Otis Allen Lot, Block 1, Ford's Addition to the Town of May, Brown County, Texas, said 0.79 acres being the remaining portion of those same tracts of land described in deeds to Martin Loyd Robinette et ux. recorded in Vol. 1731, Pg. 20, Real Property Records, Brown County, Texas, and Instrument No. 2302515, Official Public Records, Brown County, Texas, and Instrument No. 2302265, Official Public Records, Brown County, Texas (REF. Inst. # 2302265 OPREBCT), and being further described by metes and bounds as follows:

Beginning at a 2" pipe (control monument) found in the East line of U.S. Highway No. 183 for a common corner between the remaining portion of said Robinette tract and a tract of land described in a deed to Jerry Dale Dodson Sr. recorded in Instrument No. 1704217, of said Official Public Records, for the Southwest corner of this described tract;

Thence N 01°20'36" W, 208.01 feet over and across said Otis Allen Lot along the common line between the remaining portion of said Robinette tract and said U.S. Highway No. 183 to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 for a common corner between the remaining portion of said Robinette tract and the remaining portion of a tract of land described in a deed to Mark Hanson et ux. recorded in Instrument No. 1902960, of said Official Public Records (REF. Vol. 966, Pg. 653 RPREBCT), for the Northwest corner of this described tract; from which a 1/2" rebar rod with a survey cap stamped RPLS 6224 (control monument) found for a common corner between the remaining portion of Lot Nos. 24 & 25, of said Ford's Addition bears N 01°20'36" W, 316.65 feet;

Thence N 89°22'44" E, 165.65 feet over and across said Otis Allen Lot along the common line between said Robinette tract and said Hanson tract to a point in the common line between said Otis Allen Lot and a tract of land described in a deed to Phillip Shackelford et ux. recorded in Vol. 1739, Pg. 95, of said Real Property Records, for a common corner between said Robinette tract and said Hanson tract, for the Northeast corner of this described tract; from which a 1" square tube (control monument) found for reference bears S 89°22'44" W, 0.26 feet;

Thence S 00°37'16" E, 210.47 feet along the common line between said Robinette tract and said Shackelford tract, same being the East line of said Otis Allen Lot, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 for the Southeast corner of this described tract;

Thence N 89°45'07" W over and across said Otis Allen Lot along the South line of said Robinette tract at 4.64 feet passing a 2" pipe (control monument) found for the Northeast corner of previously mentioned Dodson tract; thence continuing along the same course along the common line between said Robinette tract and said Dodson tract for a total distance of 163.05 feet to the place of beginning and containing 0.79 acres of land.

NOTE: All bearings were based on GPS observations, NAD83, Texas Central 4203 (EPOCH 2011).

**BLOCK 1,
FORD'S ADDITION,
TOWN OF MAY,
BROWN COUNTY, TEXAS**

ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 139, PLAT RECORDS, BROWN COUNTY, TEXAS.

LOT 28
OTIS ALLEN LOT

MARK HANSON ET. UX
INST. # 1902960 OPREBCT
(REF. VOL. 966, PG. 653 RPREBCT, REMAINING PORTION)

PROPRANE TANK
CONCRETE BOX
PUMPHOUSE
AC
DECK
RESIDENCE
18600 HWY 183 N
MAY, TX 76857

TO A POINT FROM WHICH A
1" SQUARE TUBE
(CONTROL MONUMENT)
BEARS S 89° 22' 44" W, 0.26'

**B.B.B. & C. RR. CO.
SURVEY NO. 3,
ABSTRACT NO. 102
BROWN COUNTY, TEXAS**

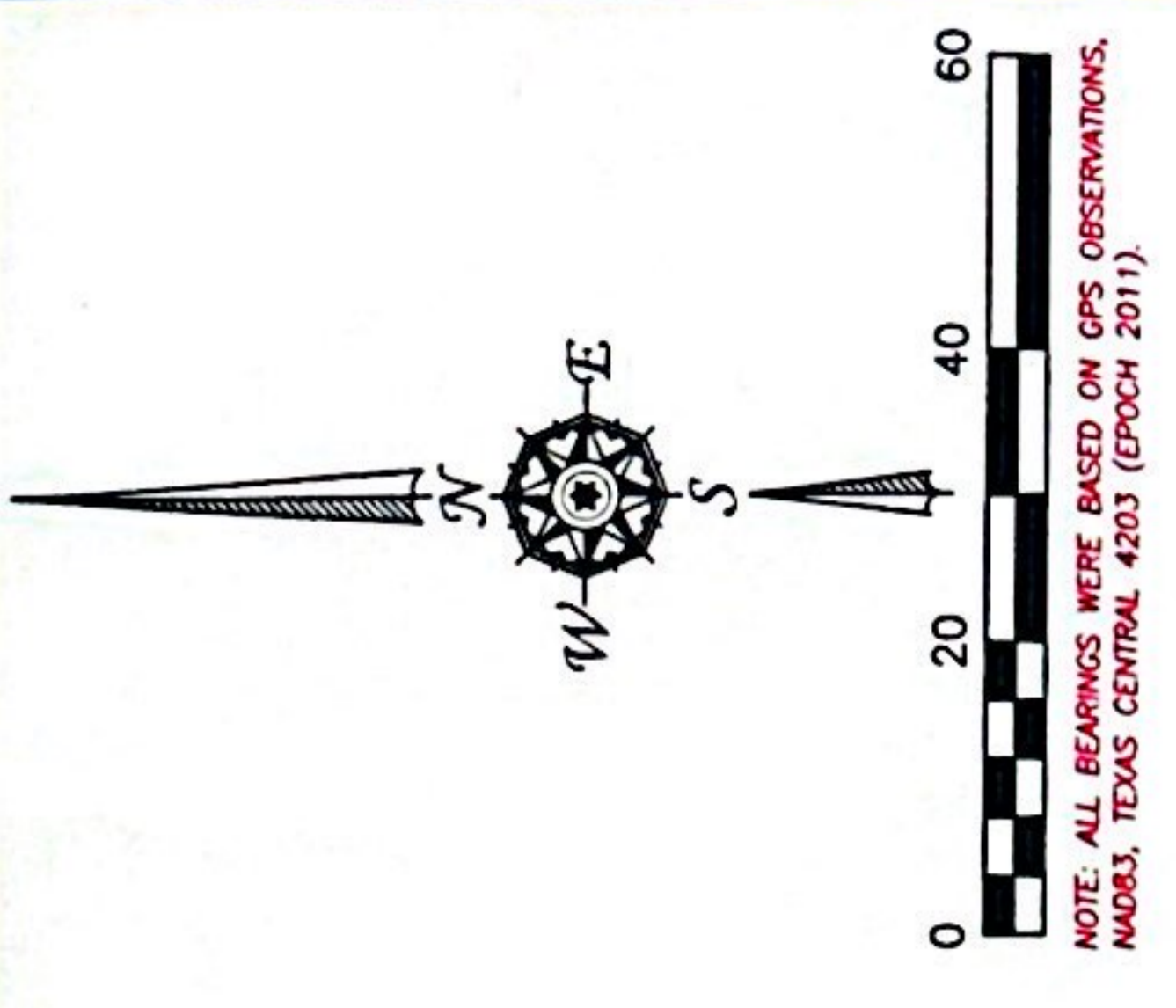
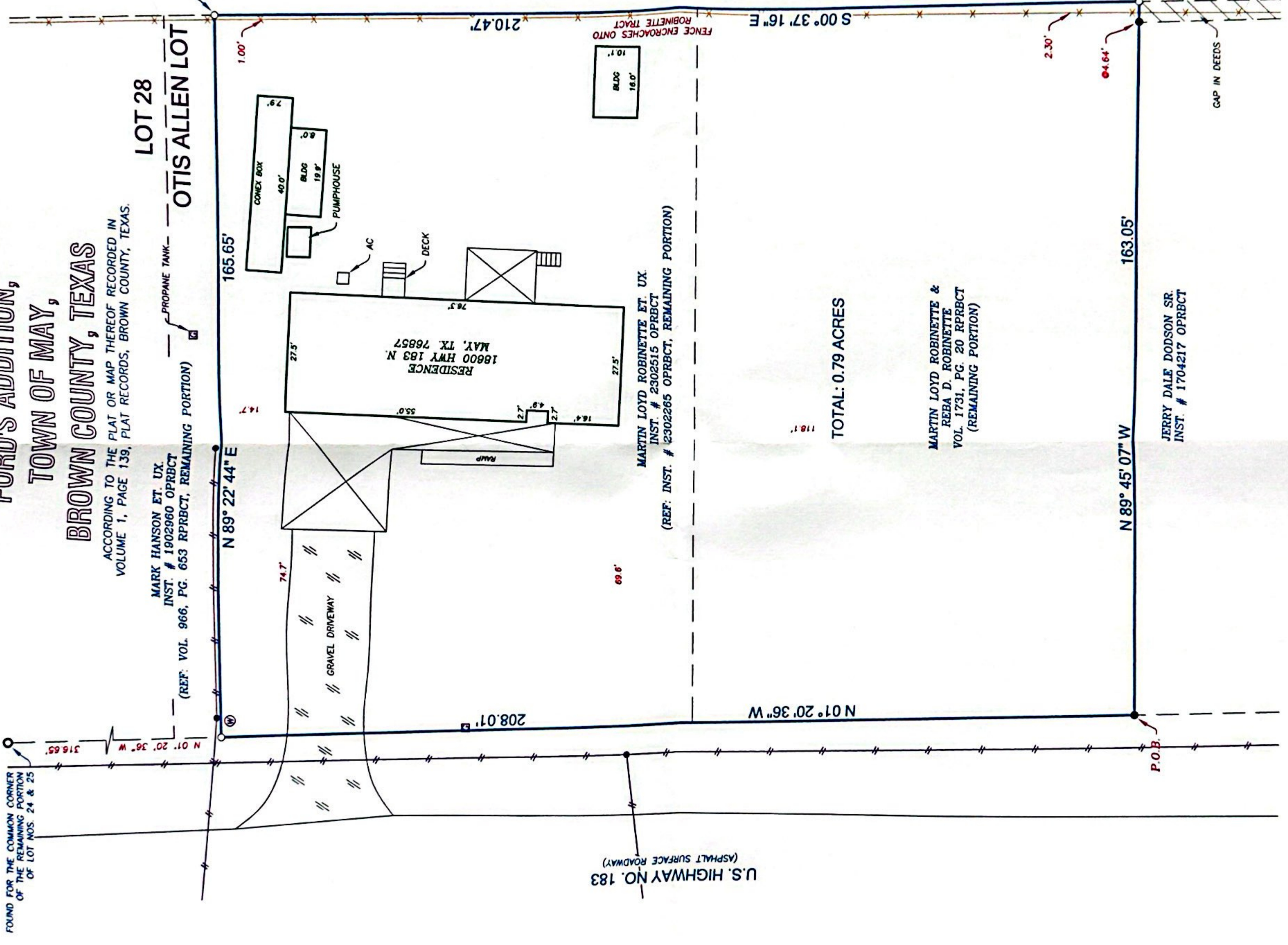
PHILLIP SHACKLEFORD ET. UX
VOL. 1739, PG. 95 RPREBCT

MARTIN LOYD ROBINETTE ET. UX
INST. # 2302515 OPREBCT
(REF. INST. # 2302265 OPREBCT, REMAINING PORTION)

MARTIN LOYD ROBINETTE &
REBA D. ROBINETTE
VOL. 1731, PG. 20 RPREBCT
(REMAINING PORTION)

JERRY DALE DODSON SR.
INST. # 1704217 OPREBCT

TOTAL: 0.79 ACRES



LEGEND

- SET 1/2" REBAR ROD WITH SURVEY CAP STAMPED RPLS 6224; UNLESS OTHERWISE NOTED HEREON
- FOUND 2" PIPE (CONTROL MONUMENT)
- FOUND 1/2" REBAR ROD WITH SURVEY CAP STAMPED RPLS 6224 (CONTROL MONUMENT)
- GAS METER
- UTILITY POLE
- WATER METER
- FENCE LINE
- OVERHEAD UTILITY LINE
- DEED LINE
- LOT LINE
- DESCRIBED TRACT
- COVERED AREA
- CONCRETE AREA



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JOB# 2025-012

NOTE: A limited title search on this property has been done to determine contiguous property owners but an in depth search to determine easements has not been done at this time. Easements that effect this property may exist. Locations of any such easements that might effect this property can be added to this sketch if and when an in depth search is done.



Notes: According to the Flood Insurance Rate Map for Brown County, Texas, Unincorporated Area, Community Panel No. 480717 0175 E and Map No. 4804900754E, Dated August 28th, 2016, this property is in Zone X, which is defined as areas floodplain to be outside the 0.2% annual chance floodplain.



I, Barney Dan Arnold, Texas R.P.L.S. No. 6224, do hereby certify that this sketch accurately represents an on the ground survey done under my supervision and conforms in all ways to the Texas Board of Land Surveying, Language-Statistics, and there are no omissions or errors in this sketch or attachments.

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01-14-2025