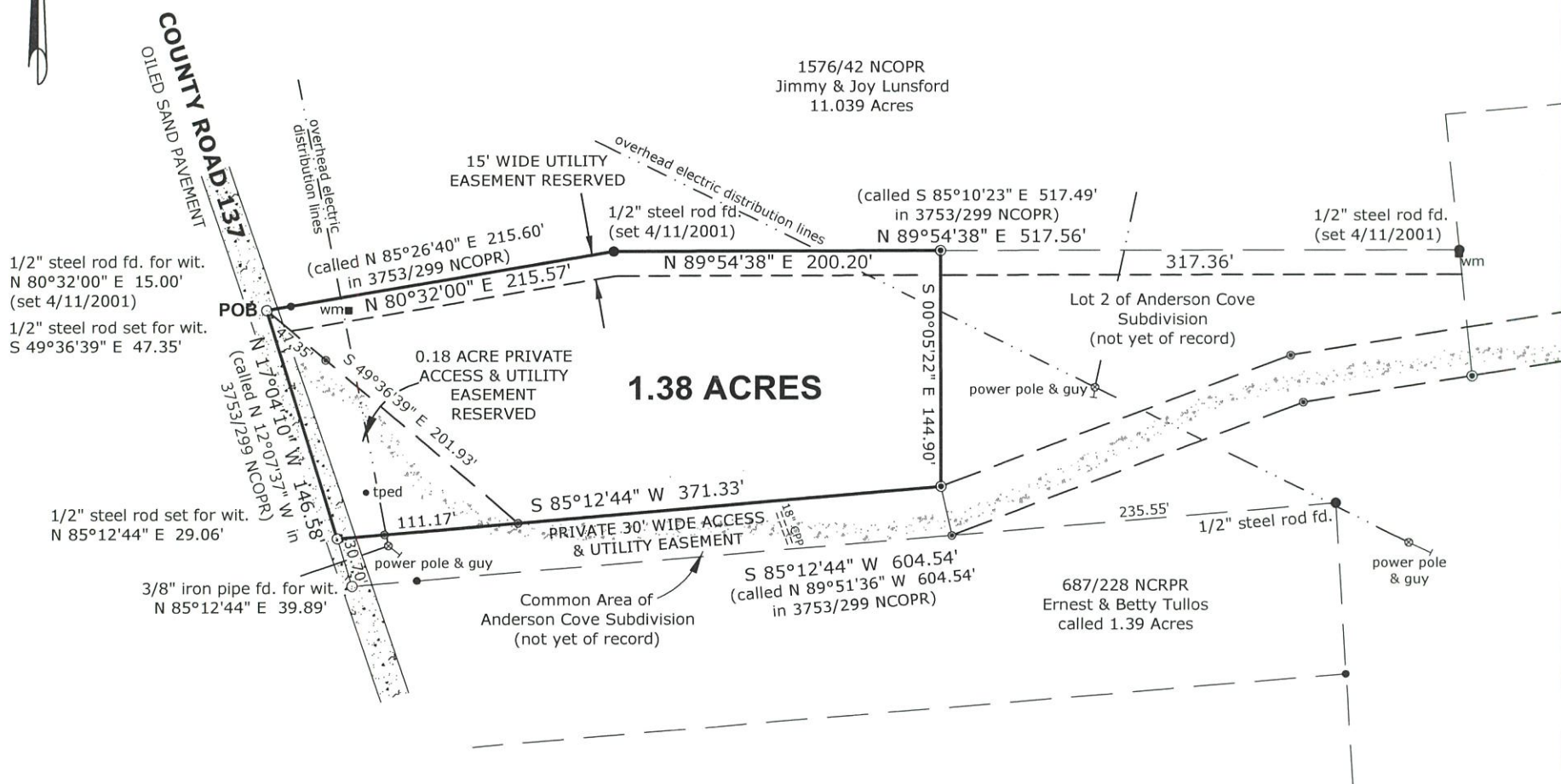


ARCHILIOUS YANCY SURVEY
ABSTRACT NO. 625
NACOGDOCHES COUNTY, TEXAS

(GRID)



LEGEND

fd. = found
NCOPR = Nacogdoches County Official Public Records
NCRPR = Nacogdoches County Real Property Records
POB = Point Of Beginning
tped = telephone pedestal (underground cable)
wit. = witness
wm = water meter

I, Glenn Hoffpauir, a duly Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat of 1.38 ACRES surveyed for PHILIP ANDERSON accurately depicts the results of a survey made by me on the ground, completed in February 6, 2025.

Witness my hand and seal of registration:



(originals signed in red ink and embossed; all others null and void)

- Bearings refer to Grid North of the Texas Coordinate System of 1983 (Central Zone 4203) as computed from GPS vectors; at the Point Of Beginning, True Azimuth = Grid Azimuth + 2°57'20".

⊙ Denotes a 1 inch plastic cap stamped "HOFFPAUIR RPLS 4492" affixed to a 1/2 inch steel rod set.

- see Nacogdoches County Commissioners Court Minutes dated February 5, 2025 for variance from subdivision plating requirements.

- This survey prepared without benefit of title commitment and shows only visible and apparent evidence of easements; surveyor does not warrant ownership.

SURVEYED FOR		
PHILIP ANDERSON		
GLENN HOFFPAUIR SURVEYING, PLLC		
LICENSED FIRM NO. 10194243 252 CR 817 NACOGDOCHES, TX 75964 PHONE (936) 560-1227		
REV:	JOB NO:	DRAWN BY:
	41447	gh
DATE:	SHEET NO:	SCALE:
02/06/2025	1 OF 1	1" = 100'