



$\Delta = 70^{\circ}33'40''$
 $R = 180.00'$
 $L = 221.67'$
 $LC = N41^{\circ}29'08''E$
 $207.93'$

JOSEPH CARROLL SURVEY
ABSTRACT NO. 293

I & GN RR CO. SURVEY NO. 3
ABSTRACT NO. 1814

ACCT. NO.:
SCH. DIST.:
CITY:
MAP NO.:

PLAT REVISION
LOTS 12R & 13R, BLOCK 1

I, Edward A. Childress, Registered Professional Land Surveyor Number 4865, State of Texas, do hereby certify that the boundaries shown on this plat represent a survey made on the ground under my supervision and the corners were marked as shown hereon.
Edward A. Childress
Edward A. Childress, RPLS No. 4865 12/17/03

SPLIT RAIL ESTATES

BEING A REPLAT OF LOTS 12 & 13, BLOCK 1 SPLIT RAIL ESTATES AND 0.088 ACRES IN THE JOSEPH CARROLL SURVEY, ABSTRACT NO. 293 PARKER COUNTY, TEXAS

PREPARED NOVEMBER 14, 2003



OWNER:
PHILLIP G. & NELLIE J. LUMSDEN
103 WILD BRIAR COURT
ALEDO, TEXAS 76008
817.441.1635

LandCon
Engineers - Planners - Surveyors
a Division of HUNTER ASSOCIATES TEXAS, LTD.
2801 Parkway Dr., Suite 200, Fort Worth, Texas 76104-8000
(817) 441-2800 FAX (817) 441-2807
WWW.LANDCON.COM

PROPERTY & LOT LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N34°32'48"E	36.84'
L2	N50°08'32"W	2.00'
L3	N88°24'58"E	51.20'

PROPERTY & LOT CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	180.00	33.24	33.18	N57°44'34"W	112°27'10"
C2	180.00	66.48	66.36	N57°44'34"W	224°54'20"
C3	180.00	99.72	99.54	N57°44'34"W	337°21'30"
C4	180.00	132.96	132.72	N57°44'34"W	449°48'40"

CM DENOTES MONUMENTS USED FOR BASIS OF BEARING.
BASIS OF BEARING IS THE FINAL PLAT FOR SPLIT RAIL ESTATES SECTOR ONE AND SECTOR TWO AS RECORDED IN CABINET B, SLIDE 670, PLAT RECORDS, PARKER COUNTY, TEXAS.

