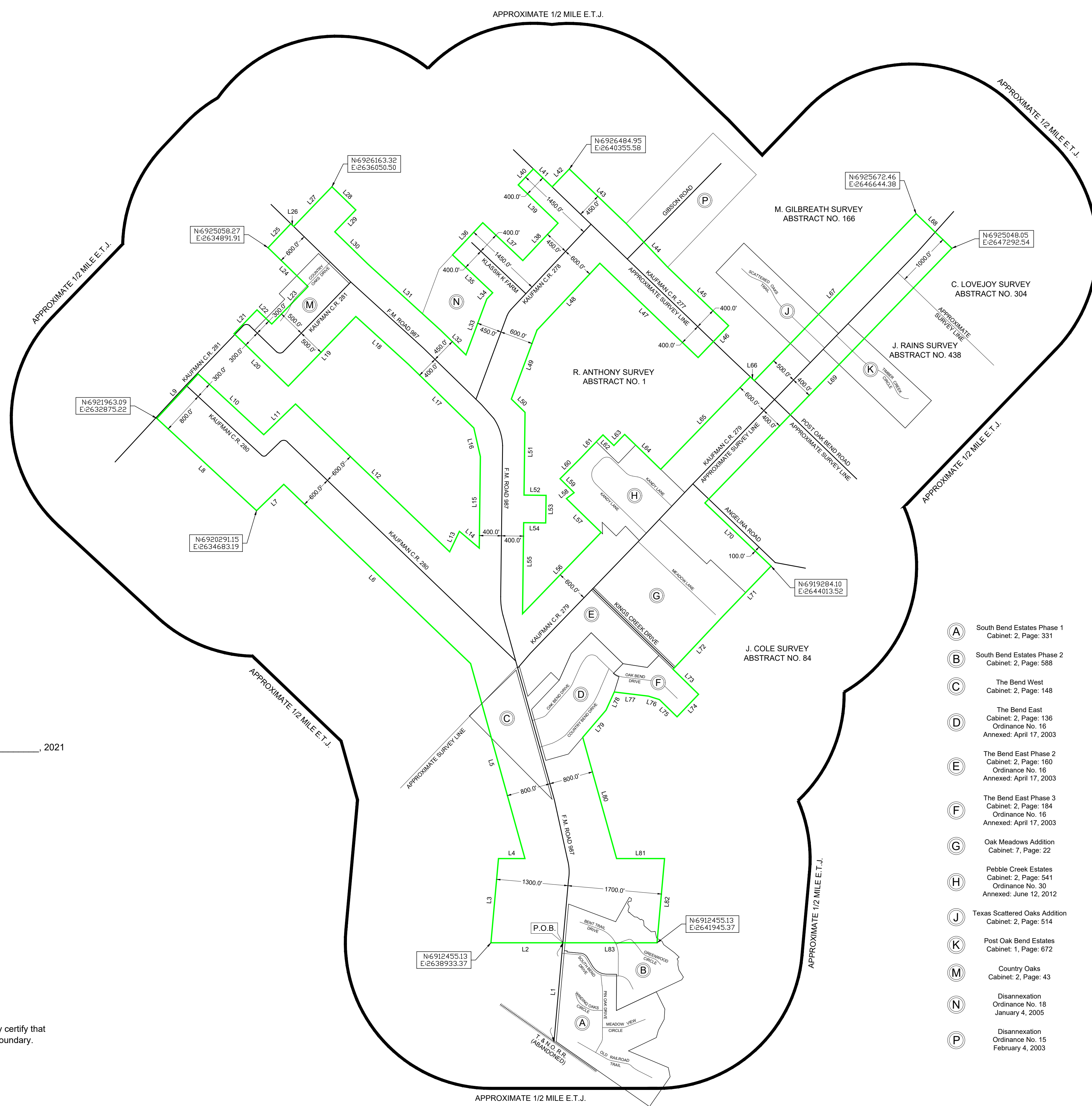


VICINITY MAP (NOT TO SCALE)



SURVEY NOTES:

- 1) This map is for municipal purposes only and was intended to supersede, replace and correct prior City of Post Oak Bend maps, specifically versions filed under instrument number 2019-0013329 and 2019-0032788.
- 2) Basis of bearing is the Trimble RTK Cooperative Network, Texas North Central Zone, NAD 83 and distances must be multiplied by a combined scale factor of 1.00011898 to obtain surface distances.
- 3) This Survey was prepared without the benefit of a current Commitment for Title Insurance. There may be additional easements, restrictions and/or other matters of record affecting the subject property that a current Commitment for Title Insurance might disclose. Neither this surveyor, nor the company in which he is employed, shall be held liable for any matters of record affecting the subject property in which the surveyor has no personal knowledge of, or was not provided unto him prior to the date in which the survey was completed.

CERTIFICATE OF APPROVAL

The City Council for the City of Post Oak Bend, Texas on this _____ Day of _____, 2021 Voted affirmatively to adopt this plat and approved it for filing of record.

MAYOR, CITY OF POST OAK BEND

ATTEST

CITY SECRETARY

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, James P. Keene, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat for the City of Post Oak Bend City Limits and the Extra-Territorial Jurisdiction Boundary. This is for municipal purposes only.

James P. Keene
R.P.L.S. No. 5100



LINE	BEARING	DISTANCE
L1	N 05°07'01" E	1800.00'
L2	N 90°00'00" W	1335.00'
L3	N 05°07'01" E	1533.38'
L4	N 90°00'00" W	481.05'
L5	N 15°24'17" W	3669.40'
L6	N 48°12'03" W	4686.06'
L7	S 46°01'11" W	1855.86'
L8	N 47°14'18" W	2492.55'
L9	N 42°52'15" E	1100.00'
L10	S 47°14'18" W	1621.32'
L11	N 46°01'11" E	861.32'
L12	S 46°12'03" E	3872.11'
L13	N 25°25'22" E	411.73'
L14	S 49°40'18" E	471.45'
L15	N 00°42'03" E	1660.77'
L16	N 12°53'35" W	531.23'
L17	N 45°46'53" W	1653.96'
L18	N 47°14'18" W	1290.38'
L19	S 44°07'12" W	1759.75'
L20	N 45°56'36" W	1388.06'
L21	N 43°57'18" E	600.00'
L22	S 45°46'36" E	369.73'
L23	N 44°07'12" E	945.89'
L24	N 48°48'16" W	1010.91'
L25	N 43°32'40" E	1691.00'
L26	S 45°48'16" E	72.28'
L27	N 43°54'02" E	1000.00'
L28	S 45°56'13" E	1654.64'
L29	S 43°54'02" W	551.39'
L30	S 45°48'16" E	839.49'
L31	S 47°14'18" E	1786.13'
L32	S 45°46'53" E	641.40'
L33	N 43°57'18" E	1081.65'
L34	N 43°13'16" E	155.51'
L35	N 46°41'37" W	1000.00'
L36	N 43°13'16" E	800.00'
L37	S 46°41'37" E	1000.00'
L38	N 43°13'16" E	931.30'
L39	N 46°10'59" W	1000.00'
L40	N 43°13'16" E	400.00'
L41	S 46°10'59" E	471.38'
L42	N 43°56'18" E	450.00'
L43	S 46°10'59" E	1426.82'
L44	S 43°33'41" E	1083.14'
L45	S 46°10'59" E	1532.00'
L46	S 43°49'01" W	800.00'
L47	N 46°10'59" W	2488.94'
L48	S 43°13'16" W	1664.30'
L49	S 20°26'46" W	1332.67'
L50	S 45°46'53" E	347.67'
L51	S 00°42'03" W	1468.90'
L52	S 89°17'57" E	400.00'
L53	S 00°42'03" W	500.00'
L54	N 89°17'57" W	400.00'
L55	S 00°42'03" W	1651.08'
L56	N 44°06'30" E	2050.17'
L57	N 45°48'17" W	876.82'
L58	N 52°41'56" E	176.50'
L59	N 45°13'02" W	360.00'
L60	N 45°07'23" E	518.82'
L61	N 43°46'07" E	593.47'
L62	S 45°53'15" E	277.27'
L63	N 44°06'45" E	280.80'
L64	S 45°53'26" E	910.10'
L65	N 44°06'30" E	2335.58'
L66	S 46°39'13" E	100.00'
L67	N 44°06'30" E	4213.21'
L68	S 46°04'09" E	900.00'
L69	S 44°06'50" W	6432.72'
L70	S 46°17'58" E	1658.06'
L71	S 43°52'07" W	1248.94'
L72	S 43°16'22" W	1333.73'
L73	S 43°40'29" E	1648.16'
L74	S 43°42'20" W	565.29'
L75	N 45°40'29" W	450.00'
L76	N 72°36'31" W	205.63'
L77	N 83°09'44" W	625.15'
L78	S 24°23'15" W	361.90'
L79	S 40°37'19" W	647.53'
L80	S 15°34'17" E	2282.97'
L81	N 90°00'00" E	869.94'
L82	S 05°07'01" W	1533.38'
L83	N 90°00'00" W	1706.80'

- (A) South Bend Estates Phase 1
Cabinet: 2, Page: 331
- (B) South Bend Estates Phase 2
Cabinet: 2, Page: 588
- (C) The Bend West
Cabinet: 2, Page: 148
- (D) The Bend East
Cabinet: 2, Page: 136
Ordinance No. 16
Annexed: April 17, 2003
- (E) The Bend East Phase 2
Cabinet: 2, Page: 160
Ordinance No. 16
Annexed: April 17, 2003
- (F) The Bend East Phase 3
Cabinet: 2, Page: 184
Ordinance No. 16
Annexed: April 17, 2003
- (G) Oak Meadows Addition
Cabinet: 7, Page: 22
- (H) Pebble Creek Estates
Cabinet: 2, Page: 541
Ordinance No. 30
Annexed: June 12, 2012
- (J) Texas Scattered Oaks Addition
Cabinet: 2, Page: 514
- (K) Post Oak Bend Estates
Cabinet: 1, Page: 672
- (M) Country Oaks
Cabinet: 2, Page: 43
- (N) Disannexation
Ordinance No. 18
January 4, 2005
- (P) Disannexation
Ordinance No. 15
February 4, 2003

OFFICIAL MAP FOR CITY OF
POST OAK BEND
CITY LIMITS AND
EXTRA-TERRITORIAL JURISDICTION

R. ANTHONY SURVEY, ABSTRACT NO. 1
J. COLE SURVEY, ABSTRACT NO. 84
M. GILBREATH SURVEY, ABSTRACT NO. 166
J. RAINS SURVEY, ABSTRACT NO. 438
C. LOVEJOY SURVEY, ABSTRACT NO. 304
KAUFMAN COUNTY, TEXAS

PREPARED BY:

BISON CREEK

Land Services, LLC
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