

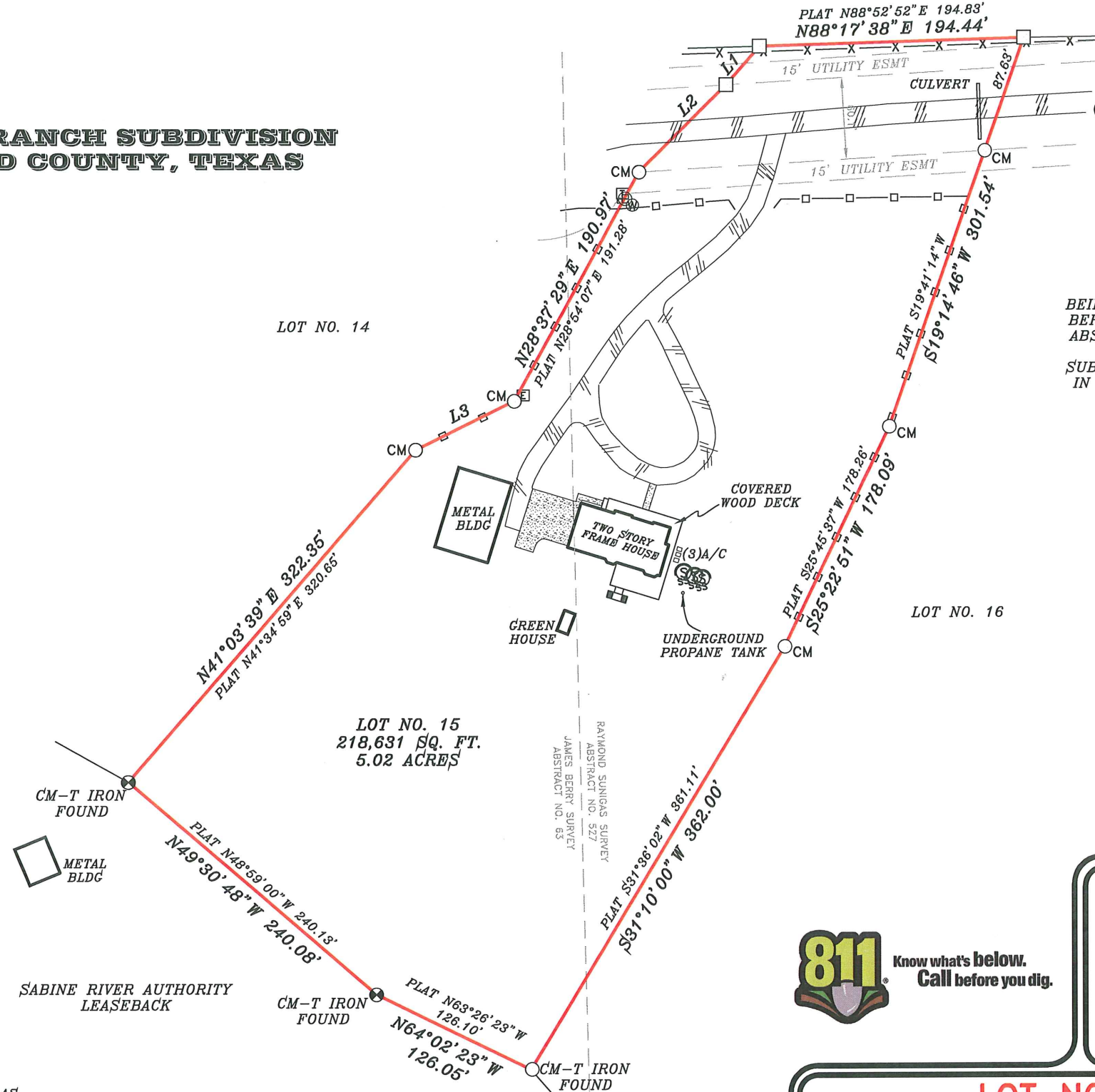
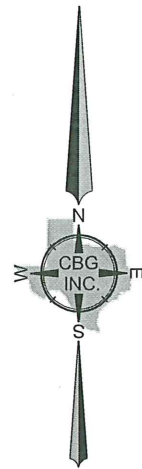
LINE	BEARING	DISTANCE	PLAT
L1	N40°58'19"E	37.40'	N41°14'57"E 37.41'
L2	N45°15'06"E	90.67'	N45°31'44"E 90.67'
L3	N63°45'52"E	80.83'	N64°15'59"E 81.05'

BRENT GLENN ET UX
137.74 ACRES
VOLUME 1493, PAGE 835
R.P.R.W.C.T.

JESSE WALKER SURVEY
ABSTRACT NO. 607

PLAT N88°52'52"E 194.83'
N88°17'38"E 194.44'

**STAR RANCH SUBDIVISION
WOOD COUNTY, TEXAS**



COUNTY ROAD NO. 1300
(A.K.A. RANCH ROAD WEST)
(60' ACCESS EASEMENT)

BEING A LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JAMES BERRY SURVEY, ABSTRACT NO. 063, AND THE R. SUNIGAS SURVEY, ABSTRACT NO. 527, WOOD COUNTY, TEXAS, AND BEING ALL OF LOT NO. 15, PHASE ONE, LAKE FORK RANCHES, STAR RANCH SUBDIVISION, AN ADDITION TO WOOD COUNTY, TEXAS, AS RECORDED IN VOLUME 009, PAGE 266, PLAT RECORDS, WOOD COUNTY, TEXAS

I, Justin Kleam RPLS No. 5871, do hereby certify to: CNB Yantis, as client: That the Plat of Survey shown hereon is a correct and accurate representation of the property lines and dimensions are as indicated; the location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

SURVEYOR'S NOTES:
1) BEARINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL, AS OBSERVED BY GPS. DISTANCES, BUILDING LINES, AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SPECIFIED.
2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THIS TIME.
4) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
5) THERE WERE NO LEASEBACK AREAS SHOWN ON THE RECORDED PLAT FOR EACH LOT.



LEGEND	
CM CONTROLLING MONUMENT	CHAIN LINK FENCE
1/2" IRON ROD FOUND W/PLASTIC CAP STAMPED (SWANNER)	WOOD FENCE
1" IRON PIPE FOUND	BARBED WIRE
POINT FOR CORNER	IRON FENCE
"X" FOUND IN CONCRETE	PIPE FENCE
UNDERGROUND ELECTRIC	OVERHEAD ELECTRIC SERVICE
OVERHEAD ELECTRIC	OVERHEAD POWER LINE
ASPHALT PAVING	COVERED PORCH, DECK OR CARPORT
GRAVEL/ROCK ROAD OR DRIVE	CONCRETE PAVING
	WOOD DECK OR PORCH
POWER POLE	
A/C AIR CONDITIONING	SEPTIC TANK
WATER METER	SANITARY SEWER CLEANKUT
GAS METER	GUY WIRE
WATER VALVE	TELEPHONE PEDESTAL
CONCRETE MONUMENT FOUND	ELECTRIC PEDESTAL
60D NAIL FOUND	OES
	OHP

LOT NO. 15
STAR RANCH SUBDIVISION, PHASE ONE
WOOD COUNTY, TEXAS
737 COUNTY ROAD NO. 1300

CBG SURVEYING INC., FIRM CERTIFICATE #10169001
458 HILLCREST DRIVE
SULPHUR SPRINGS, TEXAS 75482
PHONE: (903) 438-1200
FAX: (903) 438-1266
www.cbgsfw.com

JUSTIN KLEAM
5871
PROFESSIONAL LAND SURVEYOR

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN	REV	BY	REV	BY
1:100	02/03/16	1601622	N/A	J.B.K.				