



LAKEVIEW DRIVE 40'

S 02°16'46" E
224.58'

LOT 20

LOT 19

LOT 18

LOT 17

LOT 16

BLOCK 2
CRYSTAL COVE ADDITION

S 89°59'11" W
247.81'

CRYSTAL COVE ADDITION
CABINET A, SLIDE 125
PLAT RECORDS OF O.P.R.M.C.
VOLUME 882, PAGE 632
(FOR RESTRICTIONS SEE:
J.M. LONG SURVEY A-244
MARION COUNTY, TEXAS

S 89°52'54" W
248.74'

LOT 20a

LOT 19A

LOT 18A

LOT 17A

LOT 16A

N 02°02'12" W
225.00'






30' ROAD EASEMENT A/K/A LAKEVIEW CIRCLE

SHED

75.11'

LEGEND

These standard symbols will be found in the drawing.

-  NAIL
-  IRON ROD 1/2"
-  UTILITY POLE
-  TELEPHONE BOX
-  CULVERT

NOTES:

- 1) THE BEARINGS SHOWN HEREON ARE BASED THE RECORDED PLAT.
- 2) ALL ADJOINER DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.
- 3) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTED COVENANT, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 4) FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
- 5) THE UTILITIES SHOWN HEREON WERE LOCATED ON THE GROUND AT THE TIME OF THE SURVEY. ALL UTILITIES MAY NOT BE SHOWN.
- 6) ALL CORNER PROPERTY MARKERS ARE FOUND AT THE TIME OF THIS SURVEY UNLESS OTHERWISE NOTED HEREON.



GF NO.: N/A

| | | | | | |
|-------------------------------------|----------------|--------------|------------------------------------|--|--|
| LOTS: 17 & 17-A 18 & 18-A 19 & 19-A | | BLOCK: 2 | SUBDIVISION: CRYSTAL COVE ADDITION | | This lot <u>UNDETERMINED</u> lie in the 100 year flood plain and is in <u>NON-MAPPED ZONE</u> as located by Federal Insurance Administration designated Flood Hazard Area by Community Panel No. <u>481630</u> dated <u>N/A</u> |
| RECORDATION: A-125 (P.R.M.C.T.) | COUNTY: MARION | STATE: TEXAS | SURVEY: J.M. LONG NO. 244 | | |
| LENDER: | TITLE CO.: | | | | |

PURCHASER: LEON LENARD
 ADDRESS: 499 LAKEVIEW CIRCLE, JEFFERSON, TX. 75651

JOB NO.
2004524

FIELD WORK

7/22/20

DRAFTED BY

7/22/20

CHECKED BY

7/22/20

ISSUED BY.

7/22/20

REVISIONS



Mark V. Matthews, R.P.L.S. 5483
 Registration/Licence No. 10155100

This is not a valid survey plat unless embossed and signed by the undersignee.

TO LIEN HOLDERS OR OWNER AND TO LAND TITLE GUARANTY COMPANY LISTED ABOVE:
 THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE THE 22ND DAY OF JULY, 2020
 ON THE GROUND OF THE PROPERTY LEGALLY SHOWN HEREON AND IS CORRECT, AND THAT THERE ARE NO
 DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA AND BOUNDARY LINES, OR ANY VISIBLE ENCROACHMENTS
 OR ANY APPARENT EASEMENTS OR RIGHTS-OF-WAY, EXCEPT AS SHOWN HEREON: SAID PROPERTY HAS ACCESS
 TO & FROM A DEDICATED ROADWAY AS SHOWN.



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