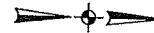


(R.O.W. & BEARING BASIS PER PLAT, CAB. 'E', SLIDE 227, H.C.P.R.)



INDICATES FND. 1/2" I. ROD
UNLESS OTHERWISE NOTED.

ALL IRON RODS SET ARE
MARKED WITH A PLASTIC CAP:
BMS SURVEYORS

L-1 N26°50'00"E, 15.40'

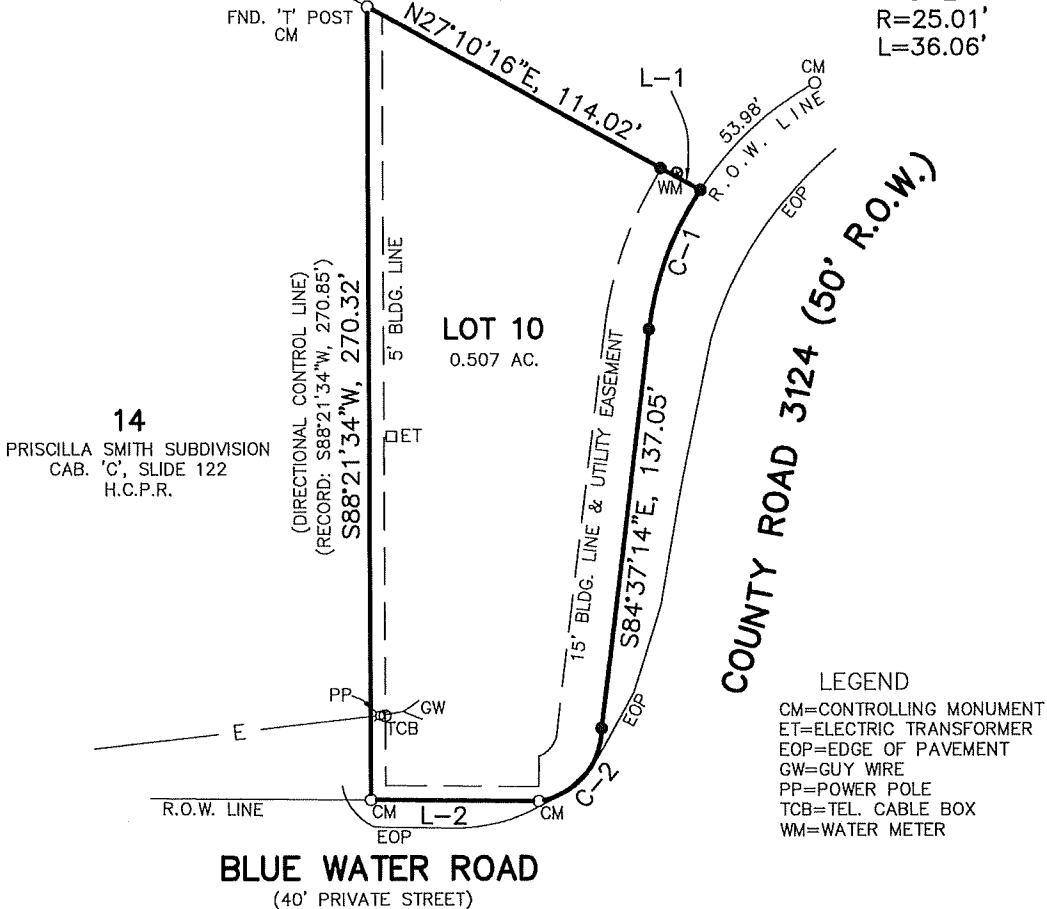
L-2 S01°06'52"E, 57.28'

INDICATES SET 1/2" I. ROD
UNLESS OTHERWISE NOTED.

UPPER NECHES RIVER MUNICIPAL
WATER AUTHORITY
34.78 AC.
VOL. 600, PG. 505
H.C.D.R.

C-1
R=113.07'
L=51.23'

C-2
R=25.01'
L=36.06'



LEGEND

- CM=CONTROLLING MONUMENT
- ET=ELECTRIC TRANSFORMER
- EOP=EDGE OF PAVEMENT
- GW=GUY WIRE
- PP=POWER POLE
- TCB=TEL. CABLE BOX
- WM=WATER METER

BLUE WATER ROAD
(40' PRIVATE STREET)

PLAT OF RESIDENTIAL LOT SURVEY

I hereby certify that this plat was prepared from an actual survey made on the ground under my direction and supervision of property located on County Road 3124, Chandler, Henderson County, Texas, and being further described as follows:

All that certain lot, tract, or parcel of land situated in the Warwick Ferguson Survey, A-8, Henderson County, Texas, being all of Lot 10, SUNNY BAY ESTATES, according to the replat thereof recorded in Cabinet 'E', Slide 227, of the Plat Records of Henderson County, Texas.

All improvements are situated within the boundaries of the property surveyed and there are no visible or apparent encroachments, protrusions, or conflicts, except as shown. All easements and/or building setback lines are shown as per recorded plat, and Deed Restrictions recorded in Vol. 755, Pg. 834, H.C.D.R., and Vol. 2481, Pg. 488, R.P.R.H.C. All lots in Sunny Bay Estates are subject to a 20-foot wide blanket (over-and-across) easement granted to Three Community Water Supply Corporation, of record in Vol. 624, Pg. 548, H.C.D.R. Evaluation of Restrictions and Easements has been limited to those provided in Schedule B of the Title Commitment under the GF number shown hereon.

(BORROWER: Patrick W. Burkett and Stephanie L. Burkett)
GF NO. 01-203886JM

Jordan Vulgamott, R.P.L.S. NO. 6613
JOB NO. 20-300 25 August 2020 Scale: 1"=50'



F.B. 20-03, PG. 11

BMS TYLER SURVEYORS

BOB MATUSH SURVEYING, INC.

REGISTERED PROFESSIONAL LAND SURVEYORS

2624 KENSINGTON DRIVE, SUITE 107, TYLER, TEXAS 75703 TEL. (903) 561-7287
T.B.P.L.S. FIRM NO. 10048200 www.bmstyer.com

JOB NO. 20-300
DATE: 25 AUGUST 2020
SCALE: 1"=50'