

PLAT OF SURVEY

Showing property located at 3522 SOUTH ISLAND ROAD, CHANDLER, TEXAS
Lot(s) No. 55 Block No. ****
of BLUE WATER KEY Unit No. ****
as shown in CABINET C, SLIDE 181 of the PLAT records of
HENDERSON County, Texas.
Buyer(s) RICHARD A. LINDBERG AND JAINS C. LINDBERG
Seller(s) DAN J. FREEMAN AND KATHY J. FREEMAN

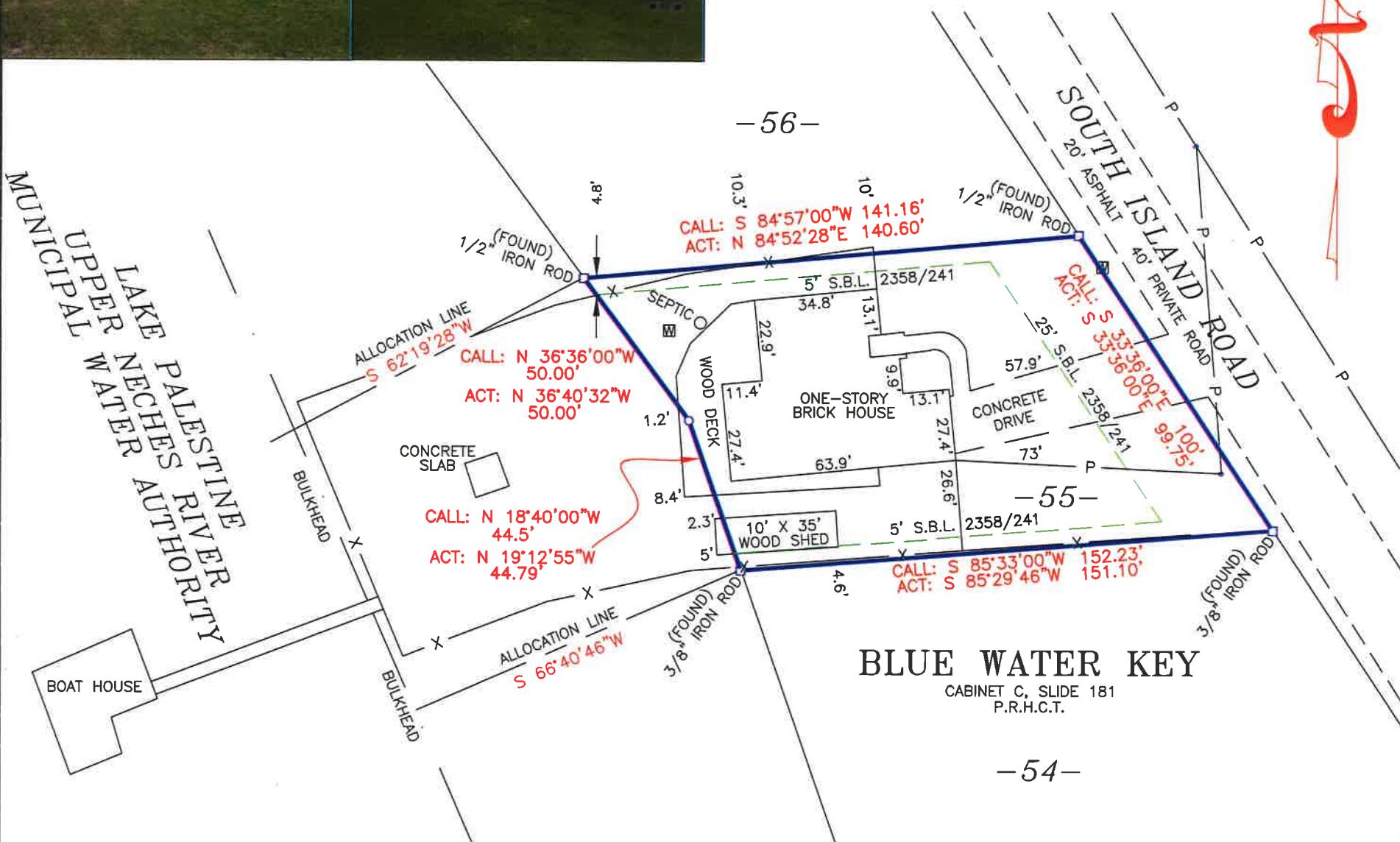
LEGEND			
⊙	VALVE	⊙	LIGHT POLE
—S—	SANITARY SEWER	—W—	WATER LINE
⊠	PEDESTAL BOX	* —G—	GAS LINE
—X—	FENCE	○	MAN HOLE
—P—	POWER LINE	⊙	FIRE HYDRANT
⊠	WATER METER	♿	HANDICAPPED PARKING
○	POWER POLE	□	PROPERTY CORNER
		⊠	ELECTRIC



The contractor(s) shall be responsible for confirming the location (horizontal & vertical) of any buried cables, conduits, pipes, and structures (storm sewer, sanitary sewer and water). The contractor(s) shall be responsible for confirming the location (horizontal & vertical) of gas, television, telephone and other utility easements which impact the construction site. The contractor(s) shall notify the owner if any discrepancies are found between the actual conditions and the data contained in the construction plans. Any costs incurred as a result of not verifying the actual location (horizontal & vertical) of said cables, conduits, pipes and structures shall be borne by the contractor(s).

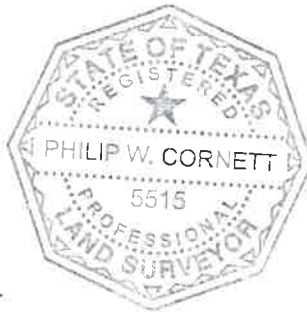
Adequate research to determine the location of intended boundary lines was made. In accordance with the Texas Board of Professional Land Surveyors, General Rules and Practices, Section 663.16 (c), research to support the delineation of easements, rights-of-way and restrictive covenants was not performed. The location of utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.

COLONIAL TITLE COMPANY, L.L.C.
GF NO. 15-1071
RESTRICTIONS IN VOLUME 683, PAGE 40; VOLUME 1405, PAGE 614; VOLUME 2185, PAGE 183; VOLUME 2358, PAGE 241; VOLUME 2761, PAGE 156 DO AFFECT THIS TRACT.
EASEMENT AND/OR RIGHT-OF-WAY IN VOLUME 683, PAGE 140 IS A BLANKET EASEMENT.



BEARINGS ARE ORIENTED TO THE EAST LINE OF LOT 55 OF THE BLUE WATER KEY ADDITION, RECORDED IN CABINET C, SLIDE 181 OF THE PLAT RECORDS OF HENDERSON COUNTY, TEXAS,

I, PHILIP W. CORNETT, Registered Professional Land Surveyor No. 5515, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my direction and supervision.



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5515



JOHN COWAN & ASSOCIATES, INC.
2012 ANTHONY DRIVE, TYLER, TEXAS 75701
PH: (903) 581-2238 FAX: (903) 561-0600
FIRM REGISTRATION CERTIFICATION NO. 10025500
2770 MAIN STREET, STE. 245 FRISCO, TEXAS 75033
PH: (214) 504-5305 FAX: (903) 561-0600
FIRM REGISTRATION CERTIFICATION NO. 10194055

DRAWN BY:	CHECKED BY:
B. BLACK	T. LAMB
DATE:	FLD. BOOK:
8-28-2015	1253/58
SCALE:	JOB NO.:
1" = 40FT.	15-254