

LAND TITLE SURVEY

FM 416, STREETMAN, TEXAS 75859

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE J. THOMAS SURVEY, A-603, FREESTONE COUNTY, TEXAS, BEING DESCRIBED AS ALL OF A CALLED 3.14 ACRE TRACT OF LAND DESCRIBED IN DEED TO FRANK D. STANLEY AND MARGARET K. STANLEY RECORDED IN VOLUME 1208, PAGE 510, OF THE DEED RECORDS FREESTONE COUNTY, TEXAS (DRFCT).

J. THOMAS SURVEY A-603

LEGEND

 FENCE OVERHEAD POWER	
CONC. = CONCRETE PP = POWER POLE WM = WATER METER WV = WATER VALVE IRF = IRON ROD FOUND IRS = IRON ROD SET WCAP # 4207 IPF = IRON PIPE FOUND FC = FENCE CORNER FOUND BCS = BURIED CABLE SIGN PLM = PIPELINE MARKER	TB = TELEPHONE BOX LP = LIGHT POLE GM = GAS METER EB = ELECTRICAL BOX PT = PROPANE TANK SP = SERVICE POLE FH = FIRE HYDRANT BL = BUILD LINE UE = UTILITY EASEMENT DE = DRAINAGE EASEMENT

BASIS OF BEARINGS:
VOL. 1208, PG. 510
DRFCT

RICHLAND CHAMBERS RESERVOIR

BOB R. & JEAN A. WILSON
7.00 ACRES
1202/870

BOB R. & JEAN A. WILSON
3.00 ACRES
1209/715

3.13 ACRES

FRANK D. & MARGARET K. STANLEY
3.14 ACRES
1208/510

RUSSELL B. & MELISSA A. BYRUM
0.51 ACRES
1399/834

RUSSELL B. & MELISSA A. BYRUM
0.49 ACRES
1441/698

SOUTHSIDE SHORES SUBDIVISION
B/69

POINT OF BEGINNING

FM 416

SURVEYORS NOTES

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS THEREFROM. THERE IS NO VISIBLE EVIDENCE OF AN OIL OR GAS PIPELINE ON THIS TRACT.

NO FLOOD PLAIN DESIGNATION WAS DETERMINED BY THIS SURVEYOR.

NO ATTEMPT HAS BEEN MADE TO DETERMINE OR SHOW THE EXISTENCE, LOCATION, SIZE, DEPTH, CAPACITY OR CONDITION OF ANY PROPOSED OR EXISTING UTILITIES ON THIS PROPERTY WHETHER PRIVATE, MUNICIPAL OR PUBLICLY OWNED. NO ENVIRONMENTAL OR SUBSURFACE CONDITIONS WERE SURVEYED OR EXAMINED THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

THE ADDRESS SHOWN WAS PROVIDED BY OTHERS, HARDIN SURVEYING MAKES NO CLAIM TO ITS ACCURACY.

EASEMENTS AND RESTRICTIONS ADDRESSED WERE LIMITED TO THE FOLLOWING, IN CONNECTION WITH G.F. NO. 20190134 OF FREESTONE COUNTY TITLE COMPANY.

STIPULATIONS VOL. 728, PG. 814

30' PRIMARY AND 20' SECONDARY LINE EASEMENT WHEREVER LINES ARE INSTALLED TO NAVARRO COUNTY ELECTRIC COOP., VOL. 1838, PG. 724; VOL. 1838, PG. 723; VOL. 858, PG. 515

BLANKET WATERLINE EASEMENT TO CARRIZO WATER COMPANY WHEREVER LINES ARE INSTALLED VOL. 1058, PG. 55

15' WATERLINE EASEMENT TO GARY DOUGLAS WHEREVER LINES ARE INSTALLED VOL. 773, PG. 514

BLANKET TELEPHONE LINE EASEMENT TO GTE WHEREVER LINES ARE INSTALLED VOL. 886, PG. 653

I GARY L. HARDIN R.P.L.S. # 4207, DO HEREBY CERTIFY THAT THE SURVEY SHOWN REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF MAY 2019, AND ALL CORNERS ARE SHOWN HEREON AND THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS OTHER THAN SHOWN.

GARY L. HARDIN R.P.L.S. # 4207

SIGNATURE VOID IF NOT SIGNED IN BLUE INK

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IN MY OPINION AS A SURVEYOR (NOT A LEGAL OPINION) THE FOLLOWING DO NOT APPEAR TO AFFECT THIS TRACT: VOL. 88, PG. 123; VOL. 113, PG. 284; VOL. 246, PG. 25; VOL. 298, PG. 326; VOL. 623, PG. 128;

HARDIN SURVEYING

PO BOX 587
MABANK, TEXAS 75147
(903) 887-5674
FIRM# 10114700

DATE PERFORMED: MAY 14, 2019
SCALE: 1" = 100 FEET
WORK ORDER # 1905014
FIELD BY: TS
THIS SURVEY WAS PERFORMED FOR:
MCDANIEL

DRAWN BY: JH
CHECKED BY: TP