



NOTE:
THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

IN PROVIDING THIS BOUNDARY SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OF DEVELOPMENT OF THIS PROPERTY.

REVIEW OF EASEMENTS BY THIS SURVEYOR WAS LIMITED TO THOSE LISTED IN THE SCHEDULE B OF GF: _____

RIGHT OF WAY TO SOUTHERN UTILITIES COMPANY IN VOL. 1186, PG. 365 (AFFECTS, BLANKET EASEMENT)

RIGHT OF WAY TO SUN OPERATING LIMITED PARTNERSHIP IN VOL 3069, PG 560 (AFFECTS AS SHOWN)

AFFIDAVIT TO THE PUBLIC IN VOL. 5230, PG. 140 (AFFECTS)

RIGHT OF WAY TO TEXAS POWER AND LIGHT IN VOL. 548, PG. 424 (MAY AFFECT, UNABLE TO LOCATE)

RIGHT OF WAY TO TEXAS POWER AND LIGHT IN VOL. 551, PG. 312 (MAY AFFECT, UNABLE TO LOCATE)

RIGHT OF WAY TO TEXAS POWER AND LIGHT IN VOL. 568, PG. 547 (MAY AFFECT, UNABLE TO LOCATE)

RIGHT OF WAY TO STATE OF TEXAS IN VOL. 613, PG. 364 (DOES NOT AFFECT)

RIGHT OF WAY TO VALANCE OPERATING CO. IN VOL. 5970, PG. 311 (AFFECTS AS SHOWN)

RIGHT OF WAY SOUTHERN UTILITIES COMPANY IN INST. NO. 2003-R0004286 (AFFECTS, BLANKET EASEMENT)

RIGHT OF WAY TO TEXAS POWER AND LIGHT IN VOL. 548, PG. 424 (MAY AFFECT, UNABLE TO LOCATE)

RIGHT OF WAY TO VALANCE OPERATING CO. INST. NO. 2009-20272 (AFFECTS AS SHOWN)

RIGHT OF WAY TO VALANCE OPERATING CO. INST. NO. 2019-9240 (AFFECTS, BLANKET EASEMENT)

THE SUBJECT PROPERTY IS WITHIN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE PANEL 48423C0460C - EFFECTIVE DATE: SEPTEMBER 26, 2008

BEARINGS, DISTANCES AND AREAS ARE GRID AND ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD 83) AS DERIVED FROM AVERAGE RTK POSITIONS USING THE LEICA RTK NETWORK.

SEE METES AND BOUNDS DESCRIPTION PREPARED EVEN DATE.

I, S. W. SPRAY, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS MAP OR PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION, DURING THE MONTH OF SEPTEMBER, 2022. GIVEN UNDER MY HAND & SEAL, THIS THE 30TH DAY OF SEPTEMBER, 2022.

S. W. Spray
S. W. SPRAY
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6292



DRAWN BY: Z.A.M. CHECKED BY: S.W.S. FB/PG: 2458 T220344-BOUNDARY PLAT(9-30-2022).DWG

LEGEND

	= BOUNDARY LINE
	= ADJOINER LINE
	= UNDERGROUND ELECTRIC
	= PIPE FENCE
	= POWER LINE
	= IRON ROD (FOUND)
	= POWER POLE
	= ELECTRIC METER
	= CLEAN OUT
	= WATER METER
	= AIR CONDITIONER

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STANGER SURVEYING TYLER LLC
TYLER, TEXAS

PREPARED BY:
STANGER SURVEYING TYLER LLC
1595 E. GRANDE BLVD.
TYLER, TEXAS 75703
(903) 534-0174
TBPLS FIRM REGISTRATION NO. 10025700

PLAT OF SURVEY
SHOWING A PART OF SECTION 26 OF THE
DON THOMAS QUEVADO
SEVEN LEAGUE GRANT, A-18
SMITH COUNTY, TEXAS

