

LEGEND

CM CONTROLLING MONUMENT	CONCRETE	WOOD
1/2" IRON ROD FOUND	COVERED CARPORT, PORCH, DECK, ETC	
1/2" IRON ROD SET (BY-LINE)	OHT - OVERHEAD TELEPHONE	
POINT FOR CORNER	OHP - OVERHEAD ELECTRIC	
1/2" IRON PIPE FOUND	PIPE FENCE	
POWER POLE	METAL FENCE	
A/C AIR CONDITIONING	WOOD FENCE	
WATER METER	BARBED WIRE FENCE	
CONCRETE R.O.W. MON	CHAINLINK FENCE	
60D NAIL FOUND	OVERHEAD ELECTRIC	
"X" FOUND IN CONCRETE	GUY WIRE	
UNDERGROUND ELECTRIC	ELECTRIC PEDESTAL	
FH FIRE HYDRANT	TELEPHONE PEDESTAL	
GAS METER	CLEANOUT	SEPTIC LID
WATER VALVE	ASPHALT PAVING	
	GRAVEL/ROCK	
	ROAD OR DRIVE	

Lot 8, Block J, of Sunrise Estates, Section Two, an addition to Navarro County, Texas, according to the plat thereof recorded in Volume 6, Pages 237 and 238, Plat Records, Navarro County, Texas.



SURVEYOR'S NOTES:
 1) BEARINGS ARE BASED ON NAD 83(2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
 3) RECORD EASEMENTS, RESTRICTIONS, AND/OR COVENANTS ADDRESSED HEREON AS PER ITEMS LISTED IN TITLE COMMITMENT PROVIDED TO ME BY TITLE COMPANY.
 4) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
 5) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
 6) FIELD WORK WAS COMPLETED 11/17/2022.

Fidelity National Title Insurance Company
 Effective Date: October 11, 2022
 Issued Date: October 17, 2022
 G.F. NO.: N2220967YA

SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS:
 1. Restrictions recorded in Vol. 1163, Pg. 780 D.R.N.C.T. (See recorded document for other restrictions affecting subject tract):

"There is hereby reserved and established a utility easement adjacent and parallel to all roadway easements. Said utility easement is twenty (20) feet wide upon the ground and twenty (20) feet wide above the ground and extends from the outside boundary of the roadway easement into and upon the adjoining property of each side thereof."

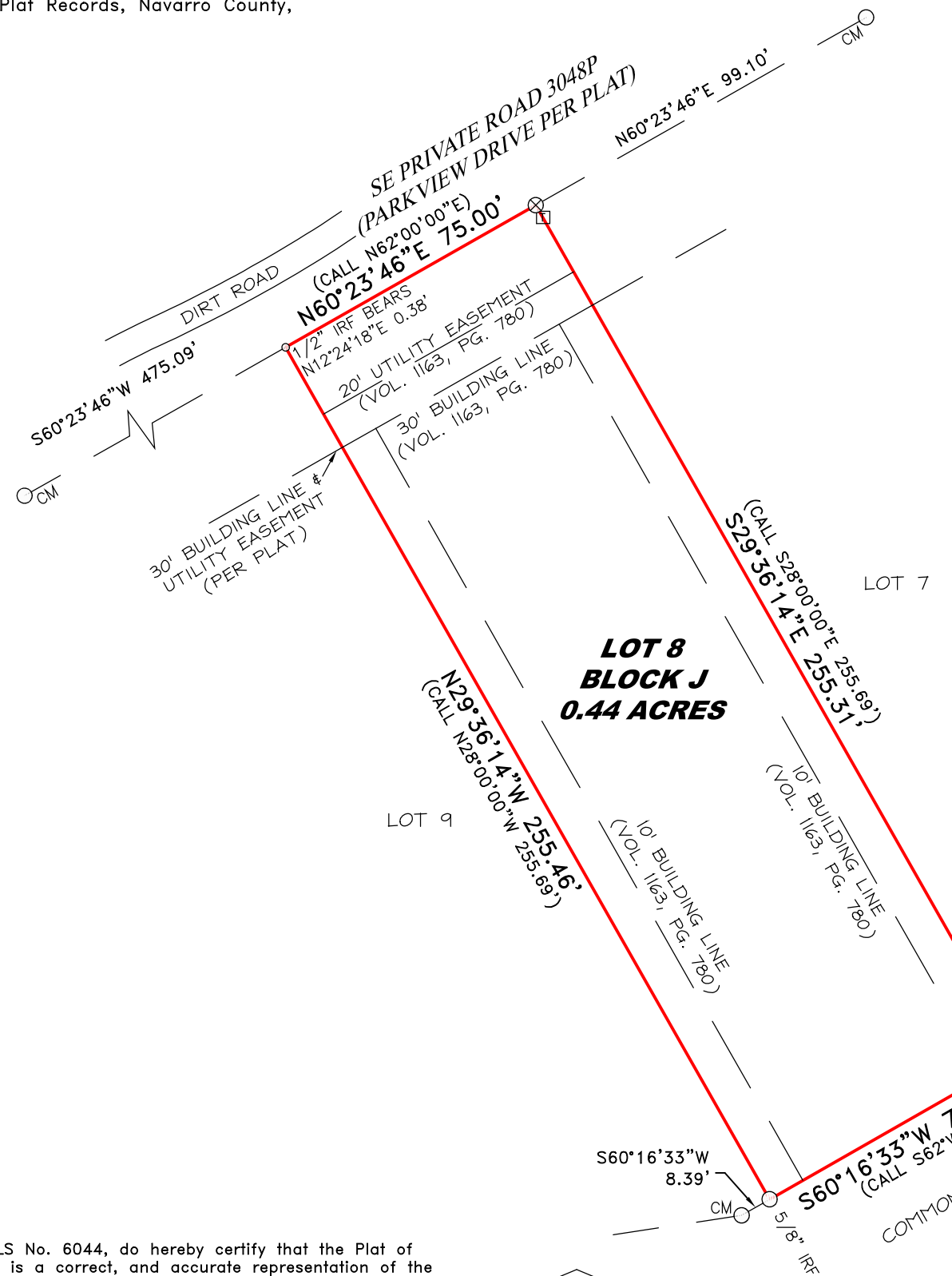
"No building shall be located on any tract nearer than thirty (30) feet to the front line. No building shall be located nearer than ten (10) feet to the side tract line."

"Section 5. EASEMENTS: Perpetual easements are reserved over and across the tracts for electrical power, water, sewerage, gas telephone, television cable, and similar utility facilities along with easements, shown on the recorded plat and all said easements, are adopted as part of these restrictions. There is also reserved and dedicated hereby for the use of the Developer and any public or private utility company an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to above all dedicated utility easements."

THE FOLLOWING ITEMS DO APPEAR TO AFFECT THE SUBJECT PROPERTY:
 10o. 30' Building line and utility easement recorded in Vol. 6, Pg. 237 P.R.N.C.T. - Shown hereon.

THE FOLLOWING ITEMS DO NOT APPEAR TO AFFECT THE SUBJECT PROPERTY:
 10k. Right-of-way deed to State of Texas (FM Highway 2859) recorded in Vol. 715, Pg. 183 D.R.N.C.T. - Right-of-way deed for FM Highway 2859, lies South of subject tract.

THE FOLLOWING ITEMS MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY:
 10i. Blanket easement to The Texas Pipe Line Company recorded in Vol. 331, Pg. 239 D.R.N.C.T. - Blanket, may affect.
 10r. Blanket easement to M.E.N. Water Supply Corporation recorded in Vol. 1168, Pg. 338 D.R.N.C.T. - Blanket, may affect.




I, Shane Graham RPLS No. 6044, do hereby certify that the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions are as indicated; and EXCEPT AS SHOWN, all improvements are located within the boundaries, and there are no visible, and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk, and any loss resulting from other use shall not be the responsibility of the undersigned.

BY: 
 SHANE GRAHAM
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 6044



SE PR 3048P CORSICANA, TEXAS	
DATE:	11/21/2022
SCALE:	1" = 40'
JOB NO.:	2022-1817
CLIENT:	FAST HOUSE BUYERS
TECHNICIAN:	AMN



BY-LINE SURVEYING LLC

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