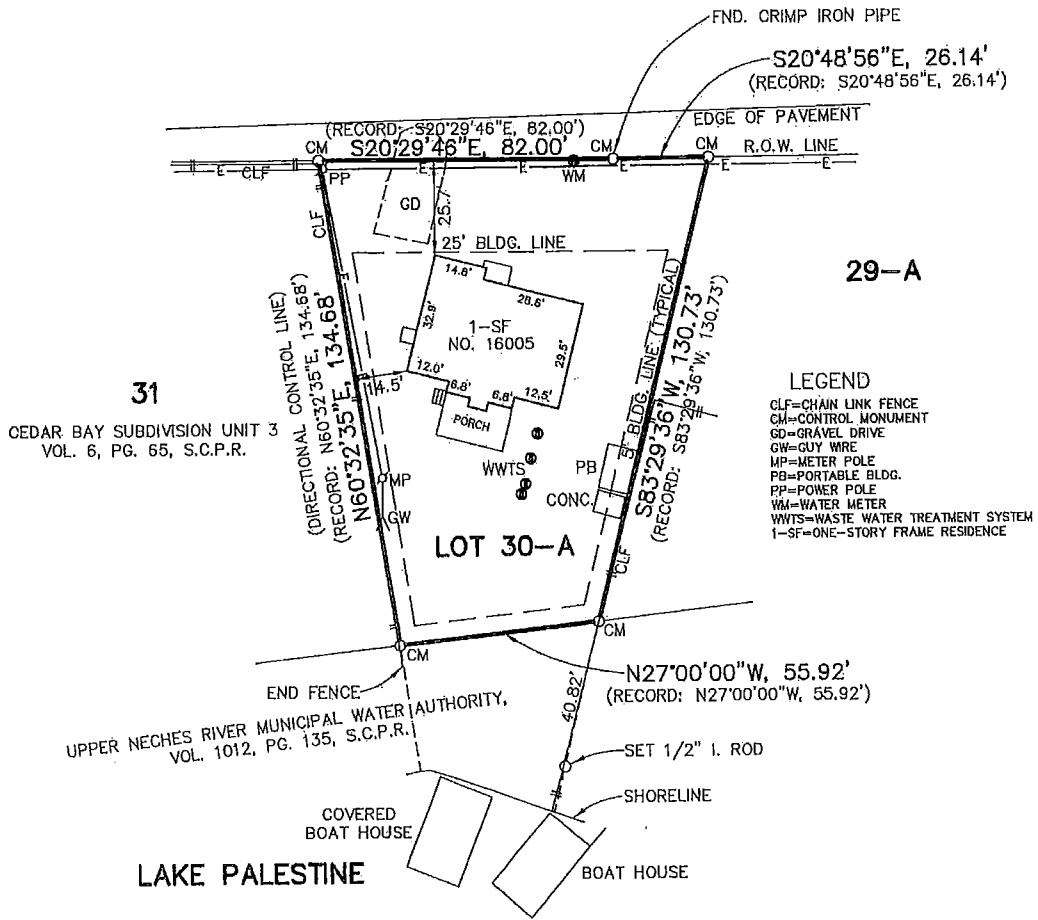


(R.O.W. & BEARING BASIS PER PLAT, CAB. 'D', SLIDE 236-B, S.C.P.R.)

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



SCENIC VIEW DRIVE (50' R.O.W.)



29-A

31

CEDAR BAY SUBDIVISION UNIT 3
VOL. 6, PG. 65, S.C.P.R.

LEGEND

- CLF=CHAIN LINK FENCE
- CM=CONTROL MONUMENT
- GD=GRAVEL DRIVE
- GW=GUY WIRE
- MP=METER POLE
- PB=PORTABLE BLDG.
- PP=POWER POLE
- WM=WATER METER
- WWTs=WASTE WATER TREATMENT SYSTEM
- 1-SF=ONE-STORY FRAME RESIDENCE

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 at 16005 Scenic View Drive, Bullard, Smith County, Texas, and being further described as follows:

Being all of Lot 30-A, RESUBDIVISION OF LOTS 26, 27, 28, 29, AND 30, CEDAR BAY SUBDIVISION UNIT NO. 3, a part of the Pedro E. Bean League, A-2, according to the plat recorded in CABINET 'D', Page 236-B, of the Plat Records of Smith 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. This Property is subject to a blanket easement to Cherokee Water Company, of record in Vol. 1462, Pg. 620, S.C.D.R. This Property is subject to a blanket easement to Aqua Utilities, Inc., of record in Vol. 7719, Pg. 46B, O.P.R.S.C. Evaluation of Restrictions and Easements has been limited to those provided in Schedule B of the Title Commitment under the GF number shown hereon.

(OWNER: Stacey F. Sword)
GF NO. 2133950

Joseph K. Pollard - R.P.L.S. NO. 6499
JOB NO. 12-322 16 December 2015 Scale: 1"=40'



F.B. 13-02, PG. 30 F.B. 15-07, PG. 24

BOB MATUSH SURVEYING, INC.

2624 KENSINGTON DRIVE, SUITE 107, TYLER, TEXAS 75703

TEL. (903) 561-7287

JOB NO. 13-322
DATE: 16 DEC. 2015
SCALE: 1"=40'