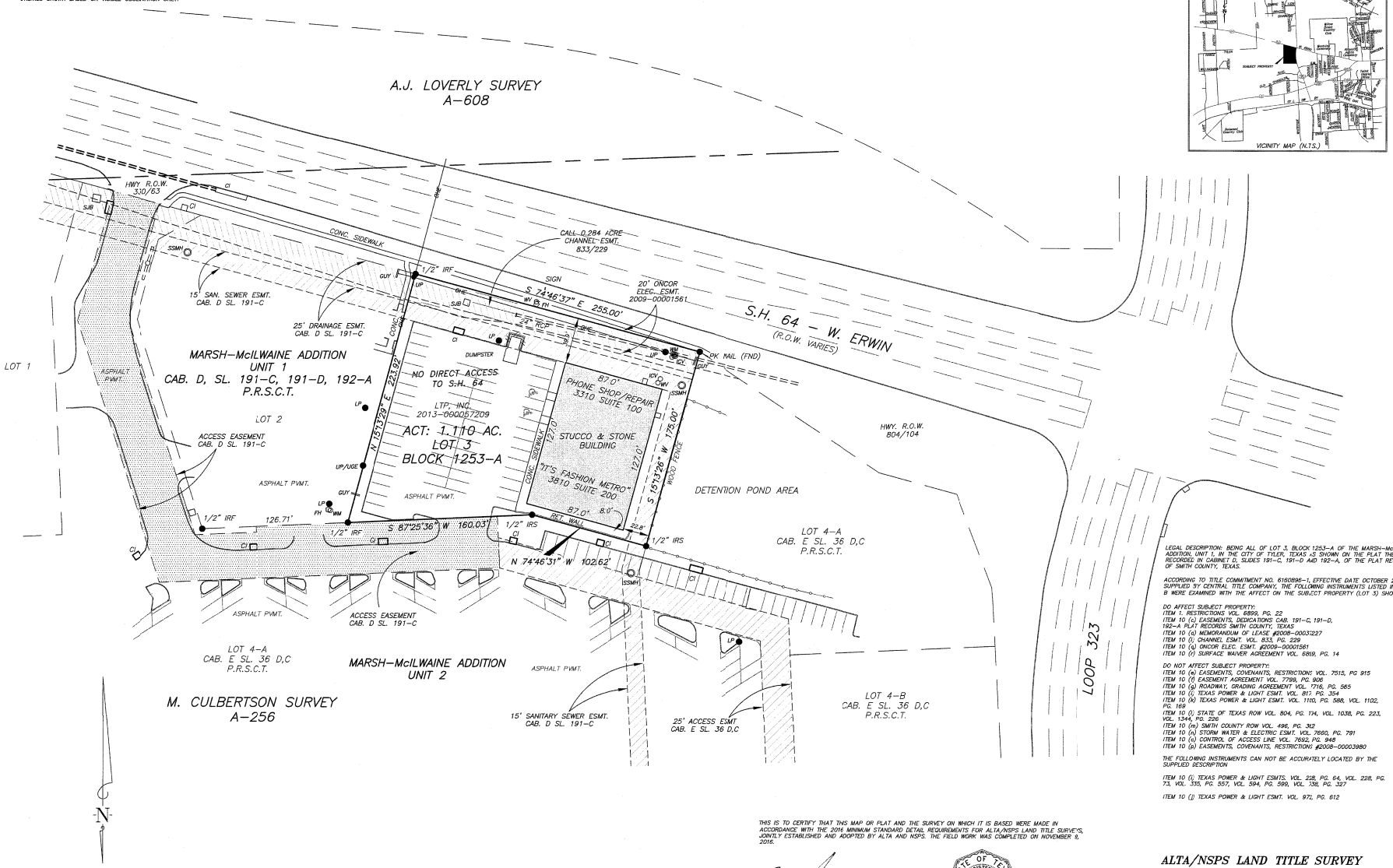
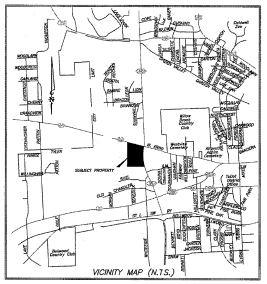
LEGEND

UP	UTILITY POLE	OHE	OVERHEAD ELECTRIC
LP	LIGHT POLE	SSMH	SANITARY SEWER MANHOLE
WM	WATER METER	SJB	STORM JUNCTION BOX
WV	WATER VALVE	CI	CURB INLET
ICV	IRRIGATION CONTROL VALVE	IRF	IRON ROD FOUND
FH	FIRE HYDRANT	IRS	IRON ROD SET "SUMMIT"

UTILITIES SHOWN BASED ON VISIBLE OBSERVATION ONLY.



BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM
NAD83 TEXAS NORTH CENTRAL ZONE (4202)



LEGAL DESCRIPTION: BEING ALL OF LOT 3, BLOCK 1253-A OF THE MARSH-McILWAINE ADDITION, UNIT 1, IN THE CITY OF TYLER, TEXAS AS SHOWN ON THE PLAT THEREOF RECORDED IN CABINET D, SLIDES 191-C, 191-D AND 192-A, OF THE PLAT RECORDS OF SMITH COUNTY, TEXAS.

ACCORDING TO TITLE COMMITMENT NO. 6160896-1, EFFECTIVE DATE OCTOBER 20, 2016 SUPPLIED BY CENTRAL TITLE COMPANY, THE FOLLOWING INSTRUMENTS LISTED IN SCHEDULE B WERE EXAMINED WITH THE AFFECT ON THE SUBJECT PROPERTY (LOT 3) SHOWN BELOW.

DO AFFECT SUBJECT PROPERTY:
ITEM 1. RESTRICTIONS VOL. 6899, PG. 22
ITEM 10 (c) EASEMENTS, DEDICATIONS CAB. 191-C, 191-D, 192-A PLAT RECORDS SMITH COUNTY, TEXAS
ITEM 10 (d) MEMORANDUM OF LEASE #2008-00037227
ITEM 10 (i) CHANNEL ESMT. VOL. 833, PG. 229
ITEM 10 (g) ONCOR ELEC. ESMT. #2009-00001561
ITEM 10 (r) SURFACE WAIVER AGREEMENT VOL. 6819, PG. 14

DO NOT AFFECT SUBJECT PROPERTY:
ITEM 10 (e) EASEMENTS, COVENANTS, RESTRICTIONS VOL. 7515, PG 915
ITEM 10 (f) EASEMENT AGREEMENT VOL. 7799, PG. 906
ITEM 10 (g) ROADWAY, GRADING AGREEMENT VOL. 1716, PG. 565
ITEM 10 (i) TEXAS POWER & LIGHT ESMT. VOL. 817 PG. 354
ITEM 10 (k) TEXAS POWER & LIGHT ESMT. VOL. 1110, PG. 588, VOL. 1102, PG. 169
ITEM 10 (l) STATE OF TEXAS ROW VOL. 804, PG. 174, VOL. 1038, PG. 223, VOL. 1344, PG. 226
ITEM 10 (m) SMITH COUNTY ROW VOL. 496, PG. 312
ITEM 10 (n) STORM WATER & ELECTRIC ESMT. VOL. 7660, PG. 791
ITEM 10 (o) CONTROL OF ACCESS LINE VOL. 7692, PG. 948
ITEM 10 (p) EASEMENTS, COVENANTS, RESTRICTIONS #2008-00003980

THE FOLLOWING INSTRUMENTS CAN NOT BE ACCURATELY LOCATED BY THE SUPPLIED DESCRIPTION

ITEM 10 (i) TEXAS POWER & LIGHT ESMTS. VOL. 228, PG. 64, VOL. 228, PG. 73, VOL. 335, PG. 557, VOL. 594, PG. 599, VOL. 738, PG. 327

ITEM 10 (j) TEXAS POWER & LIGHT ESMT. VOL. 97, PG. 612

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON NOVEMBER 9, 2016.

11/10/2016
Monty Nixon
Registered Professional Land Surveyor No. 5542

STATE OF TEXAS REGISTERED MONTY NIXON 5542 PROFESSIONAL LAND SURVEYOR

ALTA/NSPS LAND TITLE SURVEY
LOT 3, BLOCK 1253-A
MARSH-McILWAINE ADDITION UNIT 1
CITY OF TYLER
SMITH COUNTY, TEXAS

REVISIONS

Summit Surveying, Inc.
Land Boundary • Topography • GPS • Geodetic
2040 Deerbrook Drive, Tyler, Texas 75703 • (903)-561-9544
TBPLS FIRM NO. 10081000

ALTA/NSPS LAND TITLE SURVEY
MARSH-McILWAINE ADDITION U-1
CITY OF TYLER
SMITH COUNTY, TEXAS

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PROJECT MGR. MLN
PROJECT TECH. MLN
CHECKED BY JPC
DATE 11/10/2016
JOB NO. 16-050

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