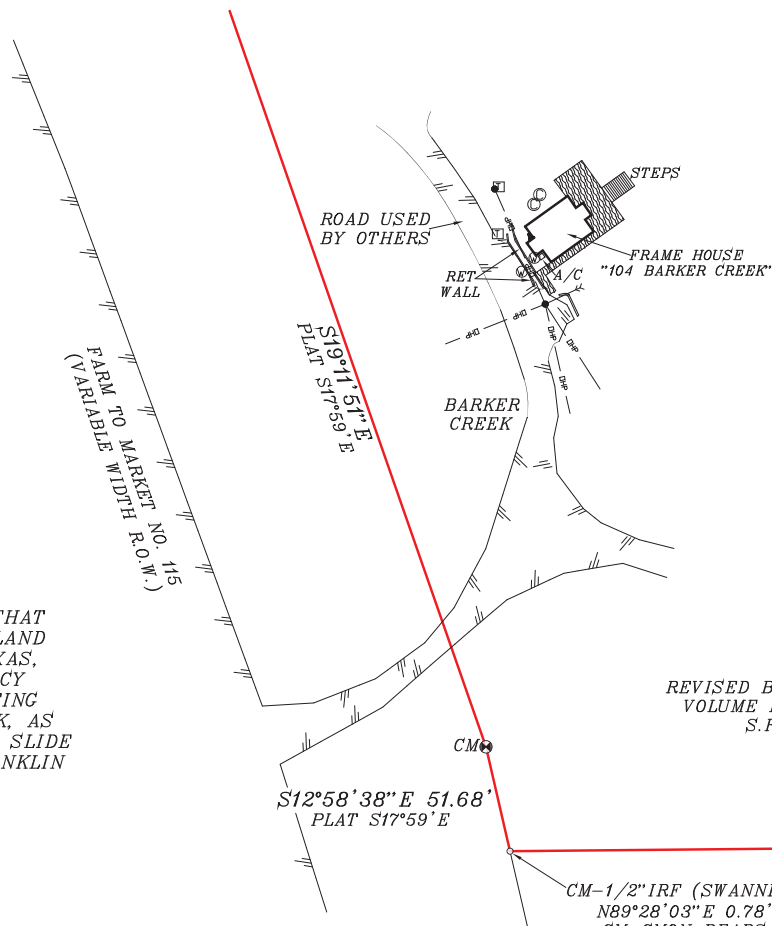




LEGEND

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	
600 NAIL FOUND	OVERHEAD ELECTRIC	
"X" FOUND IN CONCRETE	GUY WIRE	
UNDERGROUND ELECTRIC	ELECTRIC PEDESTAL	
FH FIRE HYDRANT	TELEPHONE PEDESTAL	
GAS METER	CLEANOUT	SEPTIC TANK
WATER VALVE	ASPHALT PAVING	GRAVEL/ROCK
	ROAD OR DRIVE	



LEASEHOLD ESTATE IN AND TO ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN FRANKLIN COUNTY, TEXAS, BEING PART OF THE WILLIAM Y. LACY SURVEY, ABSTRACT NO. 277, AND BEING DESIGNATED AS LOT 4, BARKER CREEK, AS SHOWN BY REVISED PLAT RECORDED IN SLIDE NO. 130A, PLAT CABINET RECORDS, FRANKLIN COUNTY, TEXAS

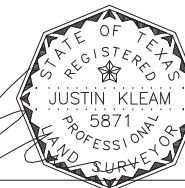
I, Justin Klear, RPLS No. 5871, do hereby certify to: Mayben Realty, as client: That the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions are as indicated; and EXCEPT AS SHOWN, all improvements are located within the boundaries, and there are 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.

SURVEYOR'S NOTES:

- 1) BEARINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS.
- 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
- 3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME OF THIS SURVEY.
- 4) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
- 5) THE RECORDED PLAT FOR REVISED BARKER CREEK, VOLUME H, PAGE 290, S.R.F.C.T., DOES NOT HAVE A WAY TO SHOW, BY BEARINGS AND DISTANCES, THE INDIVIDUAL LOTS, OR THE CALLED 40 FOOT R.O.W. FOR BARKER CREEK, IN RELATION TO THE OUTER BOUNDARY OF SAID SUBDIVISION. EACH LOT IS DEPICTED AS BEING 40 FOOT BY 40 FOOT. ONLY IMPROVEMENTS ATTACHED AND IMMEDIATELY ADJACENT TO THE HOUSE WERE SHOWN HEREON.
- 6) THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ANY PART OF WHAT IS SHOWN HEREON.
- 7) PER FRANKLIN COUNTY APPRAISAL DISTRICT ID NO. 13317, 104 BARKER CREEK SITS ON LOT NO. 4.

BY:

JUSTIN KLEAM
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5871



N89°28'03"E 426.58'
PLAT S88°47'E 422.5'

CM-1/2" IRF (SWANNER)
N89°28'03"E 0.78'
CM-CMON BEARS
S83°34'56"W 240.49'

ROBERT HUGHES ET UX
15.780 ACRES
VOLUME 057, PAGE 230
R.P.R.H.C.T.

REV 08/06/20 - J.B.K.

REV BARKER CREEK
104 BARKER CREEK
FRANKLIN CO, TEXAS

DATE:	08/06/20
SCALE:	1:60
JOB NO.:	2020-1403
CLIENT:	MAYBEN
TECHNICIAN:	J.B.K.



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