

S. M. GRACE SURVEY, A-371

(R.O.W. & BEARING BASIS PER DEED, VOL. 1858, PG. 666, S.C.D.R.)



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

L-1 S26°11'53"E, 50.38'
(RECORD: S27°37'00"E, 53.00')

L-2 S43°00'41"E, 98.94'
(RECORD: S42°05'40"E, 100.28')

INDICATES SET P.K. NAIL
UNLESS OTHERWISE NOTED.

(RECORD: N27°24'00"W, 150.00')
N27°36'36"W, 149.87'

FND. 1/2" I. ROD FROM
WHICH A CROSS-TIE FOUND
FOR REFERENCE BEARS,
S42°50'27"E, 1.06'

FND. 1/2" I. ROD INSIDE
1" IRON PIPE FROM WHICH
A 4" STEEL PIPE FOUND
FOR REFERENCE BEARS,
N49°57'34"E, 0.71'

DEED
VOL. 1856, PG. 66
S.C.D.R.

0.706 AC.



(DIRECTIONAL CONTROL LINE)
(RECORD: N62°36'00"E, 200.00')
N62°36'00"E, 200.34'

ROBERT FAIR ET AL
CALLED 390.752 AC.
VOL. 914, PG. 235
S.C.D.R.

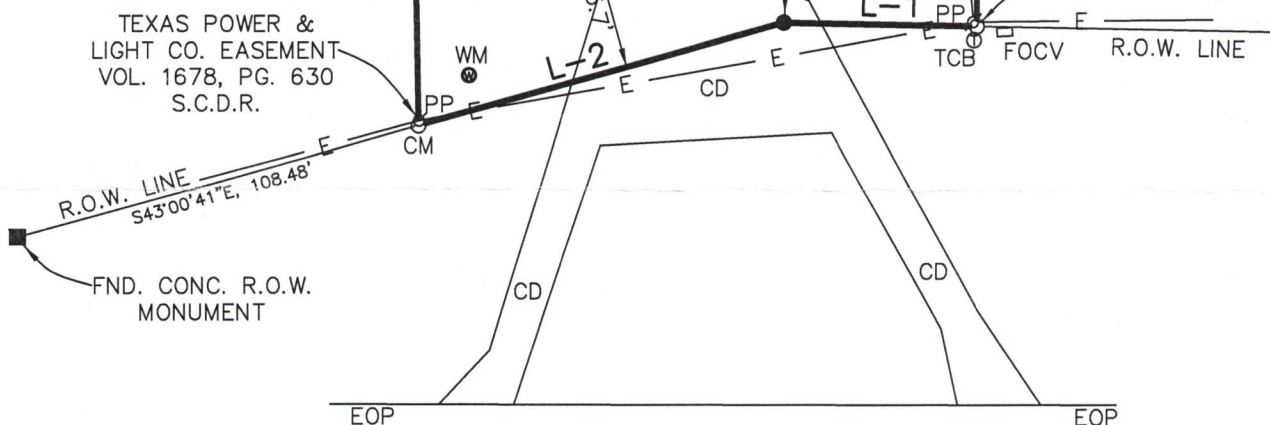
TEXAS POWER &
LIGHT CO. EASEMENT
VOL. 1678, PG. 630
S.C.D.R.

CM
P.O.B.

LEGEND

- CD=CONC. DRIV
- CM=CONTROLLING MONUMENT
- CW=CONC. WALK
- CCP=COVERED CONC. PORCH
- CPT=CAR PORT
- EOP=EDGE OF PAVEMENT
- FB=FRAME BLDG.
- FOCV=FIBER OPTIC CABLE VAULT
- GW=GUY WIRE
- MB=METAL BLDG.
- PP=POWER POLE
- TCB=TEL. CABLE BOX
- WM=WATER METER
- 1-SB&S=ONE-STORY CONC. BLOCK & STUCCO BLDG.

TEXAS POWER &
LIGHT CO. EASEMENT
VOL. 1678, PG. 630
S.C.D.R.



R.O.W. LINE
S43°00'41"E, 108.48'

FND. CONC. R.O.W.
MONUMENT

U.S. HIGHWAY 69

PLAT OF 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 13325 Highway 69 North, Tyler, Smith County, Texas, situated in the S. M. Grace Survey, Abstract 371, Smith County, Texas, and being all of that certain called 0.717 acre tract, described in a Warranty Deed from Jack M. King et al to Dr. James F. Crenshaw, dated March 6, 1978, recorded in Volume 1668, Page 710 of the Deed Records of Smith County, Texas, being more completely described as a 0.706 acre tract in Exhibit 'A' (attached).

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. Evaluation of Restrictions and Easements has been limited to those provided in Schedule B of the Title Commitment under the GF number shown hereon.