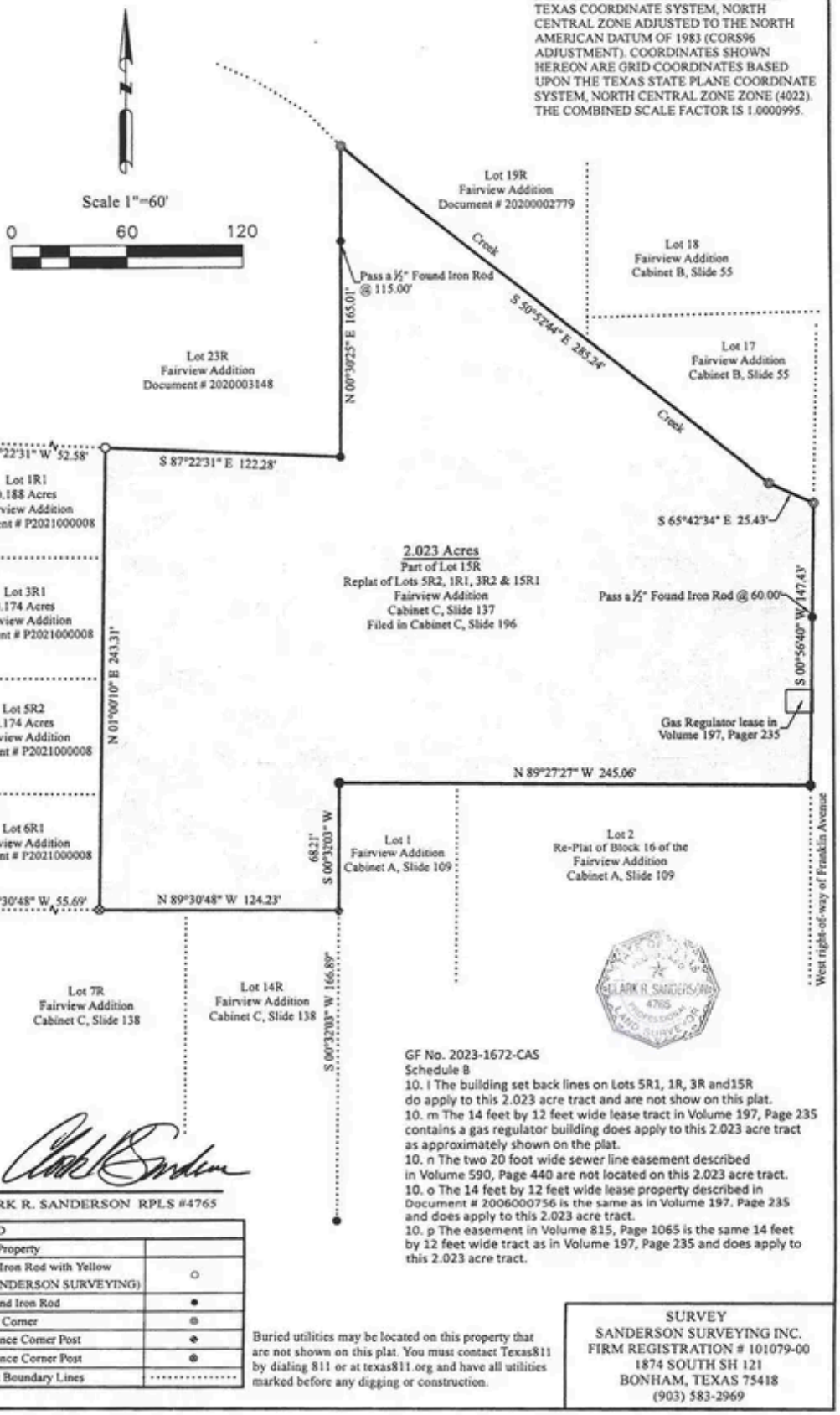
SURVEY # 2023-020

SHEET 1 OF 2 SHEETS

NOTE: ALL BEARINGS ARE REFERENCED TO SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE ADJUSTED TO THE NORTH AMERICAN DATUM OF 1983 (CORS96 ADJUSTMENT). COORDINATES SHOWN HEREON ARE GRID COORDINATES BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE ZONE (4022). THE COMBINED SCALE FACTOR IS 1.0000995.



GF No. 2023-1672-CAS
Schedule B
10. l The building set back lines on Lots 5R1, 1R, 3R and15R do apply to this 2.023 acre tract and are not show on this plat.
10. m The 14 feet by 12 feet wide lease tract in Volume 197, Page 235 contains a gas regulator building does apply to this 2.023 acre tract as approximately shown on the plat.
10. n The two 20 foot wide sewer line easement described in Volume 590, Page 440 are not located on this 2.023 acre tract.
10. o The 14 feet by 12 feet wide lease property described in Document # 2006000756 is the same as in Volume 197. Page 235 and does apply to this 2.023 acre tract.
10. p The easement in Volume 815, Page 1065 is the same 14 feet by 12 feet wide tract as in Volume 197, Page 235 and does apply to this 2.023 acre tract.

CLARK R. SANDERSON RPLS #4765

LEGEND	
Subject Property	
1/2" Set Iron Rod with Yellow Cap (SANDERSON SURVEYING)	○
1/2" Found Iron Rod	●
Point for Corner	⊙
Metal Fence Corner Post	◆
Wood Fence Corner Post	◉
Adjacent Boundary Lines	.....

Buried utilities may be located on this property that are not shown on this plat. You must contact Texas811 by dialing 811 or at texas811.org and have all utilities marked before any digging or construction.

SURVEY
SANDERSON SURVEYING INC.
FIRM REGISTRATION # 101079-00
1874 SOUTH SH 121
BONHAM, TEXAS 75418
(903) 583-2969