

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	
5/8" IRON ROD 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	
60D NAIL FOUND	OVERHEAD ELECTRIC	
"X" FOUND IN CONCRETE	<< GUY WIRE	
UNDERGROUND ELECTRIC	ELECTRIC PEDESTAL	
FH FIRE HYDRANT	TELEPHONE PEDESTAL	
GAS METER	CLEANOUT	SEPTIC LID
WATER VALVE	ASPHALT PAVING	GRAVEL/ROCK
	ROAD OR DRIVE	

SURVEYOR'S NOTES:

- 1) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GNSS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
- 2) CALL BEARINGS, DISTANCES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SPECIFIED.
- 3) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
- 4) 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.
- 5) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
- 6) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
- 7) ABSTRACT LINE SHOWN HEREON IS APPROXIMATE IN LOCATION.



ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE WASHINGTON GRAY SURVEY, ABSTRACT NO. 245, TITUS COUNTY, TEXAS, AND BEING LOT 24 AND LOT 25, BROOKWOOD ADDITION, AS RECORDED IN PLAT CABINET SLIDE NO. 432, PLAT RECORDS, TITUS COUNTY, TEXAS.

I, Justin Kleam 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.



LOT 24 AND LOT 25, BROOKWOOD ADDITION
WASHINGTON GRAY SURVEY
ABSTRACT NO. 245
TITUS COUNTY, TEXAS
COUNTY ROAD NO. 3243

DATE: 02/22/22
SCALE: 1" = 60'
JOB NO.: 2022-200
CLIENT: MAYBEN REALTY
TECHNICIAN: LER

BY:

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



BY-LINE
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