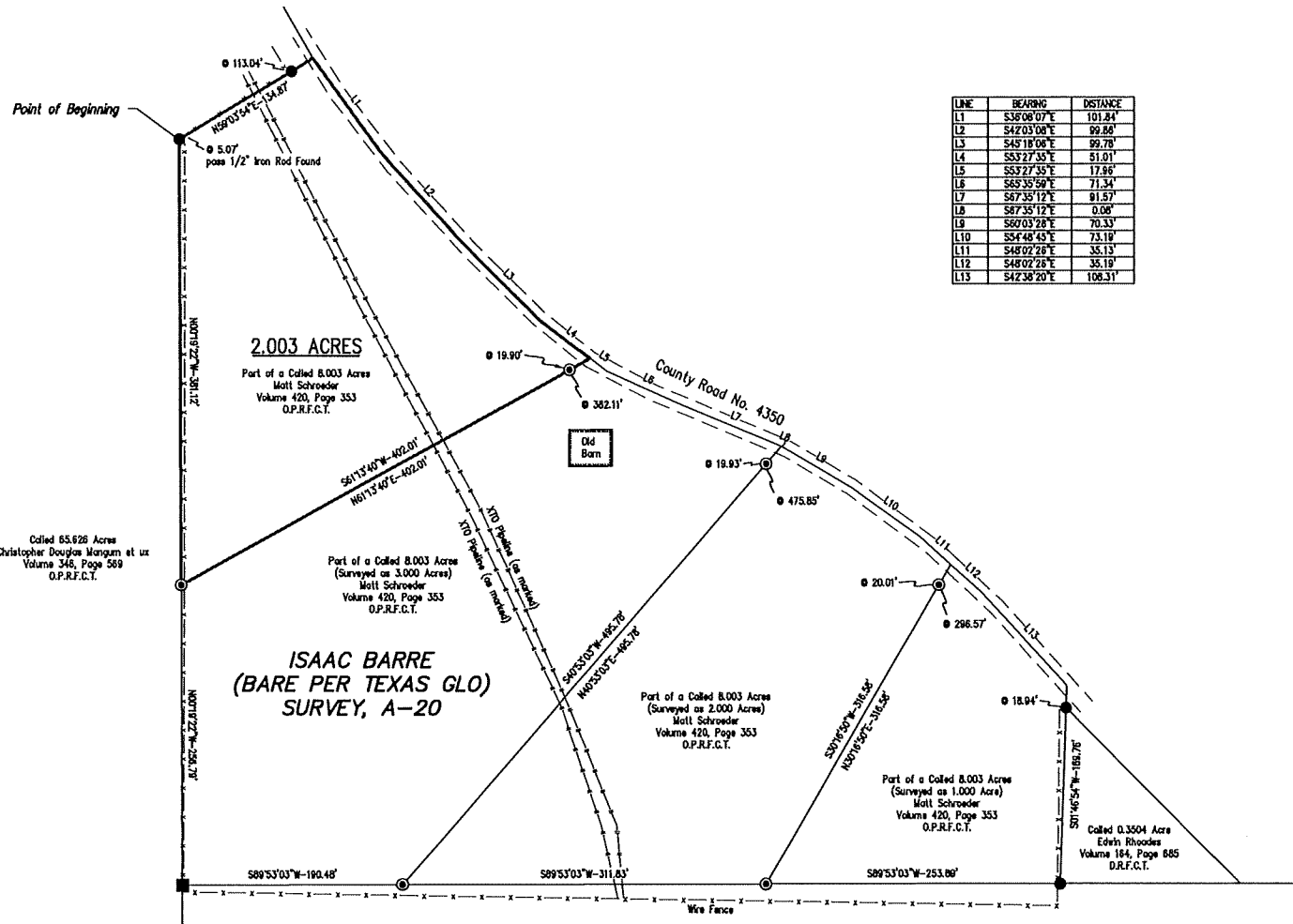


According to Texas Local Government Code, Chapter 212.004 and 212.005, dividing any tract or lot into two or more parts without benefit of a subdivision plat approved by the governing entity and also filed and recorded with the County Clerk is a violation of City Ordinance and State Law, subjecting the violator to fines and/or the withholding of utilities and building permits.



LINE	BEARING	DISTANCE
L1	S36°08'07"E	101.84
L2	S42°03'08"E	99.86
L3	S45°18'08"E	99.78
L4	S53°27'33"E	51.01
L5	S53°27'35"E	17.96
L6	S65°35'59"E	71.34
L7	S67°35'12"E	91.57
L8	S67°35'12"E	0.06
L9	S60°03'28"E	70.33
L10	S54°48'43"E	73.19
L11	S48°02'26"E	35.13
L12	S48°02'26"E	35.19
L13	S42°36'20"E	106.31

LEGEND

- 1/2" Iron Rod Set W/Cap
(Gatons RPLS 8265)
- 1/2" Iron Rod Found
- 1" Bolt Found



Notes:
There is no visible evidence of easements affecting the subject property except as shown and for utilities.
There are no visible encroachments from adjacent tracts except those shown hereon.
This tract appears to have access to and from CR 4350 as shown hereon.

SURVEY PLAT OF
2.003 ACRES OF LAND
ISAAC BARRE (BARE PER GLO) SURVEY, A-20
FRANKLIN COUNTY, TEXAS

Reference Deed: A called 8.003 acre tract described in a Warranty Deed dated November 18, 2021 from Kevin Koback et ux to Matt Schroeder as recorded in Volume 420, Page 353 of the Official Public Records of Franklin County, Texas.

DRAWN BY: BPG	DATE: 3/11/2022	PROJECT NO. 21-364R A
------------------	--------------------	--------------------------

SHEET	Gatons Surveying & Mapping, LLC
1 OF 2	290 Walton Street Kilgore, Texas 75662 (903) 483-2712 - FIRM NO. 10194087

I, Bryan P. Gatons, Registered Professional Land Surveyor, do hereby certify that the above plat shown hereon is a true and correct representation prepared from an actual survey made on the ground under my direction and supervision. Tract is subject to easements and restrictive covenants of record, if any, and is subject to such facts as an accurate and current title search may disclose.

A field note describing this plot.

Easements were not researched by this surveyor.

.. BRYAN E. PATTON ..
 Page 1 of 1 6265

Bryan R. Golds 6265
Registered Professional Land Surveyor
State of Texas No. 6265

** The original signature on this plot is in red ink. Any copy that is not signed in red ink is considered altered and is void.

Bearings are related to Geodetic North for the Texas Coordinate System NAD83, North Central Zone as determined by GPS observations made on site. To convert bearings shown (geodetic) to bearings related to grid North, rotate bearings shown counter-clockwise by the mapping angle of 1°48'09". Distances shown are expressed in US Survey Feet as measured horizontally at the surface of the earth. To convert distances shown to distances measured along the Grid for the Texas Coordinate System of 1983, North Central Zone, multiply distances shown (horizontal/surface) by the project combined scale factor of 0.99985586.