

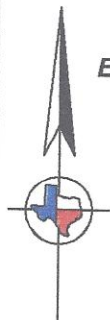
PLAT OF SURVEY

LOT NO. 15 BLOCK A OF GRANDVIEW ESTATES
VOLUME 6, PAGE 229, 230 & 231 OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS
ADDRESS: 741 GRANDVIEW DRIVE CORSICANA, TEXAS 75109
This tract is subject to Restrictions recorded in Vol. 1165, Pg. 718 and Vol. 1562, Pg. 127, of the Deed Records of Navarro County, Texas
This tract is subject to a blanket easement to M.E.N., Water Supply Corp., recorded in Vol. 1162, Pg. 184.
This tract is subject to a blanket easement to The Texas Company recorded in Vol. 284, Pg. 395.
This tract is subject to a Flowage Easement to Tarrant County Water Control and Improvement District No. 1 recorded in Vol. 989, Pg. 23 & Vol. 1019, Pg. 561.
This is a surface survey only. No attempt was made to locate any subsurface utilities.

This tract is subject to blanket easements to Navarro County Electric Coop., recorded in Vol. 1164, Pg. 658 & Vol. 1280, Pg. 373.

Basis of Bearing:
Recorded Plat

0.676 AC.



LOT 14

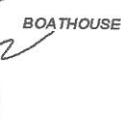
N 50°10'00" E 275.03'
(BASIS OF BEARING PER PLAT)
5' UTILITY EASEMENT PER T148/72
10' BUILDING LINE PER RESTRICTIONS

1/2" IRF
@ 70.46'

LOT 15
BLOCK A

320' LINE PER PLAT
CONCRETE RETAINING WALL

N 40°00'00" W 40.30'
(PLAT CALLS 40.00')
N 24°00'00" W 45.00'
N 18°00'00" W 28.27'
3/16" LINE PER PLAT



RICHLAND CHAMBERS
RESERVOIR



- ① TELEPHONE PEDESTAL
- ② UNDERGROUND ELECTRIC
- ☑ AIR CONDITIONER
- ☑ WATER METER
- ☑ ELECTRIC BOX
- IRF - IRON ROD FOUND

I, Eric Sterling Samford, R.P.L.S. 5885, do hereby certify that the plat shown hereon accurately represents the results of an on the ground survey made under my direction and supervision during the month of April 2007 and all corners are as shown hereon and there are no visible easements, encroachments, conflicts or protrusions other than those shown. This survey substantially conforms to the Minimum Standards of Practice as approved by the Texas Board of Professional Land Surveying. This survey was performed in connection with the transaction described in G.F. No. 15941C of Waddell Abstract Company. Use of this survey for any other purpose or by other parties shall be at their own risk and the undersigned surveyor is not responsible for any loss resulting therefrom. This certification is not a representation of warranty of title or a guarantee of ownership.

Eric Sterling Samford, Registered Professional Land Surveyor No. 5885

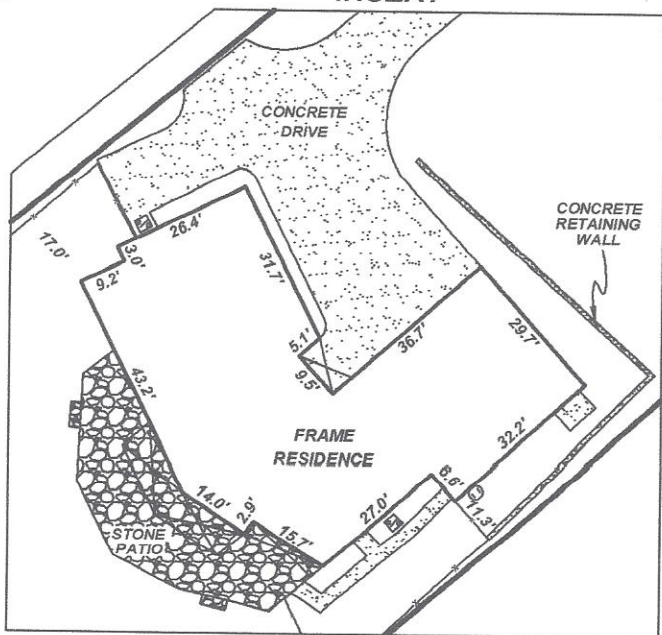
N 42°33'23" W 28.96'
TO 5/8" IRF
R= 575.00' L= 61.35'
A= 06°06'47"
CH= S 38°03'24" E 61.32'

GRANDVIEW DRIVE
S 35°02'33" E 40.17'
(PLAT CALLS 40.17')
1/2" IRF
1/2" IRF

SEE
INSERT

LOT 16

INSERT



DATE: APRIL 25, 2007
UPDATED: DECEMBER 04, 2008
SCALE: 1" = 50'
LOT 15 BLOCK A OF GRANDVIEW ESTATES
W. O. # 07-0077
UPDATED W. O. # 08-0215
DRAWN BY: ESS
SURVEY FOR: JOHNSON

SHALLOW CREEK
LAND SURVEY CO.
P.O. BOX 491
GROESBECK, TEXAS 76642
(254) 729-3841