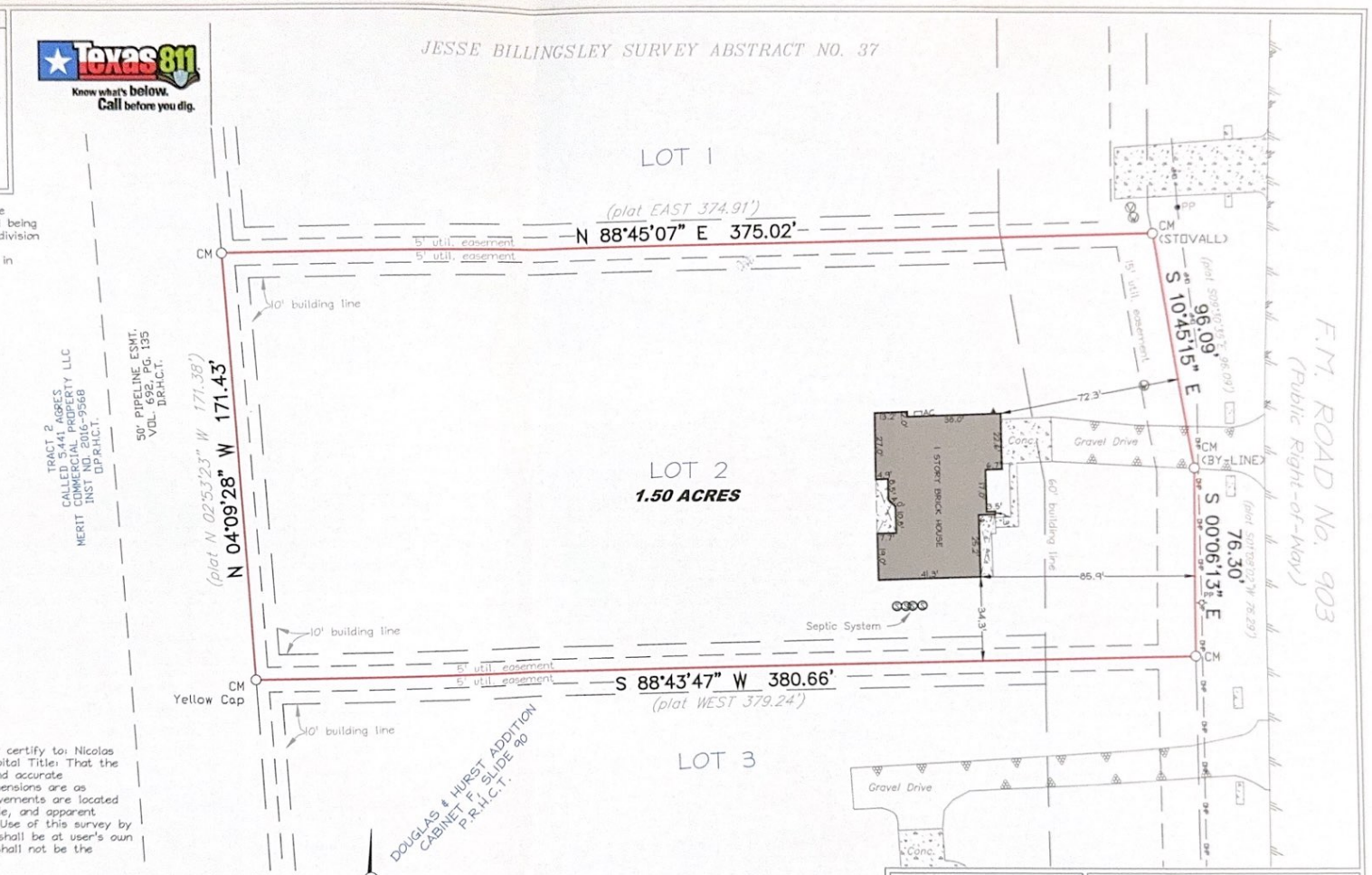
LEGEND

- CM CONTROLLING MONUMENT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET (BY-LINE)
- POINT FOR CORNER
- 1/2" IRON PIPE FOUND
- POWER POLE
- A/C AIR CONDITIONING
- WATER METER
- CONCRETE R.O.W. MON
- PP POWER POLE WITH TRANSFORMER
- UNDERGROUND ELECTRIC
- FH FIRE HYDRANT
- GAS METER
- WATER VALVE
- CONCRETE
- WOOD
- COVERED CARPORT, PORCH, DECK, ETC
- OHT – OVERHEAD TELEPHONE
- OHP – OVERHEAD ELECTRIC
- PIPE FENCE
- METAL FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- CHAINLINK FENCE
- OVERHEAD ELECTRIC
- GUY WIRE
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- CLEANOUT
- SEPTIC TANK
- ASPHALT PAVING
- GRAVEL/ROCK ROAD OR DRIVE

Texas811 Know what's below. Call before you dig.

Being a 1.50 acre tract of land situated in the Jesse Billingsley Survey, Abstract No. 37 and being all of Lot 2, Douglas & Hurst Addition, a subdivision in Hunt County, Texas, according to the plat thereof recorded in Cabinet F, Slide 90, and in Volume 400, Page 1836, Plat Records, Hunt County, Texas.



I, Wayne Beets II RPLS No. 6039, do hereby certify to: Nicolas Fernandez, Owner; Real Estate Story and Capital Title: 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.

Flood Statement:
The property is shown as being located in Zone "X" by Flood Insurance Rate Map No. 48231C0250G, dated January 5, 2012. It is not shown as being located in a Special Flood Hazard Area Inundated by 100-Year Flood.

Notes:
1) Bearings are based on NAD83, Texas North Central Zone No. 4202, obtained by GPS observations.
2) All building lines and utility easements shown hereon are set out by plat of Douglas and Hurst Addition recorded in Cabinet F, Slide 90 of the Plat Records of Hunt County, Texas.
3) No easement record search was made by this office concerning this property.

BY: Wayne Beets

WAYNE BEETS II
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6039

STATE OF TEXAS REGISTERED WAYNE BEETS II 6039 PROFESSIONAL LAND SURVEYOR

4438 FM 903 Celeste, Texas	
DATE:	12/11/2018
SCALE:	1" = 40'
JOB NO.:	2018-1351
CLIENT:	Real Estate Story
TECHNICIAN:	TYB

P.O. BOX 834
Emory, Tx 75440
Ph: (903) 473-5150
Firm No: 10194233
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