

LEGEND

CM CONTROLLING MONUMENT	CONCRETE	WOOD
1/2" IRON ROD FOUND	COVERED CARPORT, PORCH, DECK, ETC	
1/2" IRON ROD FOUND (BY-LINE)	OHT - OVERHEAD TELEPHONE	
POINT FOR CORNER	OHP - OVERHEAD ELECTRIC	
1/2" IRON PIPE 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	
MAG NAIL SET	OVERHEAD ELECTRIC	
"X" FOUND IN CONCRETE	GUY WIRE	
UNDERGROUND ELECTRIC	ELECTRIC PEDESTAL	
FH FIRE HYDRANT	TELEPHONE PEDESTAL	
GAS METER	CLEANOUT	SEPTIC TANK
WATER VALVE	ASPHALT PAVING	
	GRAVEL/ROCK	
	ROAD OR DRIVE	



Being a 12.61 acre tract of land, conveyed to Tucker Tarpley and wife, Hollie Tarpley, by deed recorded in File No. 2020-13111, Official Public Records, Hunt County, Texas, and being more particularly described by metes and bounds as follows:

- SURVEYOR'S NOTES:**
- 1) BEARINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS.
 - 2) CALL BEARINGS AND DISTANCES ARE PER RECORDED DEED UNLESS OTHERWISE SPECIFIED.
 - 3) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
 - 4) THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING ITEMS AS PROVIDED BY THE TITLE COMPANY, FIRST AMERICAN TITLE, UNDER G.F. NO. 2611848-1253, DATED MARCH 17, 2021: EASEMENT RECORDED IN VOL. 781, PG. 146, D.R.H.C.T. (DOES NOT APPEAR TO AFFECT THE SURVEYED TRACT) EASEMENTS RECORDED IN VOL. 1413, PG. 225 AND FILE NO. 2021-00456, O.P.R.H.C.T. (SURVEYED TRACT IS SUBJECT TO, BLANKET IN NATURE)
 - 5) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
 - 6) SEE LEGAL DESCRIPTION MADE THIS SAME DATE, AND JOB NUMBER.
 - 7) ABSTRACT LINE SHOWN HEREON IS APPROXIMATE IN LOCATION.

I, Tina Ballard RPLS No. 6746, do hereby certify to Tucker Tarpley, Hollie Tarpley, Commercial Bank of Texas, and First American Title Company, under G.F. No. 2611848-1253, dated March 17, 2021, 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.

REVISED-04/14/2021

BY: Tina Ballard
 TINA BALLARD
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 6746



CALLED 50.255 ACRES
 PAMELA GALE McNULTY BERNINGER
 (FILE NO. 2013-3188 O.P.R.H.C.T.)

JESSE FARREL
 SURVEY A-327
 HAMMOND SMITH
 SURVEY A-947

CALLED 42.379 ACRES
 RIGOBERTO & YANETH CISNEROS
 (VOL. 1278, P. 37 O.P.R.H.C.T.)

CALLED 56.8 ACRES
 LOUIE BILL McKAY, JR., ET AL
 (VOL. 132, P. 247 R.P.R.H.C.T.)

12.61 ACRES
 CALLED 12.61 ACRES
 TUCKER TARPLEY AND WIFE,
 HOLLIE TARPLEY
 (FILE NO. 2020-13111 O.P.R.H.C.T.)

CALLLED 13.72 ACRES
 RIGOBERTO CISNEROS, SR AND
 YANETH CISNEROS
 (FILE NO. 2020-19038 O.P.R.H.C.T.)

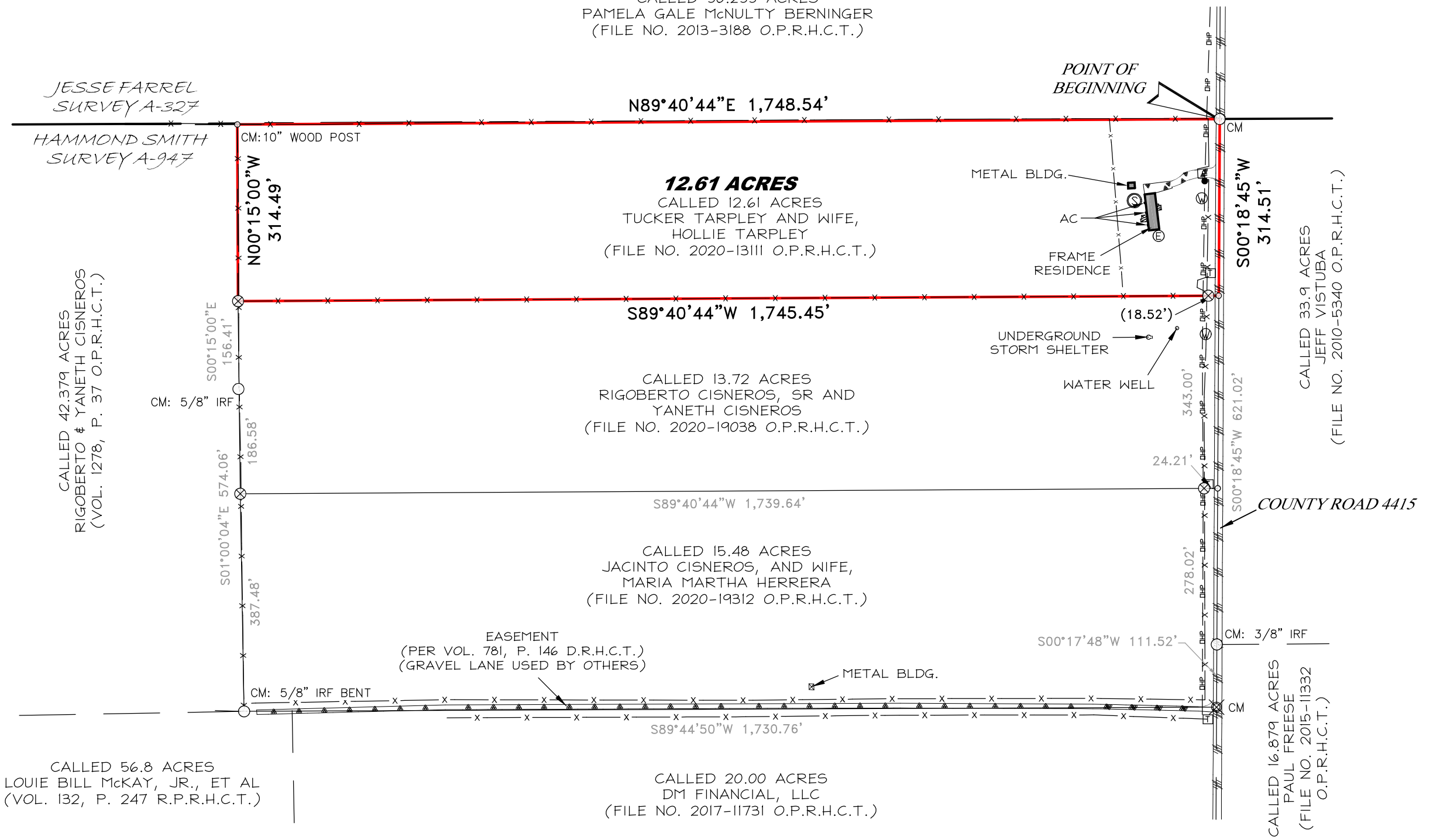
CALLLED 15.48 ACRES
 JACINTO CISNEROS, AND WIFE,
 MARIA MARTHA HERRERA
 (FILE NO. 2020-19312 O.P.R.H.C.T.)

CALLLED 20.00 ACRES
 DM FINANCIAL, LLC
 (FILE NO. 2017-11731 O.P.R.H.C.T.)

METAL BLDG.
 AC
 FRAME RESIDENCE
 UNDERGROUND STORM SHELTER
 WATER WELL

CALLLED 33.9 ACRES
 JEFF VISTUBA
 (FILE NO. 2010-5340 O.P.R.H.C.T.)

CALLLED 16.879 ACRES
 PAUL FREESE
 (FILE NO. 2015-11332 O.P.R.H.C.T.)



4916 COUNTY ROAD 4415 WOLFE CITY, TEXAS	
DATE:	04/09/2021
SCALE:	1" = 200'
JOB NO.:	2021-564
CLIENT:	TARPLEY
TECHNICIAN:	JDJ

BY-LINE SURVEYING LLC

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