

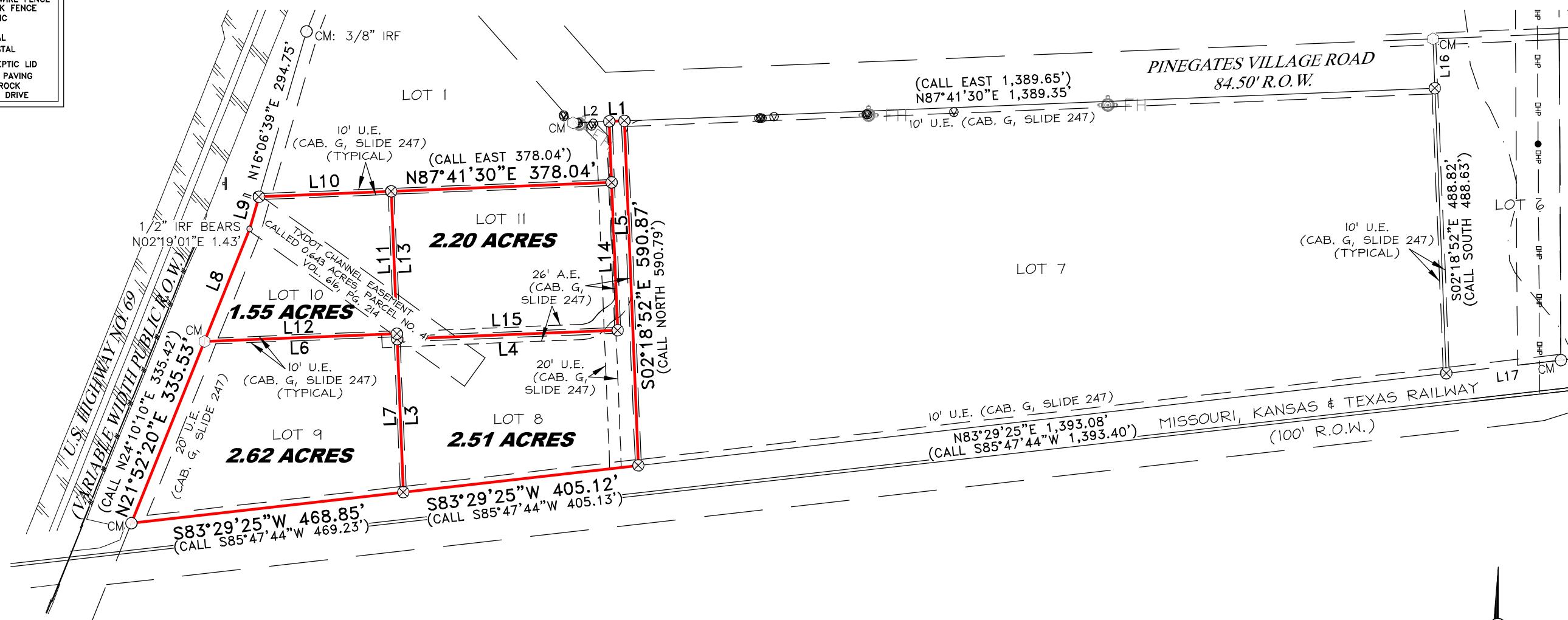
LEGEND

CM	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
⊗	1/2" IRON ROD SET (BY-LINE)
○	POINT FOR CORNER
○	1/2" IRON ROD FOUND
●	POWER POLE
A/C	AIR CONDITIONING
W	WATER METER
CONCRETE R.O.W. MON	CONCRETE
■	"X" FOUND IN CONCRETE
▲	UNDERGROUND ELECTRIC
◆	FIRE HYDRANT
◎	GAS METER
○	WATER VALVE
CONCRETE	WOOD
COVERED CARPORT	WOOD
PORCH, DECK, ETC	WOOD
OHT - OVERHEAD TELEPHONE	WOOD
OHP - OVERHEAD ELECTRIC	WOOD
U - METAL FENCE	WOOD
W - WOOD FENCE	WOOD
W - BARBED WIRE FENCE	WOOD
○ - CHAINLINK FENCE	WOOD
△ - OVERHEAD ELECTRIC	WOOD
↔ - GUY WIRE	WOOD
E - ELECTRIC PEDESTAL	WOOD
T - TELEPHONE PEDESTAL	WOOD
○ - CLEANOUT	WOOD
○ - SEPTIC LID	WOOD
ASPHALT PAVING	WOOD
GRAVEL/ROCK	WOOD
ROAD OR DRIVE	WOOD



Know what's below.
Call before you dig.

Lots 8 thru 11, Block A, Pinegates Village, a subdivision to the City of Greenville, Hunt County, Texas, according to the plat thereof as recorded in File No. 2015-7337, Official Public Records, Hunt County, Texas, and in Cabinet G, Slide 247, Plat Records, Hunt County, Texas.



LINE TABLE

LINE	BEARING	DISTANCE	CALL BEARING	CALL DISTANCE
L1	N87°41'30"E	26.00'	EAST	26.00'
L2	S87°41'30"W	61.92'		
L3	N02°18'52"W	262.41'	NORTH	262.34'
L4	N87°41'30"E	378.04'	EAST	378.04'
L5	N02°18'52"W	358.15'	NORTH	358.15'
L6	N87°41'30"E	330.12'	EAST	330.63'
L7	S02°18'52"E	271.75'	SOUTH	271.62'
L8	N21°52'20"E	207.68'	N24°10'10"E	207.79'
L9	N16°06'39"E	57.66'	N18°26'36"E	57.61'
L10	N87°41'30"E	226.81'	EAST	227.33'
L11	S02°18'52"E	244.16'	SOUTH	244.22'
L12	S87°41'30"W	330.12'	WEST	330.63'
L13	N02°18'52"W	253.50'	NORTH	253.50'
L14	S02°18'52"E	253.50'	SOUTH	253.50'
L15	S87°41'30"W	378.04'	WEST	378.04'
L16	N02°18'30"W	84.50'		
L17	N83°29'25"E	197.46'		

SURVEYOR'S NOTES:

- 1) BEARINGS ARE BASED ON NAD 83(2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
- 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
- 3) 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.
- 4) 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.
- 5) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
- 6) FIELD WORK WAS COMPLETED 06/08/2023.

I, Tina Ballard RPLS No. 6746, do hereby certify 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 DATE: 06/12/2023
ADDED BLOCK A TO LEGAL
8/16/2023 SEPARATED LOTS

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



PINEGATES VILLAGE
GREENVILLE, TEXAS

DATE:	06/09/2023
SCALE:	1" = 200'
JOB NO.:	2023-760
CLIENT:	NOSA EVBUOMWAN
TECHNICIAN:	AMN



BY-LINE
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