

SUBDIVISION FINAL PLAT APPLICATION FORM  
HOPKINS COUNTY, TEXAS

Please Type or Print Information

This form shall be completed by the Property Owner or Applicant and submitted to the Subdivision Coordinator's Office along with the required number of copies of the respective plat, fees, and all other required information.

Type of Plat Submittal:  Final Plat  Revision  Cancellation

Proposed Name of Subdivision: BRASHEAR CORNER

Applicant/Property Owner's Name: ANTHONY SANTANGELO

Mailing Address: 3102 CR1112

City: BRASHEAR State: TX Zip: 75420

Telephone No.: 972-832-1487 Fax No.: NONE

Surveyor/Engineer's Name: CBG SURVEYING INC #10128801

Company: JUSTIN KLEAM R.P.L.S 5871

Address: 458 HILLCREST DR

City: SULPHUR SPRINGS State: TX Zip: 75482

Telephone No.: 903-438-1200 Fax No.: 903-438-1266

Total Acreage of Development: 9.14 AC. Total Number of Lots: 3

Physical Location of Property: SW COR FM 2653 & CR1112

Legal Description of Property: PARCEL OF JOHN CLARK SURVEY ABS No. 160  
HOPKINS COUNTY TEXAS

Intended Use of Lots : (Check all those that apply)

Residential (Single Family)  Residential (Multi-family)

Other \_\_\_\_\_  
(please specify)

Property Located Within City ETJ:  Yes  No

If Yes, Name of City: \_\_\_\_\_

Water Supply: BRASHEAR WSC Electric Service: FARMERS ELECTRIC

Sewage Disposal: OSSF Gas Service: PROPANE

REASON FOR REVISION: HOUSING NEED

Note: The submission of plans/drawings, calculations, etc., along with this application makes such items public record, and the Applicant understands that they may be viewed and/or reproduced (copied) by the general public.

# Hopkins County Fire Department



1286 S. Texas St. Sulphur Springs TX, 75482

Phone: 903-439-6217

To Whom It May Concern,

The preliminary plat in the Brashear Community for Mr. Anthony Santagelo in the County of Hopkins, has been reviewed in my office. Upon the review with the Hopkins County Fire Marshal's office and Mr. Santagelo we have agreed upon these revisions:

- 1) The driveways have a minimum of 30 feet in width for the potential first responder's apparatus entering the said property.
- 2) If a water main line is unable to be obtained due to the rural water system for a fire hydrant then a dry hydrant must be installed if a pool or pond is installed on said property. To include an all-weather road and 24 access area. If either option is not available my office will review before final plat is issued.
- 3) One drive way of 30 feet wide will be placed on County Road 1112. The other drive way of 30 feet wide will be placed on Farm to Market 2653.
- 4) If a pool or pond is on the said property as stated in line 2 for a dry hydrant, it must pass a 100 year drought test to ensure an effective fire flow.

With these said change orders to the original preliminary plat that are in accordance with NFPA 1141 I, Andy Endsley Fire Chief of Hopkins County Fire Department recommend to proceed with requested preliminary draft of the said sub division for Brashear Corner Subdivision.

Sincerely,

Andy Endsley

Hopkins County Fire Chief

Hopkins County Fire Department

ON-SITE SEWAGE FACILITY (OSSF) PROGRAM  
Subdivision Review Guidelines

ALL PROPOSED SUBDIVISIONS OR DEVELOPMENT PLANS, wherein the wastewater is to be disposed of by means of On-Site Sewage Facilities (OSSF), are required to be reviewed by the permitting authority and

MUST HAVE THE FOLLOWING MINIMUM INFORMATION SUBMITTED.

An overall site plan that provides individual lot sizes and any existing water well locations. Areas for replacement OSSF systems are generally considered adequate when minimum lot sizes, as required by the TCEQ's OSSF rules (30 Texas Administrative Cod (TAC) Chapter 285) are provided. However, if ground surface features or topographies limit a lot's suitable area for an OSSF system smaller than the minimum lot size, then the replacement OSSF area on impacted lots needs to be addressed

A topographic map with the proposed subdivision location imposed on the map. The map shall be an original or legible copy of a "7.5 degree" map (Department of the Interior Geological Survey map with 10 foot contour intervals). Surface drainage and direction of drainage influenced by slope and other improvements planned for the subdivision shall be indicated on the map.

A Federal Emergency Management Agency (FEMA) 100-year flood plain map with the proposed subdivision location imposed on the map. The map will be an original or legible copy. A statement regarding whether the proposed subdivision is located in the floodplain of floodway is needed from the local flood plain coordinator/administrator if a FEMA 100-year flood plain map for the area where the proposed subdivision is located is not available or if the subdivision is not in a floodplain or floodway. There's no local flood plain coordinator/administrator, then a statement is needed from the TCRQ Floodplain Management Section regarding the location of the proposed development in the floodplain or floodway.

A deed restriction requiring an aerobic OSSF or  a soil survey which includes:

2/21

- (a)  An original or legible copy of an existing official USDA Natural Resources Conservation Service soil survey map, if one has been completed, with the proposed subdivision location imposed on the map. The soil class and texture information must be in accordance with current 30 TAC Chapter 285 rules for *class and texture*. If there is no official Natural Resources Conservation Service soil survey information available, then soils information as described in the current 30 TAC Chapter 285 rules must be submitted by *class and texture*. This includes a soil texture analysis for each different WSDA *soil association*.
- (b)  Soil drainage and groundwater information and soil limitations that could affect OSSF disposal, identified by soil scientists in any official soil surveys.
- (c)  The types of OSSF disposal systems suitable for the soils in the proposed subdivision. A statement may be included to the effect that individual OSSF system selection will be made in conjunction with the site evaluation with respect to the individual site permitting process, in accordance with the 30 TAC Chapter 285 OSSF rules.

An official county road map with directions to the proposed subdivision

Submittals including all of the above information will be considered administratively complete. Only upon determination that the submittal is administratively complete, staff will provide a technical review of the submittal to determine compliance with 30 TAC Chapter 285 regarding individual lot size requirements and overall site suitability. We will provide a written response to the sender regarding approval within 45 days of receipt of administratively complete planning materials.

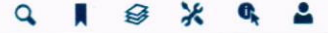
OSSF DR

10/23/17 *[Signature]* D.R. ADKINS CO.

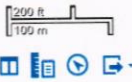
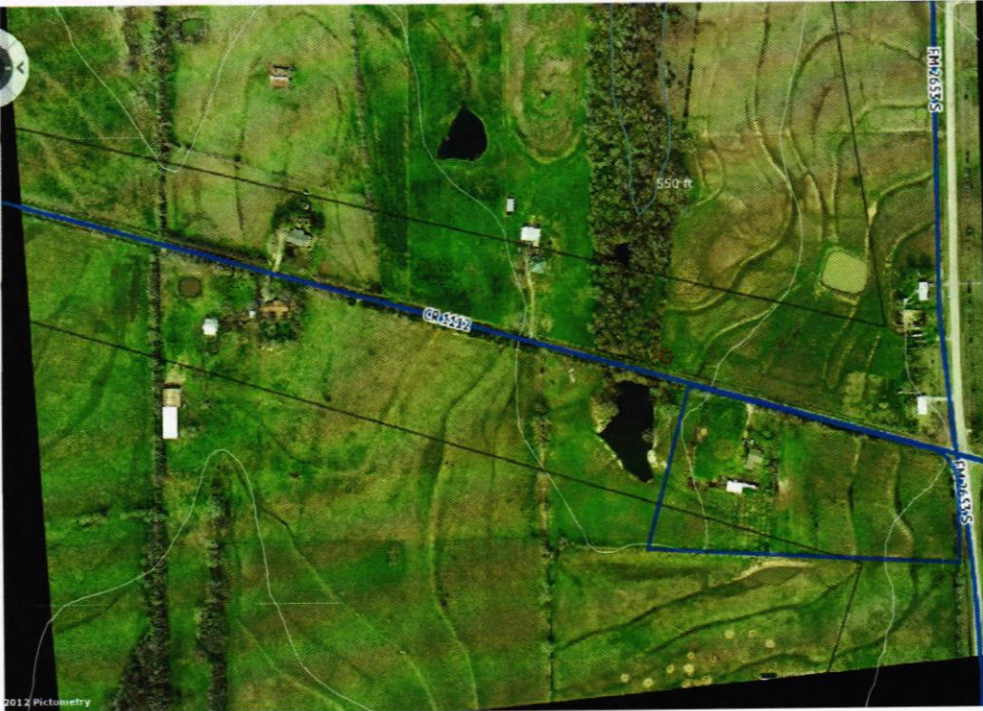
10/26/2017

CONNECTExplorer™

CONNECTEXPLORER



\* Workspaces



map: Auto (Ortho) - Jan 2012 - Mar 2012 - < image 1 of 3 > 01/28/2012

### FEMA's National Flood Hazard Layer (Official)

**NFHL (click to expand)**

**LOMRs**  
 Effective

**LOMAs**

**FIRM Panels**

**Flood Hazard Boundaries**  
 - Limit Lines  
 - SFHA / Flood Zone Boundary  
 - Other Boundaries

**Flood Hazard Zones**  
 1% Annual Chance Flood Hazard  
 Regulatory Floodway  
 Special Floodway  
 Area of Undetermined Flood Hazard  
 0.2% Annual Chance Flood Hazard  
 Future Conditions  
 1% Annual Chance Flood Hazard  
 Area with Reduced Risk Due to Levee



Data from Flood Insurance Rate Maps (FIRMs) where available digitally. New NFHL FIRMette Print app available: <http://tinyurl.com/j4xwp5e>

0.6mi

USGS The National Map: Orthoimagery | National Geospatial-Intelligence Agency (NGA); Delta State University; Esri | Print here instead: <http://tinyurl.com/j4xwp5e> Support: [FEMAMapSpecialist@riskmapcds.com](mailto:FEMAMapSpecialist@riskmapcds.com) | USDA FSA, DigitalGlobe, Microsoft, CNES/Airbus DS | Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, NPS, US Census Bureau, USDA

BRASHEAR CORNER  
 Flood Plain Information  
 ANTHONY SANTANGELO 9.13 AC

BRASHEAR CORNER  
 JOHN CLARK SURVEY ABS. NO. 160  
 HOPKINS COUNTY, TEXAS  
 FM ROAD NO. 2653 AND  
 COUNTY ROAD NO. 1112

# Hopkins County Fire Department



1286 S. Texas St. Sulphur Springs TX, 75482

Phone: 903-439-6217

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Sincerely,

Andy Endsley

Hopkins County Fire Chief

Hopkins County Fire Department

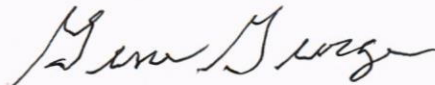
**Brashear Water Supply Corp**  
**PO Box 36**  
**Brashear, Texas 75420-0036**  
**CCN No. 10498**  
**patgeorge@cumbytel.com**  
**903-582-2670-Fax 903-612-4061**

**October 23, 2017**

**Attn: Debbie Shirley**

**Brasher Water Supply Corporation has agreed to give Anthony Santangelo 2 water meters on CR 1112.**

**Thank You,**

A handwritten signature in cursive script that reads "Gene George".

**Gene George, Manager**

**TAX CERTIFICATE**

ACCT # 65-0160-000-015-12  
 DATE 10/23/2017  
 FC



SULPHUR SPRINGS ISD  
 631 CONNALLY  
 SULPHUR SPRINGS, TX 75482  
 (903) 885-2153

Cert# 170155  
 FEE 4.00

Property Description  
 ABST: 160, TRCT: 15-12, SUR: CLARK JOHN

TOWN - LOCATION- 3102 CR 1112  
 ACRES - 9.130

Values

LAND MKT VALUE	35,610	IMPR/PERS MKT VAL	80,100
LAND AGR VALUE		MKT. BEFORE EXEMP	115,710
		LIMITED TXBL. VAL	84,000

EXEMPTIONS GRANTED: H S  
 (REMOVAL OF EXEMPTIONS MAY RESULT IN ADDITIONAL TAXES DUE)

SANTANGELO ANTHONY & CAROLYN  
 3102 CR 1112

BRASHEAR TX 75420

I, SANDRA GIBBY, TAX COLLECTOR FOR THE SULPHUR SPRINGS INDEPENDENT SCHOOL DISTRICT DO HEREBY CERTIFY AND OTHERWISE GUARANTEE THAT THE TAX LEVYS, PENALTIES/INTEREST AND ATTORNEY FEES DUE IN THE CURRENT MONTH FOR THE ABOVE DESCRIBED PROPERTY ARE AS LISTED BELOW:

TAXES 2017	LEVY	P&I	ATTY FEES	AMT DUE
	1,003.54	.00	.00	1,003.54
	-----	-----	-----	-----
	1,003.54	.00	.00	1,003.54
				=====
		<b>TOTAL DUE 10/2017</b>		<b>1,003.54</b>
		<b>TOTAL DUE 11/2017</b>		<b>1,003.54</b>

ACCT # 65-0160-000-015-12

**BREAKDOWN OF TAX DUE BY JURISDICTION**

JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
SULPHUR SPRINGS ISD	1,003.54	.00	.00	1,003.54

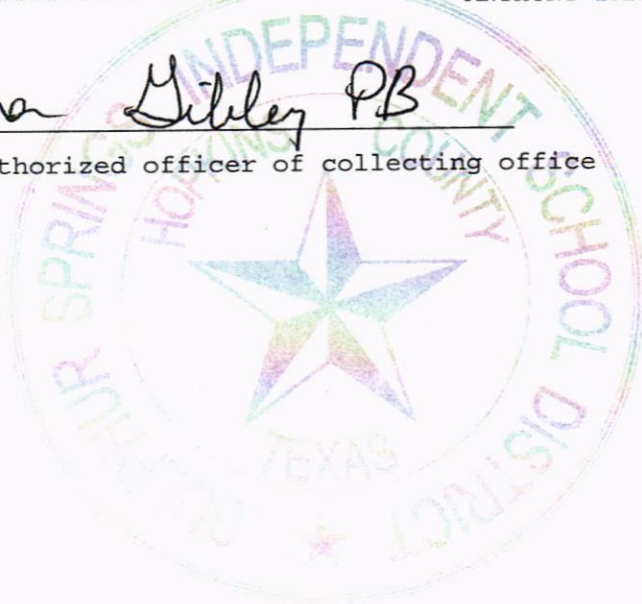
TAX LEVY FOR THE CURRENT ROLL YEAR: 0086 1,003.54  
 TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR ..... 1,003.54

\*\*\*\*\*  
 \* SUBJECT TO ROLLBACK \*  
 \* SUBJECT TO ROLLBACK \*  
 \*\*\*\*\*

REQUESTED BY:  
 ANTHONY SANTANGELO

*Sandra Gibby PB*

Signature of authorized officer of collecting office





**TAX CERTIFICATE**

ACCT # 65-0160-000-015-12  
 DATE 10/23/2017  
 JL



**HOPKINS COUNTY TAX OFFICE**  
 PO BOX 481  
 SULPHUR SPRINGS, TX 75483  
 (903) 438-4063

Cert# 170153  
 FEE 10.00

Property Description  
 ABST: 160, TRCT: 15-12, SUR: CLARK JOHN

TOWN - LOCATION- 3102 CR 1112  
 ACRES - 9.130

Values

LAND MKT VALUE	35,610	IMPR/PERS MKT VAL	80,100
LAND AGR VALUE		MKT. BEFORE EXEMP	115,710
		LIMITED TXBL. VAL	84,000

EXEMPTIONS GRANTED: H S  
 (REMOVAL OF EXEMPTIONS MAY RESULT IN ADDITIONAL TAXES DUE)

SANTANGELO ANTHONY & CAROLYN  
 3102 CR 1112

BRASHEAR TX 75420

hereby certify and otherwise guarantee that the tax levies, penalties, and attorney fees due in the current month for the above described property are as listed below.

	LEVY	P&I	ATTY FEES	AMT DUE
TAXES 2017	782.38	.00	.00	782.38
	-----	-----	-----	-----
	782.38	.00	.00	782.38
				=====
		TOTAL DUE 10/2017		782.38
		TOTAL DUE 11/2017		782.38

ACCT # 65-0160-000-015-12

**BREAKDOWN OF TAX DUE BY JURISDICTION**

JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
COUNTY	493.10	.00	.00	493.10
HOSPITAL	289.28	.00	.00	289.28

(CERTIFICATE MAY NOT INCLUDE ALL TAXING JURISDICTIONS)

TAX LEVY FOR THE CURRENT ROLL YEAR: COUN	493.10
TAX LEVY FOR THE CURRENT ROLL YEAR: HOSP	289.28
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	782.38

\*\*\*\*\*  
 \* SUBJECT TO ROLLBACK \*  
 \* SUBJECT TO ROLLBACK \*  
 \*\*\*\*\*

REQUESTED BY:

Signature of authorized officer of collecting office

COPY

**BRASHEAR CORNER**  
**John Clark Survey, Abstract No. 160**  
**Declaration of Covenants, Conditions, and Restrictions**

1. No lot can be subdivided, each lot will remain as platted, one residence per lot.
2. ALL NEW OSSF SYSTEMS MUST BE AEROBIC SYSTEMS.
3. Lots 1, 2 and 3 are to have a minimum site-built or multi-section manufactured home 10 years or newer of 1400 square feet of heated and cooled living area.
4. No noxious or offensive activity shall be carried on any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood (loud music, dog kennels for public use, rescued animals, storage of animals other than normal grazing of horses and cattle, etc.)
5. No structures of a temporary nature, camping trailers, tents, or incomplete structures shall be used as a residence, either temporary or permanently.
6. No lot shall be used or maintained as a dumping ground for rubbish, garbage, compost, or other waste materials. Household garbage must be removed from the premises and not burned on premises.
7. No building shall be located on lots nearer than 50 feet to public road. No building shall be located on any lot nearer than 10 feet to side or rear lot line.
8. Unregistered and/or wrecked vehicles of any type shall not be permitted to remain in open sight on any lot. They must be stored in a garage, barn, or stored behind shrubs, and not visible from the road.
9. The right is reserved to locate, construct, erect and maintain, or cause to be located, constructed, erected, or maintained within the area indicated on the plot easements, pipelines, drainage ditches, conduit, poles, and wires and any other methods of conduction or performing any public or quasi-public utility or function above or beneath the surface deemed reasonable or necessary. Full rights of egress and ingress shall be had at all times over any dedicated easement for the installation, operations, maintenance, repair or removal of any utility.
10. The covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded, after which time said covenants shall be extended for successive periods of ten (10) years.
11. The covenants are to protect the investment of the home as well as the enjoyment.

**LEGAL DESCRIPTION**

Being a lot, tract or parcel of land situated in the John Clark Survey, Abstract No. 160, Hopkins County, Texas, and being all that therein, 14,430 acre tract of land conveyed to Anthony Santangelo et al. by Special Warranty Deed, as recorded in Volume 933, Page 440, Official Public Records, Hopkins County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found at the Southeast corner of the remainder of said 14,430 acre tract, and the Northeast corner of the remainder of a 76.91 acre tract of land conveyed to Vicente Badillo, by deed recorded in Volume 594, Page 686, Official Public Records, Hopkins County, Texas, said point lying in the West line of F. M. Road No. 2653, (Variable Width R.O.W.);

**THENCE** North 88 Degrees 21 Minutes 55 Seconds West, along the South line of the remainder of said 14,430 acre tract, and the North line of the remainder of said 76.91 acre tract, a distance of 1,013.75 feet to a 1/2 inch iron rod found marked (CBG INC) at the Southwest corner of the remainder of said 14,430 acre tract, and the Southeast corner of a 5.30 acre tract of land conveyed to Russell Lester, Jr. et ux, by deed recorded in File #20164289, Official Public Records, Hopkins County, Texas, said point lying in the North line of the remainder of said 76.91 acre tract, from said point, a 1/2 inch iron rod found at the Southwest corner of said 5.30 acre tract, and the Northwest corner of the remainder of said 76.91 acre tract, bears North 88 Degrees 21 Minutes 55 Seconds West, a distance of 325.65 feet;

**THENCE** North 13 Degrees 43 Minutes 44 Seconds East, along the West line of the remainder of said 14,430 acre tract, and the East line of said 5.30 acre tract, a distance of 526.92 feet to a 1/2 inch iron rod found marked (CBG INC) at the Northwest corner of the remainder of said 14,430 acre tract, and the Northeast corner of said 5.30 acre tract, said point lying on the South side of County Road No. 1112, from said point, a 6 inch wood fence post found at the Northwest corner of said 5.30 acre tract, bears North 76 Degrees 16 Minutes 16 Seconds West, a distance of 493.49 feet;

**THENCE** South 76 Degrees 16 Minutes 16 Seconds East, along the North line of the remainder of said 14,430 acre tract, and the South side of said County Road No. 1112, a distance of 819.88 feet to a 1/2 inch iron rod found at the Northwest corner of the remainder of said 14,430 acre tract, said point lying on the South side of said County Road No. 1112, with the West line of said F. M. Road No. 2653;

**THENCE** South 52 Degrees 41 Minutes 17 Seconds East, along the East line of the remainder of said 14,430 acre tract, and the West line of said F. M. Road No. 2653, a distance of 72.25 feet to a concrete monument found at an angle point in the East line of the remainder of said 14,430 acre tract, and an angle point in the West line of said F. M. Road No. 2653;

**THENCE** South 06 Degrees 36 Minutes 29 Seconds East, continuing along the East line of the remainder of said 14,430 acre tract, and the West line of said F. M. Road No. 2653, a distance of 256.43 feet to a concrete monument found at the beginning of a curve to the right, with a radius of 3,769.72 feet, a delta angle of 00 Degrees 43 Minutes 43 Seconds, the chord of which bears South 05 Degrees 48 Minutes 33 Seconds East, for a chord distance of 47.93 feet;

**THENCE**, continuing along the East line of the remainder of said 14,430 acre tract, the West line of said F. M. Road No. 2653, along the chord of said curve, for an arc length of 47.93 feet to the **POINT OF BEGINNING** and CONTAINING 398,118 Square Feet or 9.14 acres of land.

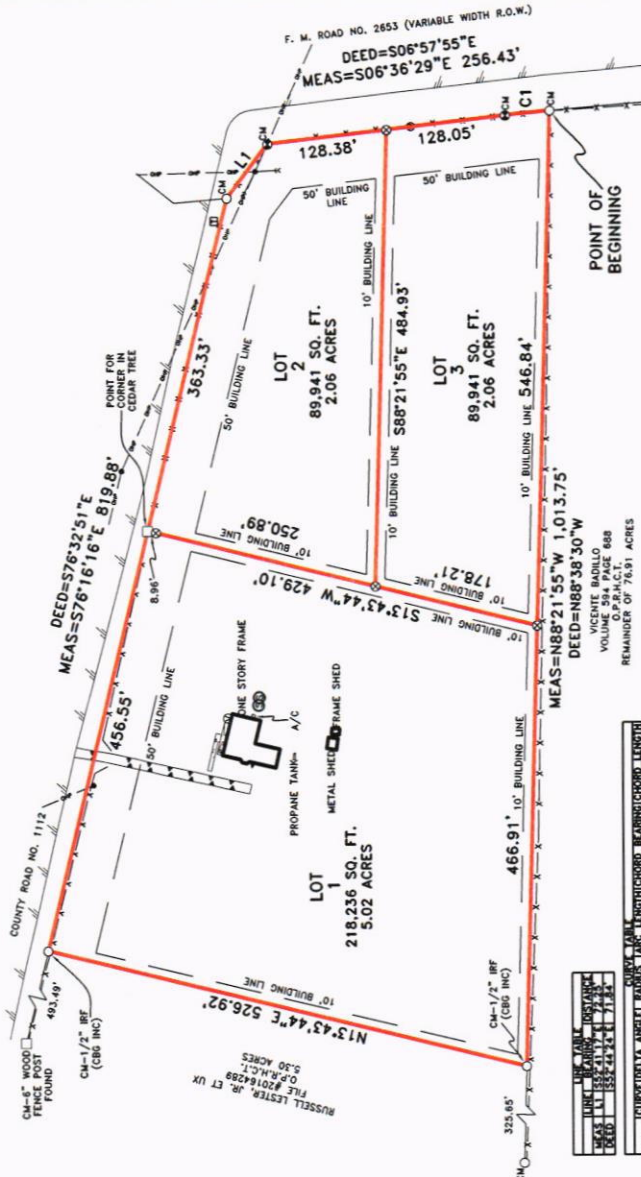
**OWNER'S CERTIFICATE**

Anthony Santangelo  
STATE OF TEXAS  
COUNTY OF HOPKINS

Before me the undersigned, a Notary Public in and for the State of Texas, Hopkins County, on this day personally appeared Anthony Santangelo, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Notary Public, State of Texas.  
DATE: \_\_\_\_\_  
CERTIFICATE OF COMMISSIONER'S COURT  
OF HOPKINS COUNTY, TEXAS  
I hereby certify that all requirements of the subdivision standards concerning submission and or approval of information and data required for platting approval have been complied with for the above referenced subdivision.  
Approved by the Commissioner's Court of Hopkins County, Texas, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

County Judge \_\_\_\_\_  
Affest: County Clerk \_\_\_\_\_  
SURVEYOR'S CERTIFICATE:  
I, Justin Kham, Registered Professional Land Surveyor, do hereby certify that this Plat was prepared from an on the ground Survey under my supervision during the month of June, 2017.  
Justin Kham, R.P.L.S. 5871  
DATE: \_\_\_\_\_



DEED	DATE	ACRES	REMARKS
2643	05/24/00	14.430	14,430 ACRES
2644	05/24/00	5.30	5.30 ACRES
2645	05/24/00	5.30	5.30 ACRES
2646	05/24/00	5.30	5.30 ACRES
2647	05/24/00	5.30	5.30 ACRES
2648	05/24/00	5.30	5.30 ACRES
2649	05/24/00	5.30	5.30 ACRES
2650	05/24/00	5.30	5.30 ACRES
2651	05/24/00	5.30	5.30 ACRES
2652	05/24/00	5.30	5.30 ACRES
2653	05/24/00	5.30	5.30 ACRES
2654	05/24/00	5.30	5.30 ACRES
2655	05/24/00	5.30	5.30 ACRES
2656	05/24/00	5.30	5.30 ACRES
2657	05/24/00	5.30	5.30 ACRES
2658	05/24/00	5.30	5.30 ACRES
2659	05/24/00	5.30	5.30 ACRES
2660	05/24/00	5.30	5.30 ACRES
2661	05/24/00	5.30	5.30 ACRES
2662	05/24/00	5.30	5.30 ACRES
2663	05/24/00	5.30	5.30 ACRES
2664	05/24/00	5.30	5.30 ACRES
2665	05/24/00	5.30	5.30 ACRES
2666	05/24/00	5.30	5.30 ACRES
2667	05/24/00	5.30	5.30 ACRES
2668	05/24/00	5.30	5.30 ACRES
2669	05/24/00	5.30	5.30 ACRES
2670	05/24/00	5.30	5.30 ACRES
2671	05/24/00	5.30	5.30 ACRES
2672	05/24/00	5.30	5.30 ACRES
2673	05/24/00	5.30	5.30 ACRES
2674	05/24/00	5.30	5.30 ACRES
2675	05/24/00	5.30	5.30 ACRES
2676	05/24/00	5.30	5.30 ACRES
2677	05/24/00	5.30	5.30 ACRES
2678	05/24/00	5.30	5.30 ACRES
2679	05/24/00	5.30	5.30 ACRES
2680	05/24/00	5.30	5.30 ACRES
2681	05/24/00	5.30	5.30 ACRES
2682	05/24/00	5.30	5.30 ACRES
2683	05/24/00	5.30	5.30 ACRES
2684	05/24/00	5.30	5.30 ACRES
2685	05/24/00	5.30	5.30 ACRES
2686	05/24/00	5.30	5.30 ACRES
2687	05/24/00	5.30	5.30 ACRES
2688	05/24/00	5.30	5.30 ACRES
2689	05/24/00	5.30	5.30 ACRES
2690	05/24/00	5.30	5.30 ACRES
2691	05/24/00	5.30	5.30 ACRES
2692	05/24/00	5.30	5.30 ACRES
2693	05/24/00	5.30	5.30 ACRES
2694	05/24/00	5.30	5.30 ACRES
2695	05/24/00	5.30	5.30 ACRES
2696	05/24/00	5.30	5.30 ACRES
2697	05/24/00	5.30	5.30 ACRES
2698	05/24/00	5.30	5.30 ACRES
2699	05/24/00	5.30	5.30 ACRES
2700	05/24/00	5.30	5.30 ACRES



**SURVEYOR'S NOTES:**  
 1) BEARINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL, AS OBSERVED BY GPS.  
 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 THIS TIME.  
 4) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.

**LEGEND**

CM CONTROLLING MONUMENT	● POWER POLE	○ CHAIN LINK FENCE
1/2" IRON ROD FOUND	A/C AIR CONDITIONING	WOOD FENCE
MARKED (CBG INC)	WATER METER	BARBED WIRE
1" IRON PIPE FOUND	GAS METER	IRON FENCE
POINT FOR CORNER	WATER VALVE	PIPE FENCE
"X" FOUND IN CONCRETE	PH FIRE HYDRANT	OVERHEAD TELE/CABLE SERVICE
CONCRETE MONUMENT FOUND	CONCRETE MONUMENT FOUND	OVERHEAD POWER LINE
UNDERGROUND ELECTRIC	60D NAIL FOUND	COVERED PORCH/DECK OR CARPORT
ASPHALT PAVING	ROAD OR DRIVE	CONCRETE PAVING
WOOD DECK OR PORCH		

**BRASHEAR CORNER**  
 JOHN CLARK SURVEY, ABSTRACT NO. 160  
 HOPKINS COUNTY, TEXAS  
 F. M. ROAD NO. 2653, AND COUNTY ROAD NO. 1112

CGS SURVEYING INC., FIRM CERTIFICATE #10168801  
 458 HILLCREST DRIVE  
 SULPHUR SPRINGS, TEXAS 75482  
 PHONE: (903) 438-1200  
 FAX: (903) 438-1266  
 www.cgsdlr.com

**PLEASE PRINT THIS DOCUMENT FOR ANY FUTURE AND SHALL BE IN FULL COMPLIANCE WITH THE TEXAS SURVEYING ACT**

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN	REV	BY	REV	BY
1" = 100'	06/01/17	1511355-02						

