

JOHN MAXIMILLIAN SURVEY

ABSTRACT NO. 306

FRANKLIN COUNTY, TEXAS



0 300'



Easements:

The only visible easements affecting this tract are:

1. Power Line
2. Phone Line
3. Water Line

Surveyor's Notes:

1. This plat is accompanied by Field Notes of this same date and certification.
2. Bearings based on the SBL of the 32.28 acre PAACO Automotive Group, LP, tract recorded in Vol. 128, Pg. 488, O.P.R.
3. (TSR) = Typical steel rod is a 1/2" x 24" rebar with surveyor's cap marked "Blair RPLS 6139".
4. Due to inaccuracies and or new technology in the original survey plat as to corners recovered on the ground, the bearings and distances shown hereon may differ slightly from original calls.

Certification:

I, Alan R Blair, Registered Professional Land Surveyor No. 6139, do hereby certify that the Plat hereon represents an accurate survey made on the ground, and the boundaries as located are according to the recorded reference shown. Except as shown, there are no visible conflicts, encroachments, or overlapping of improvements.

GIVEN UNDER MY HAND AND SEAL this 13th day of December, 2017.

Alan R Blair

Alan R Blair, Registered Professional Land Surveyor No. 6139.

32.28 Acres

Billie F. Kear,

to

PAACO Automotive Group, LP

Vol. 128, Pg. 488, O.P.R.

Filed: April 18, 2005

S 88°56'00" E 1522.52'

LINE	BEARING	HORIZ DIST
L1	N4°02'39"E	236.34'
L2	N3°01'53"E	111.26'
L3	N1°30'37"E	80.35'
L4	S85°59'11"E	262.17'
L5	N17°33'08"E	223.76'
L6	N69°23'57"W	150.52'
L7	N83°36'52"W	196.80'
L8	S88°56'00"E	208.71'
L9	N0°04'54"W	104.36'
L10	N88°56'00"W	208.71'
L11	S0°41'57"W	45.69'

0.500 Acres
County School Trustees of
Franklin County, Texas, et al,

to
Tide Water Associated Oil Co. and
Seaboard Oil Co. of Delaware
Vol. 60, Pg. 155, D.R.
Filed: September 13, 1943

POB

15.670 Acres
Billie F. Kear,
to
PAACO Automotive Group, LP
Vol. 128, Pg. 488, O.P.R.
Filed: April 18, 2005

59.304 Acres



LEGEND	
●	Fnd. 24" D. Pine
■	Fnd. X-Tie Fence Corner Post
●	Fnd. 5" D. Fence Corner Post
●	Fnd. 1/2" Iron Rod/"Landmark"
●	Set 1/2" Iron Rod (TSR)
•	Point for Corner
■	Water Tank
●	Pump Jack
●	Power Pole
■	Water Meter
—x—	Fence Barb Wire

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