

JOHN MAXIMILLIAN SURVEY
ABSTRACT NO. 306
FRANKLIN COUNTY, TEXAS



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

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

59.304 Acres

1.774 Acres










15.670 Acres
Earlean Romine,
to _____
PAACO Automotive Group, LP
Vol. 128, Pg. 492, O.P.R.
Filed: April 18, 2005

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'

15.670 Acres
Billie F. Kear,
to
PAACO Automotive Group, LP
Vol. 128, Pg. 488, O.P.R.
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$x + x + \frac{1}{2}x = S\ 0^{\circ}41'57''\ W\ 1503.40'$

Total Distance = 1549.09'

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—x	Fence Barb Wire

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