

903-960-0021  
903-856-0021

William "Mark" Green, RPLS

P.O. Box 130  
Pittsburg, Tx 75686

## M. Bowlin Survey

Abstract No. 39  
Hopkins County, Texas

Course	Bearing	Distance
L1	N 01°34'38" E	17.26'
L2	S 00°07'00" E	26.00'

NORTH

Broach Properties, LLC  
Vol. 875 Page 245  
OPR

Not All  
Adjoiners  
Shown

Kennedy Commercial-Shannon Rd. LLC  
Vol. 931 Page 607  
OPR

Tract Two

26.032' W, 85.50.00' S

Sewer  
Manhole  
Centerline  
Easement

See associated  
Plat for Easement

Point  
of  
Beginning

**8.096 Acres**

S & R Construction, LLC  
Inst. No. 20191162  
OPR

S 89°53'00" W  
190.00'

See Associated  
Plat for  
Tract 1 & 2

Cadi Lane (50' ROW)

S 89°44'49" W  
140.00'

No Field Notes  
Associated with  
This Plat,  
Client Requested  
for City Planning.

Marianne Circle  
(50' ROW)

A.D. Patterson Addition  
Vol. 5 Page 77  
MP

### CERTIFICATION

I, the undersigned, do hereby certify, that this plat was prepared from the findings of a Survey, made on the ground and under my supervision, of the property shown. This plat shall only be used in accordance with the Terms and Conditions of the associated invoice, being part of this report.

WILLIAM MARK GREEN  
Registered Professional Land Surveyor, No. 6020

### SURVEY REPORT: HO-20001

## Plat of Survey

Part One of Three

Scale: 1" = 80' January 31, 2020

### PROPERTY LOCATION:

North Side Cadi Lane  
& Marianne Circle  
Sulphur Springs, Texas

### Legend

- |                               |                        |                         |                       |                              |
|-------------------------------|------------------------|-------------------------|-----------------------|------------------------------|
| ⊕ - 1/2" Capped Steel Rod Set | ⊕ - 5/8" Steel Rod Fnd | ⊕ - Steel Pipe Found    | ⊕ - Fence Corner Post | ⊕ - Sewage Manhole           |
| ⊕ - Cap Imprint: "RPLS 6020"  | ⊕ - 3/8" Steel Rod Fnd | ⊕ - 60d Nail Found      | ⊕ - Gas Meter         | ⊕ - Electric Meter           |
| ⊕ - 1/2" Capped Steel Rod Fnd | ⊕ - Power Pole         | ⊕ - 60d Nail Set        | ⊕ - Electric Box      | ⊕ - GAS - Gas Pipe Line      |
| ⊕ - 1/2" Steel Rod Found      | ⊕ - Air Conditioner    | ⊕ - Rail Road Spike Fnd | ⊕ - Water Meter       | ⊕ - OHE - Over Head Electric |

GreenPointSurvey@aol.com

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