




SCALE: 1" = 20'

LEGEND:

- |   |             |   |  |
|---|-------------|---|--|
|  | TRANSFORMER |  | 1/2" IRON ROD END W/CAP<br>STAMPED "FURMAN RPLS" |
|  | UTILITY BOX |  | CONCRETE   |
|  | WATER METER |  | COVERED AREA                                     |
|  | FENCE       |   |  |



ALLEY

60.00'

(MEAS. 480.00')

8'x8' EXCEL  
TRANSFORMER  
PAD EASEMENT  
PER PLAT

90°00'00"

90°00'00"

LOT 30

125.00'

LOT 32

125.00'

COV.

44.3'

RESIDENCE

45.9'

0.8'

52.3'

AC

10.3'

COV.

11.6'

12.5'

7.9'

7.8'

21.5'

25.1'

90°00'00"

90°00'00"

(MEAS. 120.00')

60.00'

(MEAS. 420.00')

BASE LINE

37 NICCI LANE

CANYON, TEXAS



*Heather Lynn Lemons*  
Heather Lynn Lemons  
RPLS 5712

FURMAN LAND SURVEYORS, INC.  
SURVEYING · MAPPING · CONSULTING  
TEXAS · OKLAHOMA · NEW MEXICO  
KANSAS · COLORADO

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TEXAS FIRM #10092400 & 10092401  
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PROJECT NO. 1823051 FILE NO. L-27  
DRAWING NO. P:\Dwg 18\RANDALL\L-27\1823051\1823051

6/9/2021

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#### NOTES

1. Original seal and signature of the surveyor must be present on each page for survey to be valid.
2. This plat is the property of Furman Land Surveyors Inc. Furman Land Surveyors Inc. accepts no responsibility for the use of this plat for any purpose other than its original intended use. The intended use being the consummation of the original transaction between the parties listed in the certificate hereon and issuance of title insurance for the property surveyed. Reproduction of this plat for any purpose other than its original intended use is expressly forbidden without the written consent of an authorized agent of Furman Land Surveyors Inc. Copyright 2018.
3. Easements reviewed as part of this survey were taken from a Commitment For Title Insurance and/or as otherwise provided to this surveyor. Please be advised that reviewing the notations and/or graphical representations of the easements or any other documents that are shown or referenced on this survey, should not take the place of reviewing the actual documents. Please review the recorded documents in their entirety for the details on how they affect this property.
4. This Property may be subject to restrictions recorded under Clerk's File No. 2018006599 of the Official Public Records of Randall County, Texas.
5. There is a 60 foot wide right-of-way easement to Pioneer Natural Gas Company recorded in Volume 231, Page 429 across the Southeast corner of Section 111, of which this tract is a part of. The location of the easement is not specifically defined and may affect the subject tract.
6. See Easement Agreement for Drainage recorded under Clerk's File No. 2010000209 that provides drainage from the Dominant Estate Property which includes portions of Canyon East Unit No. 6. See document for details.



#### DESCRIPTION

Lot No. 31, Block No. 10, Canyon East Unit No. 6, an Addition to the City of Canyon, Randall County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2018006599 of the Official Public Records of Randall County, Texas.

#### CERTIFICATE

I do hereby certify to Texas Legacy Land Title, Summit Funding, Inc. ISAOA, Tyler C. Archondous and Bayley Archondous that this plat is true and correct to the best of my knowledge and belief; that it was prepared from a survey made on the ground by me or by others under my direct supervision on this 7th day of December, 2018; and that no above ground encroachment exist other than those shown.

G.F. No. 1809592

 Heather Lynn Lemons RPLS 5712	<p><b>FURMAN LAND SURVEYORS, INC.</b></p> <p></p> <p><b>SURVEYING - MAPPING - CONSULTING</b></p> <p>TEXAS - OKLAHOMA - NEW MEXICO KANSAS - COLORADO</p> <p>DARYL R. FURMAN, RPLS - DANIEL R. FURMAN, RPLS - DONALD R. FURMAN, RPLS CASEY A. MANN, RPLS - LANDON M. STOKES, RPLS HEATHER LYNN LEMONS, RPLS - KYLE L. BRADY, RPLS</p> <p>TEXAS FIRM #10092400 &amp; 10092401 P.O. BOX 1416 - AMARILLO, TEXAS 79105 - (806) 374-4246 - FAX (806) 374-4248 P.O. BOX 464 - DUMAS, TEXAS 79029 - (806) 934-1405 - FAX (806) 934-1482</p> <p>PROJECT NO. 1823051 FILE NO. L-27 DRAWING NO. P:\Dwg 18\RANDALL\L-27\1823051\1823051</p>
	PAGE 2 OF 2