

J. M. GRANDE 11 LEAGUES GRANT
ABS. NO. 32
ROBERTSON COUNTY, TEXAS

Albert Brunette, et ux
109.4 Acres
137/148

Gilbert Janik
"Tract Two"
30.467 Acres
410/634

SCALE: 1"=300'

S23°10'08"E
378.37'

S31°36'15"E
1044.02'

*3.7 Acres

BRAZOS ELECTRIC
POWER COOP., INC.
60 FOOT WIDE
EASEMENT
"RIGHT OF INGRESS
AND EGRESS"
263/574

Gilbert J. Janik
11.207 Acres
621/732

S58°20'07"W
583.82'

N59°52'17"E
816.72'

George D.
Russell
74.9 Acres
289/380

62.361 ACRES

Gilbert J. Janik, et ux
to
David L. Vincent, et ux
60 Acres
9/15/99
740/545

Charles
Schmelchel,
et ux
64.8 Acres
345/752

TEXAS TELEPHONE AND
TELEGRAPH COMPANY
"RIGHT OF INGRESS
AND EGRESS"
188/154

F. M. HIGHWAY
NO. 1940

N58°12'06"E - 1105.90'

N30°00'00"W - 1434.85'
(DEED BEARING)

Jimmy Louis Davis, et ux
6.805 Acres
652/640

NOTE: *3.7 ACRES WITHIN ZONE A
OF THE FLOOD AREA SHOWN
AND NOTED IN CERTIFICATION

THE FOLLOWING EASEMENTS DO "NOT"
APPLY TO THIS TRACT:

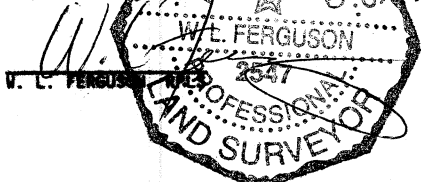
TO	VOL/PG
1) TEXAS POWER & LIGHT COMPANY	- 098/229
2) TEXAS POWER & LIGHT COMPANY	- 099/193
3) TEXAS POWER & LIGHT COMPANY	- 261/394
4) BRAZOS ELECTRIC POWER COOP., INC.	- 263/568

LEGEND:

- Iron pin found
- Iron pin set
- ▲ Fence corner post
- p — Overhead powerline
- M/P Meter pole
- Zone A - Flood Hazard Area

I, W. L. Ferguson, Registered Professional Land Surveyor No. 2547 in the State of Texas, do hereby certify to the Title Agency, Underwriter, Lender, Mortgage Co. and/or Purchaser that this survey was made on the ground; this plat hereon and the field notes attached hereto truly and correctly represents the facts found at the time of this survey; the size, location and type of buildings and improvements are as shown; that there are no apparent discrepancies, conflicts, encroachments, overlapping of improvements, visible utility lines or roads in place, except as shown; property has access to and from a dedicated roadway and has 3.7 acres within Zone A of the Flood Hazard Area according to Flood Rate Map Community No. 40968 as shown on Panel 0007A, Robertson County, Texas, dated June 3, 1977; this survey conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1A, Condition IV Survey.

Given under my hand and seal this 15th day of November, 2002.



REGISTERED PROFESSIONAL ENGINEERS

REGISTERED PUBLIC SURVEYORS



GF#: 8884

ENGINEERING, INC.

231 EAST CAMERON • P.O. BOX 1489 • ROCKDALE, TX. 76584

62.361 ACRES

J. M. GRANDE 11
LEAGUES GRANT, A-32
ROBERTSON COUNTY, TEXAS

DRAWN BY LEM APPROVED BY WLF

PROJECT NO.	SCALE	DATE	SHEET
S02-239	1"=300'	11/15/02	1 OF 1