

NOTES

- FENCES MEANDER.
- BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.
- BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), GEOD 2018, SOUTH CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM CORS NETWORK. COORDINATES ARE GRID; HOWEVER, DISTANCES AND AREAS SHOWN HEREON ARE REPORTED AT SURFACE VALUES BASED ON THE SURFACE ADJUSTMENT FACTOR OF 1.00012476.
- ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48089C0425D, DATED FEBRUARY 4, 2011, THIS TRACT DOES NOT LIE WITHIN ZONE A OR ZONE AE.
- ATTACHMENTS: METES AND BOUNDS DESCRIPTION 21002021_18.777AC FND & 21002021_11.986AC FND.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT. THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON, AND FURTHER MORE THIS BOUNDARY IS VERIFIED PER THE AVAILABLE DEED AND/OR PLAT AS SHOWN, AND STATED HEREON.

ZONING SETBACKS

THIS PROPERTY IS NOT LOCATED WITHIN THE CITY LIMITS OF ANY MUNICIPALITY LOCATED IN COLORADO COUNTY, TEXAS AND IS THEREFORE NOT SUBJECT TO ANY ZONING RESTRICTIONS.

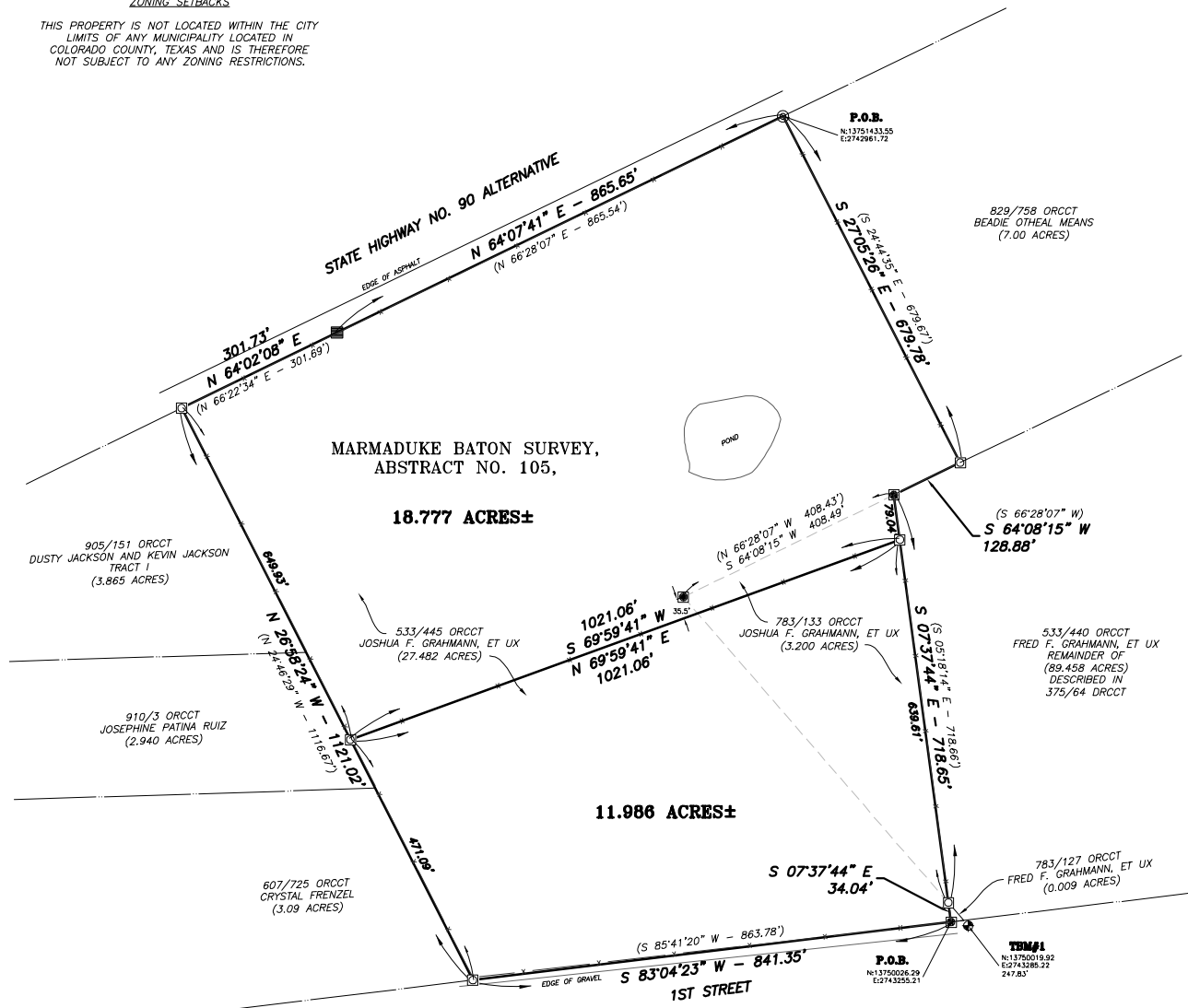
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SCALE: 1" = 200'

LEGEND

- ORCCT DEED RECORDS OF COLORADO COUNTY, TEXAS
- ORCCT OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS
- 1" IRON PIPE FOUND UNLESS OTHERWISE NOTED
- 1/2" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "TEXAS LAND SYSTEMS" OR OTHERWISE NOTED
- CONCRETE HIGHWAY MONUMENT FOUND
- 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "ATWELL LLC"
- CONTROL POINT/BENCHMARK LOCATION
- UTILITY POLE, OVERHEAD UTILITY LINE, GUY
- WIRE FENCE



STATE HWY NO. 90 ALT,
ROCK ISLAND, TEXAS

JOB NUMBER: 21002021

CLIENT: MATT MONTGOMERY

DATE: 6/3/2021

FIELD CREW: GM

OFFICE: JL, BP

FB/PG: 21002021_GM.DXF

**30.763 ACRES,
MORE OR LESS, IN THE
MARMADUKE BATON SURVEY,
ABSTRACT NO. 105,
COLORADO COUNTY, TEXAS**



TO JOSHUA F. GRAHAMANN AND ASHLEY A. GRAHAMANN EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE; THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON MAY 27, 2021; THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON; AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN OR NOTED HEREON.

Billy A. Patterson
BILLY A. PATTERSON, R.P.L.S. NO. 6030
FIRM NO. 10193726

COLORADO COUNTY, TEXAS



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