

L. LINDSTRAND SURVEY
(A-384)

0' 50' 100'
SCALE: 1" = 50'

FEMA FLOOD ZONE "A"
MAP PANEL #48089C0400D
EFFECTIVE DATE: 2/4/2011

LAKE SHERIDAN
(CROOKED CREEK LAKE)

LAKE SHERIDAN ESTATES
(VOL. 1, PG. 71, C.C.M.R.)

LOT 11

LOT 10

HELEN BRISCO
1.861 ACRES

LOT 9

LOT 8

ADDRESS: 118
CROOKED CREEK DR.

ADDRESS: 116
CROOKED CREEK DR.

GENERAL NOTES

- SR = SET 5/8" STEEL ROD WITH YELLOW PLASTIC CAP STAMPED "P. MATUSEK, RPLS #4518"
- IR = FOUND 1/2" IRON ROD
- IP = FOUND 3/8" IRON PIPE
- = NOTHING SET
- P.L. — PROPERTY LINE
- R.O.W. = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING
- C.C.M.R. = COLORADO COUNTY MAP RECORDS
C.C.D.R. = COLORADO COUNTY DEED RECORDS
- THE BASIS OF BEARING IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM NAD83(2011) (TEXAS SOUTH CENTRAL ZONE 4204) AS DERIVED FROM GPS OBSERVATIONS.
- THE DISTANCES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00013.

CROOKED CREEK DRIVE (40' RIGHT-OF-WAY)

SURVEY PLAT OF THE HELEN BRISCO 1.861 ACRE PARCEL SITUATED IN THE L. LINDSTRAND SURVEY (ABSTRACT NO. 384) IN COLORADO COUNTY, TEXAS, SAID 1.861 ACRE PARCEL BEING ALL OF LOTS 9 AND 10 IN LAKE SHERIDAN ESTATES SUBDIVISION, PER THE MAP OR PLAT OF THE SUBDIVISION OF RECORD IN VOLUME 1, PAGE 71 OF THE MAP RECORDS OF COLORADO COUNTY, SAID LOT 9 CONVEYED FROM LEE ROY GUTHMAN, ET UX TO ISAM BRISCO, JR. AND WIFE, HELEN BRISO IN A DEED DATED MARCH 8, 1977, RECORDED IN VOLUME 357, PAGE 226 OF THE COLORADO COUNTY DEED RECORDS, SAID LOT 10 CONVEYED FROM LESLIE GLAZE, ET UX TO ISAM BRISCO, JR. AND WIFE, HELEN BRISCO IN A DEED DATED JANUARY 5, 1972, RECORDED IN VOLUME 306, PAGE 198 OF SAID COLORADO COUNTY DEED RECORDS

I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

Patrick Matusek

PATRICK MATUSEK
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4518,
STATE OF TEXAS
SURVEYED JUNE 18, 2019

