

NOTES

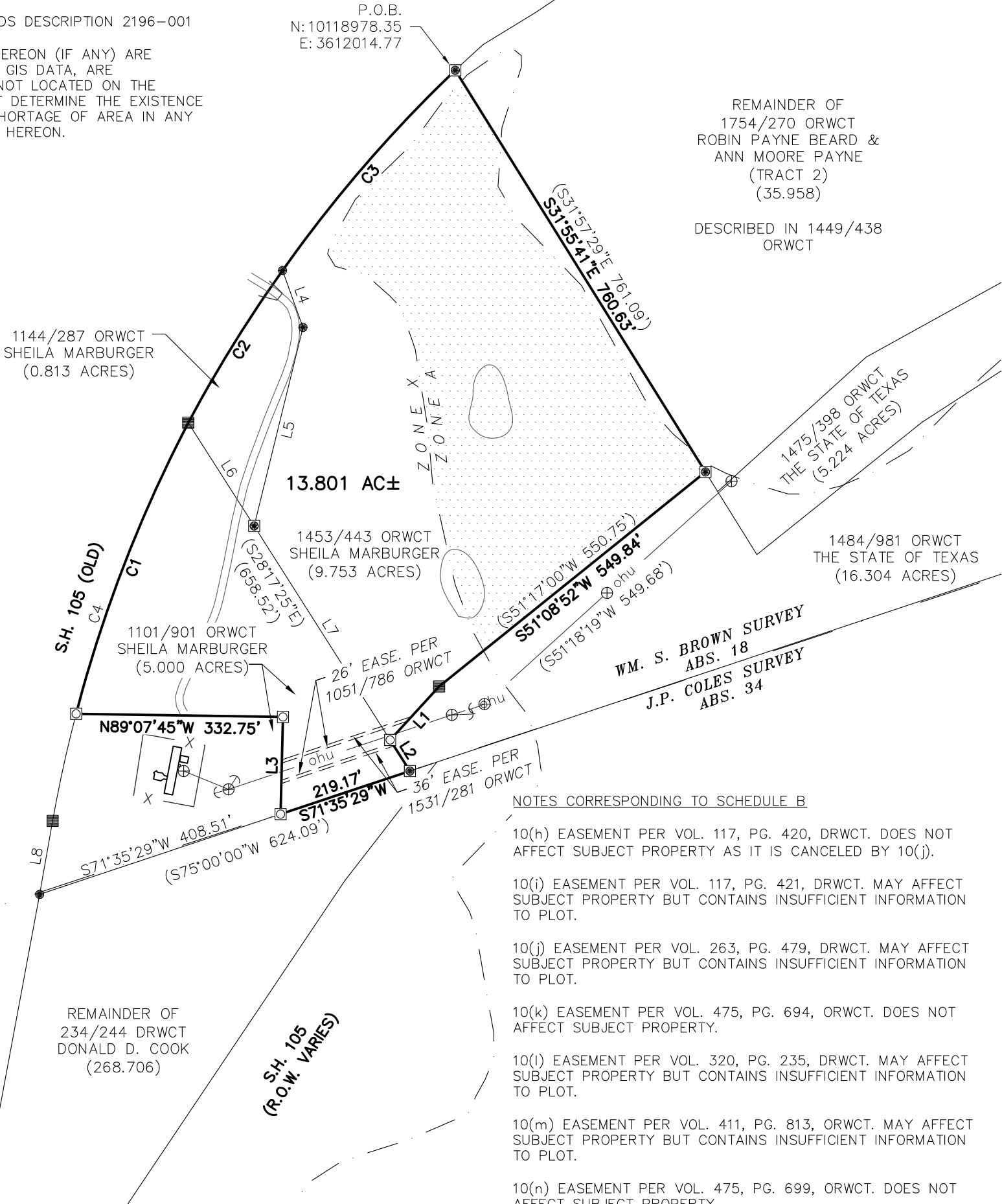
1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.
3. ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48477C0175C, DATED AUGUST 16, 2011, A PORTION OF THIS TRACT LIES WITHIN ZONE A, (NO BASE FLOOD ELEVATIONS DETERMINED).
4. BEARING BASIS: GRID NORTH PER TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), GEOID 12B, CENTRAL ZONE, BASED ON GPS SOLUTIONS. COORDINATES ARE GRID; HOWEVER, DISTANCES AND AREAS SHOWN HEREON ARE REPORTED AT SURFACE VALUES BASED ON THE SURFACE ADJUSTMENT FACTOR OF 1.00003000.
5. THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. 22-458-WASH, DATED AUGUST 28, 2022 PROVIDED BY BLUEBONNET ABSTRACT AND TITLE, LLC. 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.
6. ATTACHMENTS: METES AND BOUNDS DESCRIPTION 2196-001
7. ORIGINAL SURVEY LINES SHOWN HEREON (IF ANY) ARE BASED ON RAILROAD COMMISSION GIS DATA, ARE APPROXIMATED ONLY AND WERE NOT LOCATED ON THE GROUND. THIS SURVEYOR DID NOT DETERMINE THE EXISTENCE OF ANY VACANCY, EXCESS, OR SHORTAGE OF AREA IN ANY OF THE ORIGINAL GRANTS SHOWN HEREON.

LEGEND

- DRWCT

DEED RECORDS OF WASHINGTON COUNTY, TEXAS
- ORWCT

OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS
- 1/2" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "4173" OR OTHERWISE NOTED
- 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "PAYNE 6064"
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- CONCRETE HIGHWAY MONUMENT FOUND
- UTILITY POLE, OVERHEAD UTILITY LINE, GUY
- WIRE FENCE



LINE	BEARING	DISTANCE
L1	S42°32'10"W	116.63'
(L1)	S42°40'02"W	116.68'
(L1)	S42°40'18"W	115.67'
L2	S32°27'25"E	59.24'
L3	N01°23'51"E	156.22'
L4	S19°43'18"E	97.32'
(L4)	S20°50'15"E	96.98'
(L4)	S16°42'37"E	99.58'
L5	S13°49'40"W	328.66'
(L5)	S13°49'41"W	328.70'
(L5)	S17°58'07"W	328.70'
L6	S32°34'00"E	196.80'
(L6)	S28°17'25"E	196.10'
L7	S32°27'25"E	407.58'
(L7)	S32°27'01"E	405.81'
L8	N10°02'50"E	119.80'
(L8)	N14°00'27"E	120.72'

CURVE	DELTA	RADIUS	ARC	BEARING	CHORD
C1	12°53'50"	2231.83'	502.38'	N21°05'24"E	501.32'
C2	7°24'00"	2231.83'	288.25'	N31°45'59"E	288.05'
(C2)	7°23'41"	2231.83'	288.05'	N35°08'52"E	287.85'
C3	11°08'07"	2190.65'	425.75'	N40°48'26"E	425.08'
(C3)	11°10'49"	2190.65'	427.47'	N40°48'56"E	426.79'
C4	17°25'34"	2231.83'	678.79'	N18°49'32"E	676.18'
(C4)	17°26'34"	2231.83'	679.44'	N22°43'44"E	676.82'

NOTES CORRESPONDING TO SCHEDULE B

- 10(h) EASEMENT PER VOL. 117, PG. 420, DRWCT. DOES NOT AFFECT SUBJECT PROPERTY AS IT IS CANCELED BY 10(j).
- 10(i) EASEMENT PER VOL. 117, PG. 421, DRWCT. MAY AFFECT SUBJECT PROPERTY BUT CONTAINS INSUFFICIENT INFORMATION TO PLOT.
- 10(j) EASEMENT PER VOL. 263, PG. 479, DRWCT. MAY AFFECT SUBJECT PROPERTY BUT CONTAINS INSUFFICIENT INFORMATION TO PLOT.
- 10(k) EASEMENT PER VOL. 475, PG. 694, ORWCT. DOES NOT AFFECT SUBJECT PROPERTY.
- 10(l) EASEMENT PER VOL. 320, PG. 235, DRWCT. MAY AFFECT SUBJECT PROPERTY BUT CONTAINS INSUFFICIENT INFORMATION TO PLOT.
- 10(m) EASEMENT PER VOL. 411, PG. 813, ORWCT. MAY AFFECT SUBJECT PROPERTY BUT CONTAINS INSUFFICIENT INFORMATION TO PLOT.
- 10(n) EASEMENT PER VOL. 475, PG. 699, ORWCT. DOES NOT AFFECT SUBJECT PROPERTY.
- 10(q) EASEMENT PER VOL. 1045, PG. 347, ORWCT. MAY AFFECTS SUBJECT PROPERTY BUT CONTAINS NO PLOTTABLE ITEMS.
- 10(r) EASEMENT PER VOL. 1051, PG. 786, ORWCT. MAY AFFECT SUBJECT AND IS PLOTTED HEREON.
- 10(s) EASEMENT PER VOL. 1149, PG. 212, ORWCT. AFFECTS SUBJECT PROPERTY BUT CONTAINS NO PLOTTABLE ITEMS.
- 10(t) EASEMENT PER VOL. 1531, PG. 281, ORWCT. AFFECTS SUBJECT AND IS PLOTTED HEREON.

G.F. NO. 22-458-WASH

ADDRESS:
20000 HIGHWAY 105,
NAVASOTA, TEXAS

JOB NUMBER: 2196-001

CLIENT: ARON CHERRY

DATE: 9/20/2022

FIELD CREW: SG

OFFICE: LB, PP

FB/PG: SEE FOLDER

13.801 ACRES,
MORE OR LESS, IN THE
WM. S. BROWN SURVEY,
ABSTRACT 18,
WASHINGTON COUNTY,
TEXAS

TO ARON WAYNE CHERRY, DARLYNN ROCHELE CHERRY AND BLUEBONNET ABSTRACT AND TITLE, LLC 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 AUGUST 25, 2022; 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.

9/20/2022

PHILLIP C. PAYNE, R.P.L.S. NO. 6064
FIRM NO. 10194453

WASHINGTON COUNTY,
TEXAS

PAYNE
INDUSTRIES

302 W. Hopkins, Ste. 1A, San Marcos, TX 78666
(512) 663-0004
www.payne-llc.com