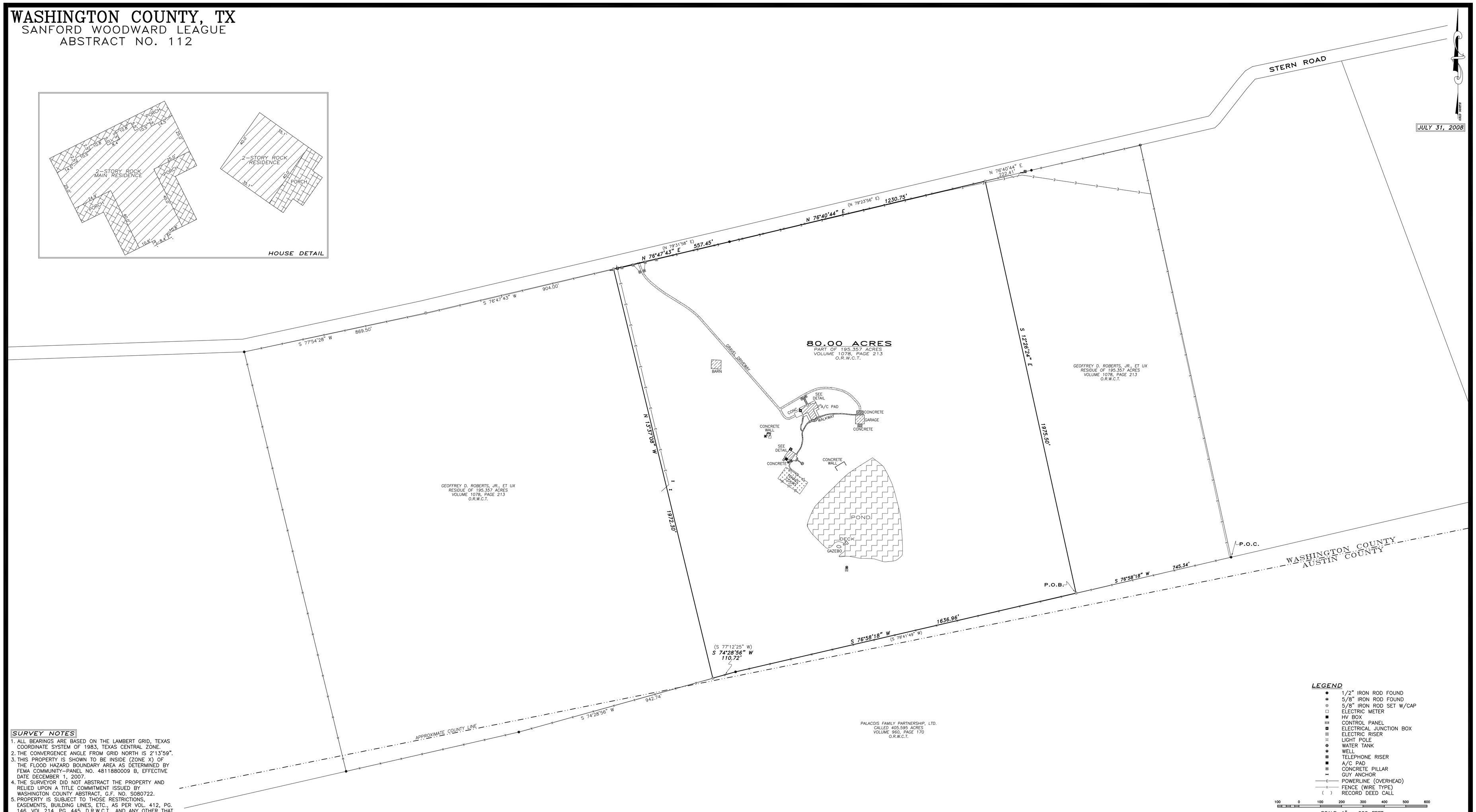
# WASHINGTON COUNTY, TX
## SANFORD WOODWARD LEAGUE
## ABSTRACT NO. 112




### SURVEY NOTES

1. ALL BEARINGS ARE BASED ON THE LAMBERT GRID, TEXAS COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE.
2. THE CONVERGENCE ANGLE FROM GRID NORTH IS 2°13'59".
3. THIS PROPERTY IS SHOWN TO BE INSIDE (ZONE X) OF THE FLOOD HAZARD BOUNDARY AREA AS DETERMINED BY FEMA COMMUNITY–PANEL NO. 4811880009 B, EFFECTIVE DATE DECEMBER 1, 2007.
4. THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND RELIED UPON A TITLE COMMITMENT ISSUED BY WASHINGTON COUNTY ABSTRACT, G.F. NO. S080722.
5. PROPERTY IS SUBJECT TO THOSE RESTRICTIONS, EASEMENTS, BUILDING LINES, ETC., AS PER VOL. 412, PG. 146, VOL 214, PG. 445, D.R.W.C.T., AND ANY OTHER THAT APPEAR OF RECORD AND NOT SHOW ON SURVEY.
6. FIELD NOTES TO ACCOMPANY THIS PLAT.

### SURVEY PLAT

OF A SURVEY OF 80.00 ACRES OUT OF THE SANFORD WOODWARD LEAGUE, ABSTRACT NO. 112, WASHINGTON COUNTY, TEXAS. SAID 80.00 ACRES BEING A PART OR PORTION OF THAT CALLED 195.347 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED MAY 27, 2003 TO GEOFFREY D. ROBERTS AND BARBARA L. ROBERTS FAMILY PARTNERSHIP, LTD., RECORDED IN VOLUME 1078, PAGE 213, WASHINGTON COUNTY OFFICIAL RECORDS.

THIS SURVEY WAS THIS DAY MADE ON THE GROUND UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY.

*PRELIMINARY – CANNOT BE RECORDED FOR ANY REASON*

FOR FRANK SURVEYING CO., INC.
BY: MATTHEW W. LOESSIN, RPLS
TEXAS REGISTRATION NO. 5953

STATE OF TEXAS
REGISTERED
MATTHEW W. LOESSIN
5953
PROFESSIONAL
LAND SURVEYOR

### LEGEND

- 1/2" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- 5/8" IRON ROD SET W/CAP
- ELECTRIC METER
- HV BOX
- CONTROL PANEL
- ELECTRICAL JUNCTION BOX
- ELECTRIC RISER
- LIGHT POLE
- WATER TANK
- WELL
- TELEPHONE RISER
- A/C PAD
- CONCRETE PILLAR
- GUY ANCHOR
- POWERLINE (OVERHEAD)
- FENCE (WIRE TYPE)
- ( ) RECORD DEED CALL

100 0 100 200 300 400 500 600

SCALE: 1" = 200 FEET

## SURVEY PLAT OF 80.00 ACRES
## SANFORD WOODWARD LEAGUE, A–112
## WASHINGTON COUNTY, TEXAS

| | | |
|---|---|---|
| 2205 WALNUT STREET<br>COLUMBUS, TX 78934<br>979.732.3114 | FRANK SURVEYING COMPANY | |
| COPYRIGHT 2008<br>ALL RIGHTS RESERVED | DRAWN BY: KYLE KANA | REV: |
| SCALE: 1" = 200' | PROJECT NO: 08–260 | SHEET 1 OF 1 |
| FIELD CREW: PEP/JR | CHECKED BY: MWL | COMPUTATION: MWL |