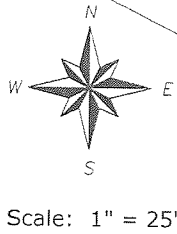


# SURVEY PLAT SHOWING

A 0.146 OF AN ACRE TRACT OF LAND AND A 25-FOOT RIGHT-OF-WAY FOR EASEMENT OUT OF THE PETER GALLOWAY SURVEY, ABSTRACT NO. 13, SAN AUGUSTINE COUNTY, TEXAS AND BEING A PORTION OF LOT 7, BLOCK A, TALL TIMBERS SUBDIVISION, AS PER PLAT RECORDED IN BOOK 2, PAGE 32 OF THE PLAT RECORDS OF SAN AUGUSTINE COUNTY, TEXAS



6

N 24°57'52" E  
30.971'  
25-FOOT R.O.W.  
ACCESS ESMT  
VOL --- PG ---

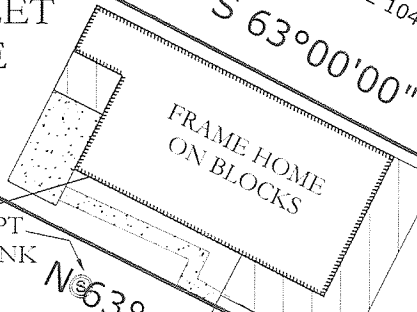


6,370.2 SQ. FEET  
0.146 ACRE

DRIVE



SEPT TANK



FRAME HOME  
ON BLOCKS

CALLED 5.98 ACRES  
VOL 94, PAGE 104 DR SAC

S 63°00'00" E 217.53'

179-CONTOUR



SLAB



BLDG

7

N 63°42'33" W 212.47'

USA FLOWAGE  
EASEMENT AREA

1/2" IRON ROD  
AT USA COE  
CON MON "S-Z3-112"

S 34°28'60" E  
S 34°58'38" W

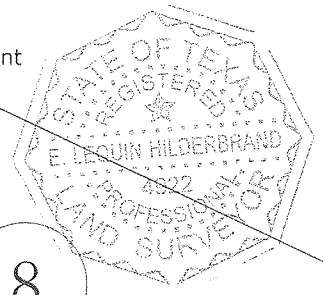
SAM RAYBURN  
RESERVOIR

QUIN

USA COE  
CON MON  
"S-Z3-113"

8

I, E. Lequin Hilderbrand, a Texas Registered Professional Land Surveyor, do hereby certify that this plat accurately represents a survey made on the ground under my direct supervision, and is true and correct to the best of my knowledge. This document not valid without original seal and signature.



E. Lequin Hilderbrand RPLS No. 4922  
Surveyed November 30, 2017  
SAC Tall Timbers (013) - Part Lot 7, Blk A (0.146 Acre) - Morgan FB 520

## NOTES:

1. The bearings shown hereon are oriented to the northeast line of the hereon referenced Lot 7.
2. Found 1/2" iron rod with cap marked "1476" at all corners.
3. FEMA Flood Insurance Rate Maps for this area of San Augustine County, Texas not detailed enough to determine flood zone status. That portion of subject property within the USA Flowage Easement is subject to flooding.
4. The subject property does not abut or adjoin a public roadway but has legal access via the 25-foot easement as depicted hereon.
5. This survey is prepared for the exclusive use and benefit of the parties listed hereon. Liability to any other party may not be transferred or assigned.

## SURVEY PREPARED EXCLUSIVELY FOR:

PROPERTY OWNER: Angela Morgan  
TITLE COMPANY: Not Disclosed  
PROPERTY ADDRESS: 175 Winding Way  
Broaddus, Texas 75929

Use of this survey by any other person or entity is strictly prohibited.

## Land Surveying

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