

LINE	DIST./ARC	BEARING/CHORD	RADIUS	DELTA	CHORD DIST.
L1	85.46'	S02°35'35"W			
C1	147.06'	S00°27'55"W	2040.00'	4°07'50"	147.03'
C2	89.18'	S02°41'13"E	2040.00'	2°30'17"	89.17'
L2	166.64'	S04°07'54"E			

10' SAN BERNARD ELECTRIC COOPERATIVE EASEMENT VOL. 664, PG. 585 O.P.R.W.C.

REFERENCE BEARING (PER PLAT: 892.00')  
S89°34'15"E 891.84'

20' UTILITY & DRAINAGE EASEMENT

CONTROL MONUMENT

SET 5/8" IRON ROD W/CAP (MOYER)

FOUND 1" IRON PIPE

PHONE PEDESTAL

POWER POLE

0.25 ACRES, 11095 SQ. FT. IS DEDICATED TO THE PUBLIC FOR THE WIDENING OF MURRELL RD.

FOUND 5/8" IRON ROD W/CAP (POWERS)

FOUND 5/8" IRON ROD W/CAP (POWERS) FOR REFERENCE

N89°21'23"E 14.29'

FOUND 5/8" IRON ROD W/CAP (POWERS)

FOUND 5/8" IRON ROD W/CAP (MOYER)

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LOT 35  
BLOCK ONE

(PER PLAT: N85°19'29"E 892.03')  
N85°18'14"E 892.50'

LOT 34  
BLOCK ONE

(PER PLAT: S86°54'31"W 962.34')  
S86°55'26"W 962.56'

LOT 33

LOT 26

LOT 25

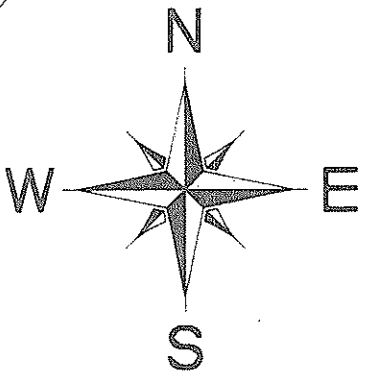
FOUND 5/8" IRON ROD W/CAP (POWERS)

(PER PLAT) N13°24'40"E 240.66'

N13°20'47"E 240.35'

FOUND 5/8" IRON ROD W/CAP (POWERS)

SCALE: 1" = 200'  
DATE: 4/3/2008  
REV: 4/8/2008



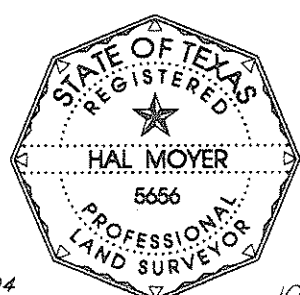
NOTES:  
1. ALL BUILDING LINES AND EASEMENTS ARE PER THE RECORDED PLAT, UNLESS OTHERWISE NOTED.  
2. LOTS 32-35, BLOCK ONE ARE REQUIRED TO HAVE A TURNAROUND ON THE LOT THAT PROHIBITS VEHICLES FROM BACKING ONTO MURRELL ROAD AS PER THE RECORDED PLAT.

I hereby certify that this plat is a true representation of an on the ground survey made on 3/27/2008 of Lot 34, Block 1, Century Oaks Estates, a subdivision in the Samuel McCarley Survey, A-43, Waller County, Texas, a correct map of which is recorded in Volume 674, Page 388, of the Map Records of Waller County, Texas. Unless otherwise shown, there are no encroachments on this property and all improvements were within the boundaries at the time of this survey. This professional service substantially conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1B, Condition III survey.

This property is located in Zone C and is not within the 100-year floodplain as shown on FIRM Community Panel Number 480640 0060 B, effective date December 18, 1986.

This survey was completed without the benefit of a title commitment.

*Hal Moyer*  
Hal Moyer, R.P.L.  
Texas Registration No. 5656



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JOB NO 08060-A