H:\Land Projects R2\313-MADISON\Wyatt David A-242\Shepherd Creek NAD83 3. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY LANDAMARK TITLE COMPAINY, OF NO. 17287, EFFECTIVE DATE: OCTOBER 23, 2071, TO WIT THE FOLLOWING COMMENTS RELATED TO SCHEDULE BY OF SAID COMMITMENT: 1. BASIS OF BEARINGS IS THE MONUMENTED EAST RIGHT OF WAY LINE OF OREEN PASTURES ACCORDING TO THE PLAT RECORDED IN VOL. 1, PG. 20 OF THE MAP RECORDS OF MADISON COUNTY, TEXAS, RECORD BEARING: N 0% GIUTE. e.) ALL APPLICABLE EASEMENTS AND BUILDING LIMES AS SET OUT ON PLAT RECORDED IN YOU. 1, Pd. 20 OF THE MAY RECORDS OF AMADISON COUNTY, TEXAS, AND AMERION OF DAT IN YOU. 1877, Pd. 70, YOL. 881, Pd. 71; AND YOLUME 858, PG. 139 ARE SHOWN HEREON. -UNIMAN SONDER d.) RESTRICTIVE COVENANTS RECORDED IN VOL. 858, PG. 139 (PLAT); VOL. 878, PG. 276; VOL. 844, PG. 176; AND VOL. 847, PG. 199. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 180 YEAR FLOODPLAIN
COORDING TO THE F.E.M.A. FLOOD INSURANCES RATE MAP FOR RADISSON COUNTY,
EXAS AND INCORPODATED AGEAS, COMMUNITY PANEL NO. 481180 0080A. ALL APRIDABLE EASEMENTS AND SETBACK UNKS SET FORTH IN THE RESTRICTIONS RECORDED IN OUL. 678, PG. 278, AND ARENDED IN YOU. ASK PG. TS AND YOU. ASK PG. 198 ARE SHOWNHERSON IE ASEMENTS ARE SPECIFIED 178 AND YOU. ASK PG. 198 ARE SHOWNHERSON IE ASEMENTS ARE APECIFIED FOR ONLY HE RECORDED PLAT AND ARE ALSO RESERVED AS POLYMORE EASEMENTS. LISS AND W Sea 412 456 ELECTRIC LINE TELEPHONE PEDESTAL BOX 525' 48'S- 2.2" BES: 545" 41"5~4.0" 4, SITUS ADDRESS: #4367 QUIET WATERS. In Telephone Easement - Texas Telephone and Telegraphoo. Vol. 132, pol. 58, HANNIA NO DERINGO MINET HOR LOCATION HERE SERBENT CAMPOT INSTRUMENT CONTINUES FOR POTTO FOR ALL TO THE SERBENT CAMPOT INSTRUMENT FOR THE SERVICE TO ALL TO BE A LOCE TROOT BY USING BE SHOWN. THIS EASEMENT END THE SERVICE THAT THIS SER ACREE TRAOT LESS CONVERSIVE HOR THAN EASEMENT THAN THAT SERVICE MOTHER THAN EASEMENT TOOCS NOT AFFECT SIBLECT THACT AND IS NOT SHOWN HEREON. g.) ELECTRICAL EASEMENT : GULF STATES UTILITIES CO. - VOL. 79, PG. 383, HAVING NO DEFINED WIDTH AND A DEFINED LOCATION. THIS EASEMENT DOES NOT AFFECT SUBJECT TRACT AND IS NOT SHOWN HEREON. 5. IMPROVEMENTS SHOWN HEREON WERE FIELD LOCATED ON OCTOBER 19, 2017. 1/2" 30N -72'x122.80' (0.203 AGRE) PUBLIC ACCESS EASEMENT - VOL. 781, PG. 102, HAVINO A DEFINED LOCATION, THIS EASEMENT LIES APPROX. 2780' MORTHWAST OF THE SUBJECT TRACT, THIS EACESS, EASEMENT DOES NOT AFFECT THE SUBJECT TRACT AND IS NOT SHOWN HEREON. IS PER RESTRICTIONS 540"04"5-4.5" PETER H. FULLENWIDER SURVEY, A-15 DAVID WYATT SURVEY, A-242 SHIRLEY THEOBAULT, TRUSTEE 100 ACRES VOL. 872, PG. 224 I, S.M. KLING, REGISTRED PROFESSIONAL LAND SURRYIPR NO. 2003. IN THE STATE OF TEXAS, LEREBY CERTIFY THAN THE PLAT IS THE CONSIGN. AND ANCENDATELY REPRESENTS THE LIRES AND DIMENSIONS OF THE MOWEN UPPERVANCE PROMISED AND ANCENDATION OF THE MOWEN UPPERVANCE OF THE PROPERTY AS PER RESTRICTIONS S10°00'00"W~330.62' AS PER RESTRICTIONS CERTIFICATE OF SURVEYOR AS PER RESTRICTIONS Corve Length Radius Delta Chord Bearing
C1 72.56 198.00 005*1947 N28*5078*E-72.53
C2 209.28 1539.00 007*57*4* N22*5548*E-259.12 Curve Table 341*21'b-6.6' FENCE MESH LOT 37 1.80 ACRES CIVIL ENGINEERING CONSULTANTS
AIDS S, TEANS AV, STE A
BRYAN, TY THOSE
TEANS SHAM REGISTRATION MUNICIPAL
TEAN DAVID WYATT SURVEY, A-242 MADISON COUNTY, TEXAS LOT 38, BLOCK ONE SHEPHERD CREEK ESTATES SCALE: 1"=30" NOVEMBER, 2017 AS-BUILT SURVEY PLAT OF 1.65 ACRES SCALE: 1"=30"