

COLORADO COUNTY, TEXAS
LAKE SHERIDAN ESTATES SUBDIVISION
LOT NO. 97

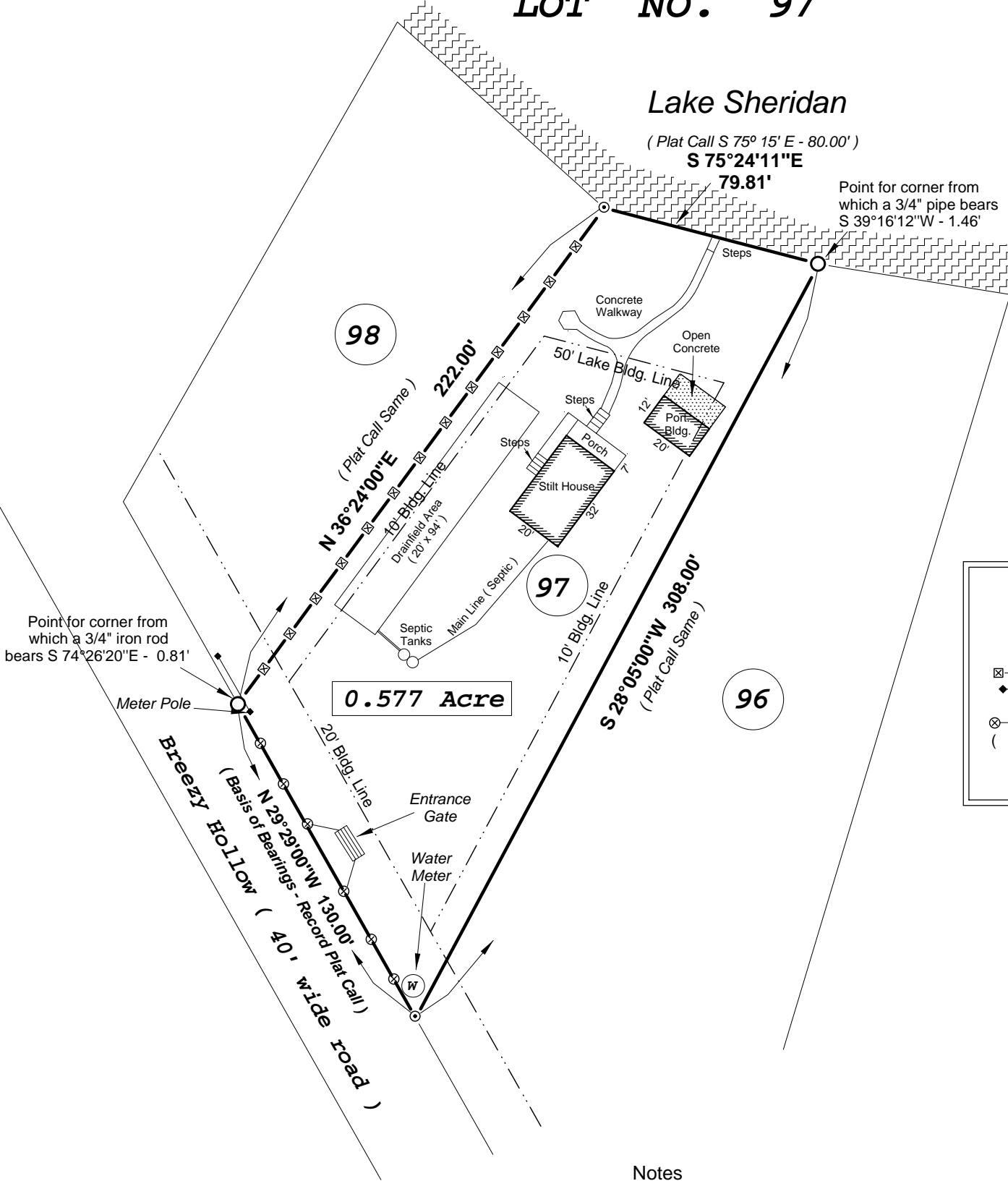


Lake Sheridan

(Plat Call S 75° 15' E - 80.00')
S 75°24'11"E
79.81'

Point for corner from
 which a 3/4" pipe bears
 S 39°16'12"W - 1.46'

Scale 1" = 50'
July 12, 2019
File Name:
LKSh97.Zak



LEGEND

	1/2" Iron Rod set with plastic cap stamped RPLS 4173
	1/2" Iron Rod Found
	Picket Fence
	Overhead Power Line
	Point for corner
	Wire Fence
	Record Deed Calls

Notes

- (1) Title information was furnished by Texas Country Title as per Commitment GF No. C190119 effective date June 6, 2019. The following matters are listed under Schedule B of said commitment:
 - (a) This property is subject to restrictions, easements and conditions for the Lake Sheridan Estates Subdivision as set forth in Vol. 266, Pg. 227, D.R. and amended in Vol. 46, Pg. 27, Vol. 204, Pg. 741, Vol. 333, Pg. 211, Vol. 408, Pg. 686 and Volume 720, Page 463, Official Records and indicated on the record subdivision plat recorded in Slide 36, Colorado County Plat Records.
 - (b) Easements recorded in Vol. 170, Pg. 159, D.R., Vol 174, Pg. 103, D.R., Vol. 223, Pg. 560, D.R., Vol. 235, Pg. 64, Vol. 235, Pg. 68, D.R. & Vol. 241, Pg. 325, D.R. do not affect the subject property.
 - (c) Instruments recorded in Vol. 237, Pg. 195, D.R., Vol. 259, Pg. 193, D.R., Vol. 266, Pg. 227, D.R., Vol. 314, Pg. 474, D.R., Vol. 325, Pg. 440, D.R., Vol. 357, Pg. 397, D.R., Vol. 476, Pg. 9, D.R., Vol. 488, Pg. 260, D.R., Vol. 46, Pg. 27, O.R., Vol. 204, Pg. 741, O.R., Vol. 269, Pg. 586, O.R., Vol. 333, Pg. 211, O.R., Vol. 342, Pg. 417, O.R. Vol. 408, Pg. 686, O.R. & Vol. 720, Pg. 463, O.R. do affect the subject property.
- (2) This property is subject to any conflicting rights, claims or other matters which may exist or arise by virtue of the discrepancy between the fence lines and actual property lines.
- (3) This property is subject to the rights of the public to any area located within a public roadway, street or alley.
- (4) All fence lines are shown in their general locations and may not represent an exact location of the entire fence.
- (5) This property is subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable.
- (6) The surveyor has not abstracted the subject property.
- (7) This survey is valid for this transaction only.

Survey Plat of Lot No. 97 containing 0.577 acres situated in the Lake Sheridan Estates Subdivision recorded in Slide No. 36, Colorado County Plat Records and being that same land described in Deed dated June 2, 2017 from Patricia Bavali to Jason Frick, recorded in Volume 839, Page 576, Colorado County Official Records.

Rau Surveying

1276 Hwy. 71
 P.O. Box 692 Columbus, Texas 78934
 Phone: (979) 732-8494 Firm No. 10162600

I, Darrell D. Rau, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground, under my supervision, of the property described hereon.

Darrell D. Rau, Registration No. 4173

