

LEGEND:

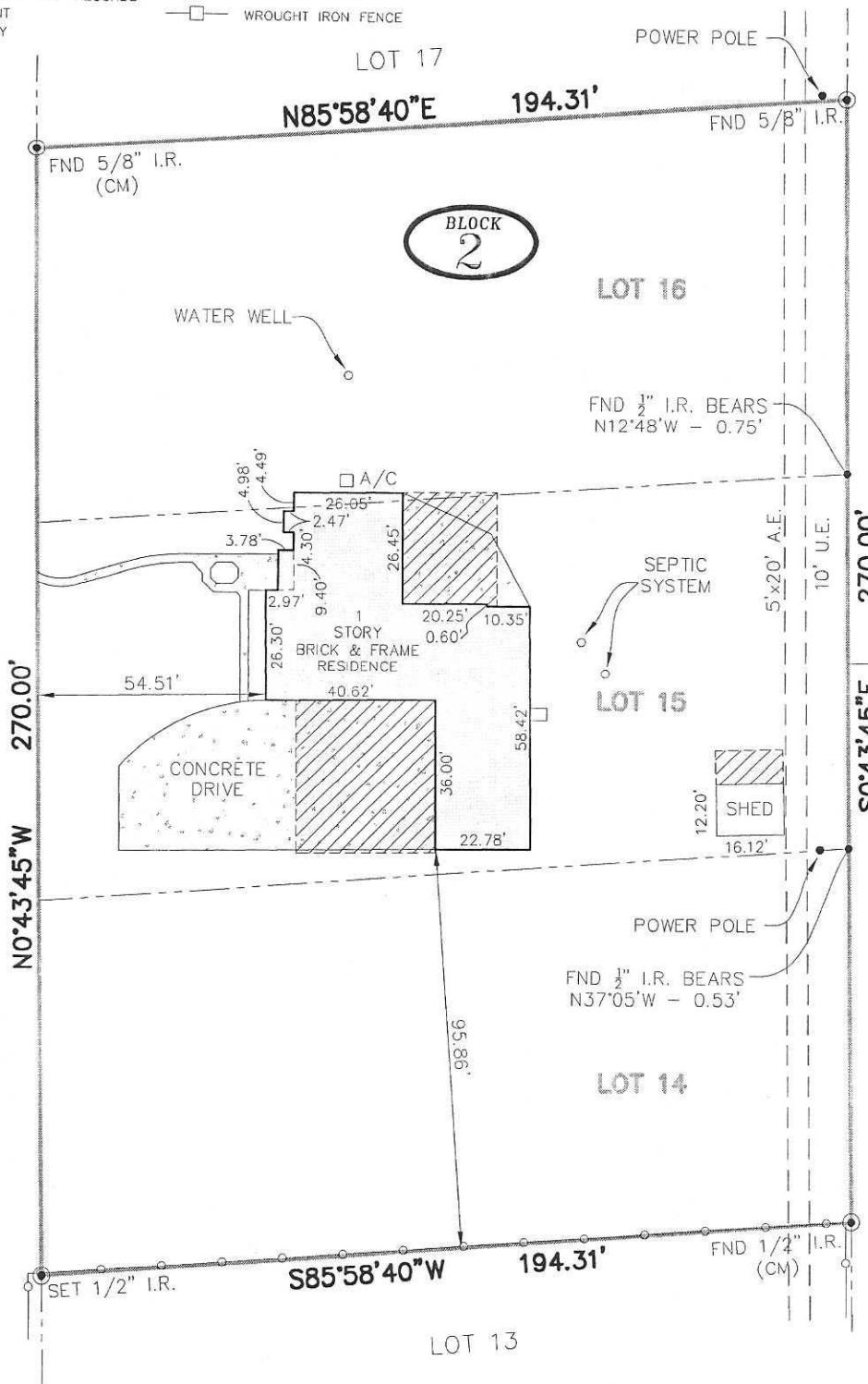
A.E.=AERIAL EASEMENT  
 B.L.=BUILDING LINE  
 (CM)=CONTROL MONUMENT  
 ESMT=EASEMENT  
 L.C.M.R.=LIBERTY COUNTY MAP RECORDS  
 U.E.=UTILITY EASEMENT  
 R.O.W.=RIGHT-OF-WAY

PROPERTY LINE  
 WOOD FENCE  
 CHAIN LINE FENCE  
 WROUGHT IRON FENCE  
 CONCRETE PAVEMENT  
 COVERED AREA



SCALE: 1"=40'

**472 COUNTY ROAD 4010**  
 (PLATTED AS LILLARD LANE)  
 (60' R.O.W.)



ROBERT & MARILYN IRWIN  
 WYLIE ESTATES  
 LOT 3  
 CALLED 10.12 AC

CODY & TRACY TOWERY  
 WYLIE ESTATES  
 LOT 1  
 CALLED 5.0 AC

NOTES:

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE CO., G.F. No.57521-GAT71, EFFECTIVE DATE OF POLICY 10/24/17, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
2. BEARINGS SHOWN HEREON ARE BASED ON SECTION ONE OF THE HUNTERS COVE, RECORDED UNDER VOL. 6, PG. 96 OF THE L.C.M.R.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP No. 48291C0600C, REVISED DATE MAY 2, 2008, THE SUBJECT PROPERTY LIES WITHIN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. DISTANCES SHOWN ARE GROUND DISTANCES
5. SURVEY BASED ON THE BEST OF EVIDENCE FOUND
6. LOT SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE COMPANY, OF NO. 57521-GAT71
7. RIGHT-OF-WAY EASEMENT IN VOL. 671, PG. 775 LIBERTY COUNTY DEED RECORDS. (NOT LOCATED ON PROPERTY PER VISUAL INSPECTION AND PER PLAT)



I, RODOLFO SANDOVAL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON CORRECTLY REPRESENTS THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION, DATED THIS 29TH DAY OF OCTOBER 2017, AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

*Rodolfo Sandoval*  
 RODOLFO SANDOVAL  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 3538

| REVISION LOG |                   |
|--------------|-------------------|
| DATE         | DESCRIPTION       |
| 11.04.17     | ADDED 5'x20' A.E. |
|              |                   |
|              |                   |

**RODOLFO SANDOVAL, R.P.L.S.**

1802 TATTENHALL, HOUSTON, TEXAS 77008  
 281.451.4773

**BOUNDARY SURVEY**

OF LOT 14, 15, & 16, BLOCK 2, HUNTERS COVE, SECTION 1  
 MAP OR PLAT RECORDED IN VOL. 6, PG. 96 OF L.C.M.R.  
 472 COUNTY ROAD 4010, DAYTON, LIBERTY COUNTY, TX 77535

JOB NO.: 17-10-030  
 DATE: 11/04/17  
 FOR: GREAT AMERICAN TITLE CO.  
 GF#: 57521-GAT71  
 PURCHASER: HENRY B. MATHIS AND SHARON E. MATHIS

FIELD BY: DV  
 DRAWN BY: DV  
 SCALE: 1"=40'