

**COLORADO COUNTY , TEXAS  
CITY OF SHERIDAN**



Scale 1" = 100'  
August 17, 2015  
Job Name:  
SherBlk8Zak

**LEGEND**

⊙ ½" Iron Rod set with plastic cap stamped "Rau 4173"

20

9

East First Street ( 56' wide )

South 512.00'

East Second Street ( 56' wide )

Avenue " G " ( 56' wide )

N 89°46'00"E 316.00'

Found 1" pipe

Found 1" pipe  
in concrete

Note: There appears to be a conflict between the 3/4" pipe found for the Northeast corner of Lot 12 and the Southeast corner of the subject Lot 13  
( Pipe bears N 55° 15' E a distance of 1.81 feet from the set ½' iron rod )

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Corner Conflict - Monuments found for Northeast corner of Lot 12 and Southeast corner of Lot 13 do not match.

East First Street ( 56' wide )

North 400.37'

East 150.00'

West 150.00'

16' wide Alley

16' wide Alley

South 50.00'

Fnd 3/4" Pipe

Pipe bears N 55° 15' E - 1.81 feet from set ½" I.R.

East Second Street ( 56' wide )

Found 1" pipe

Avenue " H " ( 56' wide )

**Notes**

- (1) This property is subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable.
- (2) This property is subject to the rights of the public to any area located within a public roadway, street or alley.
- (3) All fence lines are shown in their general locations and may not represent an exact location of the entire fence.
- (4) This survey was completed without the benefit of an abstract of title.
- (5) This property is subject to zoning ordinances, building restrictions and building setback lines as imposed by the City of Sheridan.
- (6) This survey was prepared without the benefit of a title commitment.
- (7) Flood hazard information is not shown on this survey plat. Contact county and community officials for information concerning all flood areas.
- (8) All bearings are based on the City of Sheridan subdivision plat.
- (9) This survey is valid for this transaction only.

Survey Plat of Lot 13 in Block No. 8 of the City of Sheridan according to the city subdivision plat recorded in Plat Cabinet Slide No. 23 and being that same land described in Deed dated July 19, 1983 from Grace S. Kucherka to Mark Causey, recorded in Volume 472, Page 159, Colorado County Deed Records.

**Rau Surveying**

1276 Hwy. 71  
P.O. Box 692 Columbus, Texas 78934  
Phone: (979) 732-8494 Fax: (979) 732-6468  
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 Rau*

Darrell D. Rau, Registration No. 4173