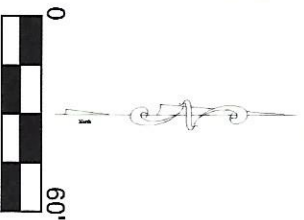


COLORADO COUNTY, TEXAS LAKE SHERIDAN ESTATES LOT NO. 163



Project No. 010322-002
Date: January 6, 2022

Lawrence Porter
Lot 167
Volume 312, Page 346
Official Records

Lawrence Porter
Lot 166
Volume 333, Page 506
Official Records

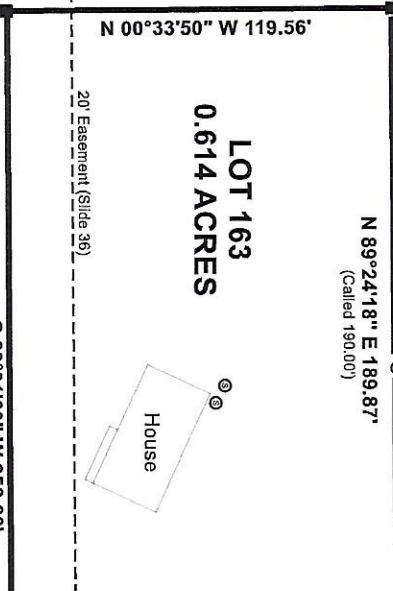
Jaqueline Sue Frick
Lot 165
Volume 959, Page 523
Official Records

Keith Porter
Lot 164
Volume 853, Page 684
Official Records

CROOKED CREEK DRIVE

BREEZY HOLLOW STREET

BIG BUCK WAY



LOT 163
0.614 ACRES



House

Adjoining property's
septic tank being located
on the North boundary
of the herein described tract

A Found 5/8" Iron Rod
with aluminum cap stamped Frank Surveying
bears N79°25'21"W a distance of 0.56'
from the original creased stake

LEGEND	
	Found Creased Stake
	Found 1/2" Iron Rod
	Found 5/8" Iron Rod
	Power Pole
	Water Meter
	Septic Tank
	Powerline

Survey plat of a 0.614 acre tract of land being Lot No. 163 in Lake Sheridan Estates Subdivision (Slide 36 Colorado County Plat Cabinet) and being a part or portion of that land conveyed from Shelby Sonntag to Jason Frick et ux in Deed dated November 2, 2020, and recorded in Volume 944, Page 593 of the Colorado County Official Records.

Notes
This survey was performed without the benefit of a title commitment.

This property is subject to the easements, restrictions, covenants, and conditions, which may be applicable.

This property is subject to the rights of the public to any area located within a public roadway, street, or alley.

This survey was performed without the benefit of an abstract of title.

This is a boundary survey only with the exception of those improvements or easements visible on the ground at the time of survey.

All original prints paid for by the client and supplied to the client remain the property of the client.

Texas Land Systems retains copyright to all survey documents and depictions produced. No part of this document may be reproduced or altered.

This survey is valid for Jason & Melanie Frick only, and shall not be used for any further conveyance or transaction without written verification by Texas Land Systems.

This survey is considered an unofficial document unless having an original signature and seal of surveyor.

By the acceptance and use of this document you hereby acknowledge that you have read, understand and agree with the above notes.



TEXAS LAND SYSTEMS
Surveying & Mapping
3554 FM 109 Columbus, Texas 78934
Phone: (979) 732 - 2086
Firm Registration No. 10193708

I, Jacob W. Barten, Registered Professional Land Surveyor No. 6337 of Colorado County, Texas hereby state that this plat represents the results of an on the ground survey, performed under my supervision.

Jacob W. Barten
Jacob W. Barten, RPLS 6337