

**BARTON TARKINGTON SURVEY**  
ABSTRACT No. 354

**F.H. VOTAW SURVEY**  
ABSTRACT No. 838

CALLED 198.91 ACRES  
VOL. 1945, PG. 24 O.P.R.L.C.T.

**CHAPARRAL RANCH SUBDIVISION**  
SECTION 7  
VOL. 6, PG. 91 M.R.L.C.T.

LOT 2

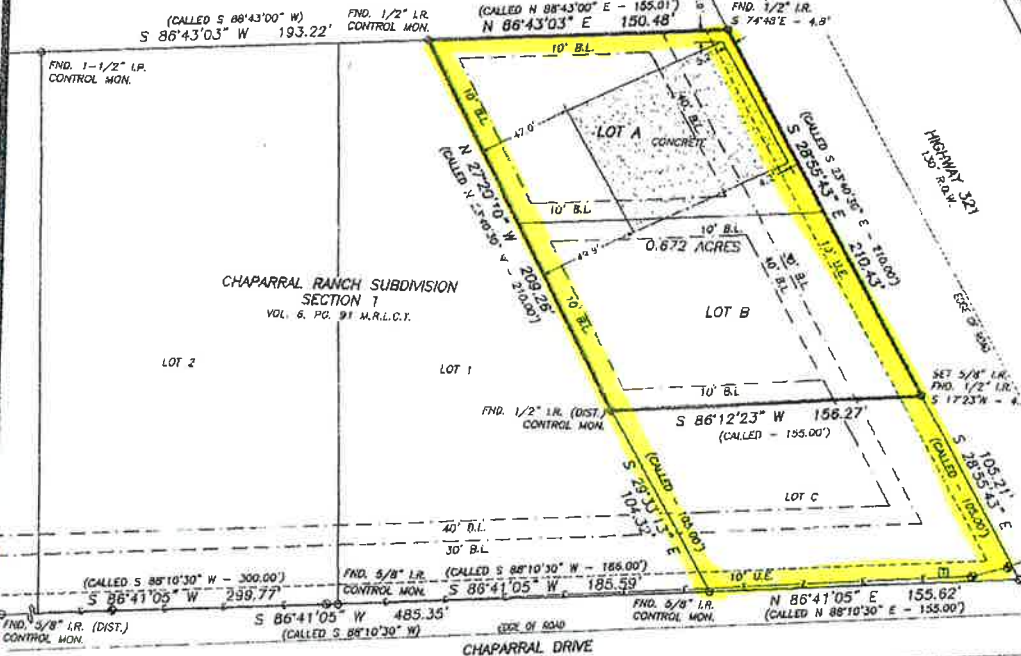
LOT 1

LOT B

LOT C

**CHAPARRAL DRIVE**  
60' R.O.W.  
EDGE OF ROAD

**HIGHWAY 321**  
150' R.O.W.



*J. Rice*  
6/3/2016

**GENERAL NOTES:**

- 1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 2) BUILDING LINES, EASEMENTS, DEED RESTRICTIONS, AND OTHER MATTERS MAY AFFECT THIS TRACT.
- 3) BEARING STRUCTURE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, MAD 83, TEXAS CENTRAL ZONE.
- 4) RESEARCH PROVIDED BY: FIRST AMERICAN TITLE COMPANY, G.F. No. 2018031033.
- 5) THE SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY THE TITLE COMPANY FOR ALL MATTERS OF RECORD.
- 6) PROPERTY MAY BE SUBJECT TO R.O.W. PER VOL. 54, PG. 219 D.R.L.C.T., VOL. 217, PG. 380 D.R.L.C.T. & VOL. 304, PG. 523 D.R.L.C.T.
- 7) PROPERTY MAY BE SUBJECT TO G.S.U. R.O.W. PER VOL. 157, PG. 465 D.R.L.C.T.
- 8) PROPERTY MAY BE SUBJECT TO SHELL PIPE LINE R.O.W. PER VOL. 186, PG. 343 D.R.L.C.T.
- 9) PROPERTY MAY BE SUBJECT TO UNITED GAS PIPE LINE R.O.W. PER VOL. 481, PG. 30 D.R.L.C.T.
- 10) PROPERTY MAY BE SUBJECT TO PAN AMERICAN PIPE LINE R.O.W. PER VOL. 244, PG. 249 D.R.L.C.T.
- 11) PROPERTY MAY BE SUBJECT TO TWO 70' EASEMENTS PER VOL. 687, PG. 559 & VOL. 673, PG. 327 D.R.L.C.T.
- 12) PROPERTY MAY BE SUBJECT TO TARKINGTON WATER EASEMENT PER VOL. 834, PG. 819 D.R.L.C.T.
- 13) THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, SUBSEQUENT OWNERS OR OTHER PARTIES.
- 14) THIS SURVEY IS NOT TO BE USED FOR ANY ON THE GROUND CONSTRUCTION PURPOSES. THE SURVEYOR HIGHLY RECOMMENDS THAT THE PROPERTY CORNERS BE RE-LEGGED 24 HOURS PRIOR TO ANY CONSTRUCTION AND/OR PROPERTY CLEANING.
- 15) BUILDERS, ENGINEERS & ARCHITECTS SHOULD VERIFY ALL EASEMENTS, BUILDING LINES, DEED RESTRICTIONS, ZONING ORDINANCES AND OTHER RELATED MATTERS, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY, BEFORE STARTING CONSTRUCTION.
- 16) ALL SET 5/8" IRON RODS ARE MARKED WITH CAP STAMPED "SPLS 5813".
- 17) PROPERTY MAY BE SUBJECT TO BOUNDARY LINE AGREEMENT PER VOL. 751, PG. 350 D.R.L.C.T.

**FLOOD ZONE**  
(FOR INFORMATIONAL PURPOSES ONLY)  
THE SUBJECT PROPERTY APPEARS TO BE IN ZONE "X" ACCORDING TO AN INTERPRETATION OF F.L.R.M. MAP NO. 4829100175C, DATED 3-2-2008.

THE SURVEYOR HAS MADE NO REPRESENTATIONS AS TO WHETHER OR NOT THE SUBJECT PROPERTY WILL FLOOD AND RECOMMENDS THAT THE LOCAL FLOOD PLAN ADMINISTRATOR BE CONTACTED PRIOR TO USE OF THIS FLOOD INFORMATION FOR PROPERTY PURCHASE OR CONSTRUCTION.

**SYMBOL LEGEND**

- ⊙ = POWER POLE
- ⊞ = TELEPHONE BOX



SCALE: 1" = 60 FEET

**SURVEY PREPARED FOR: J. ANDREW RICE**

**DESCRIPTION OF PROPERTY:**

LOT A & LOT B OF CHAPARRAL RANCH SUBDIVISION, SECTION 7 AS RECORDED IN VOLUME 6, PAGE 91 MAP RECORDS LIBERTY COUNTY, TEXAS.



I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND BELIEF, AS SURVEYED ON THE GROUND, APRIL 20, 2016.

*(Signature)*  
LOUIS W. BERGMAN IV  
R.P.L.S. NO. 5813

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File Name: 16-138.dwg  
Scale: 1" = 60' Date: 4-26-2016  
Drawn by: FG Surveyed by: EE-AL