



**NOTES:**

1. Property Address: PR 1235, Centerville, Texas 75833.
2. Deed of Record: Rita Carter, et al, to Shawnde Suzanne Zimmerman, Volume 1926, Page 175, Official Public Records, 11/12/2022.
3. Plat of Record: Book 4, Page 85, Plat Records, (Envelope 144 A&B).
4. All monuments set are 1/2 inch iron rods with orange plastic caps marked "STARRSURV RPLS 6706".
5. All bearings shown hereon are referenced to the Texas Coordinate System of 1983, Central Zone.
6. All distances shown hereon are grid distances and can be converted to surface horizontal distances by dividing by a combined scale factor of 0.99988.
7. No restrictions for this section of Riverland Acres was located in county records. Restrictions for Section One are recorded in Volume 439, Page 893, Deed Records.

LINE	BEARING	HORIZ DIST
L1	N15°16'40"W	30.89'
L2	N10°17'29"E	70.04'
L3	N63°30'46"E	71.58'
L4	N79°40'44"E	49.08'
L5	N57°46'07"E	145.20'
L6	N23°49'15"E	40.06'

I, Henry S. Maddux III, Registered Professional Land Surveyor No. 6706, do certify that this plat represents a survey made on the ground under my supervision and that no overages, underages, or encroachments were located on the property except as shown hereon.

*Henry S. Maddux III*

Henry S. Maddux III

04/26/2023

Date



According to FEMA FIRM PANEL No. 48289C0575C, Effective Date of 11/20/2013, this property lies in Zone "A", an area inside of the 1% chance flood plain (100 year flood plain).

SURVEY PLAT OF	
<b>LOT 1, BLOCK 1, SECTION 2</b>	
<b>RIVERLAND ACRES</b>	
RICHARD MORRIS SURVEY A-604	
LEON COUNTY, TEXAS	
<b>STARR SURVEYING</b>	
TEXAS LICENSED SURV. FIRM NO. 10193754	
<b>3779 W. FM 436</b>	
<b>Belton, Texas 76513</b>	
936-662-0077	
JOB NO. 23028	CUSTOMER: Suzanne Zimmerman
DRWN: HSM	DATE: 04/26/2023