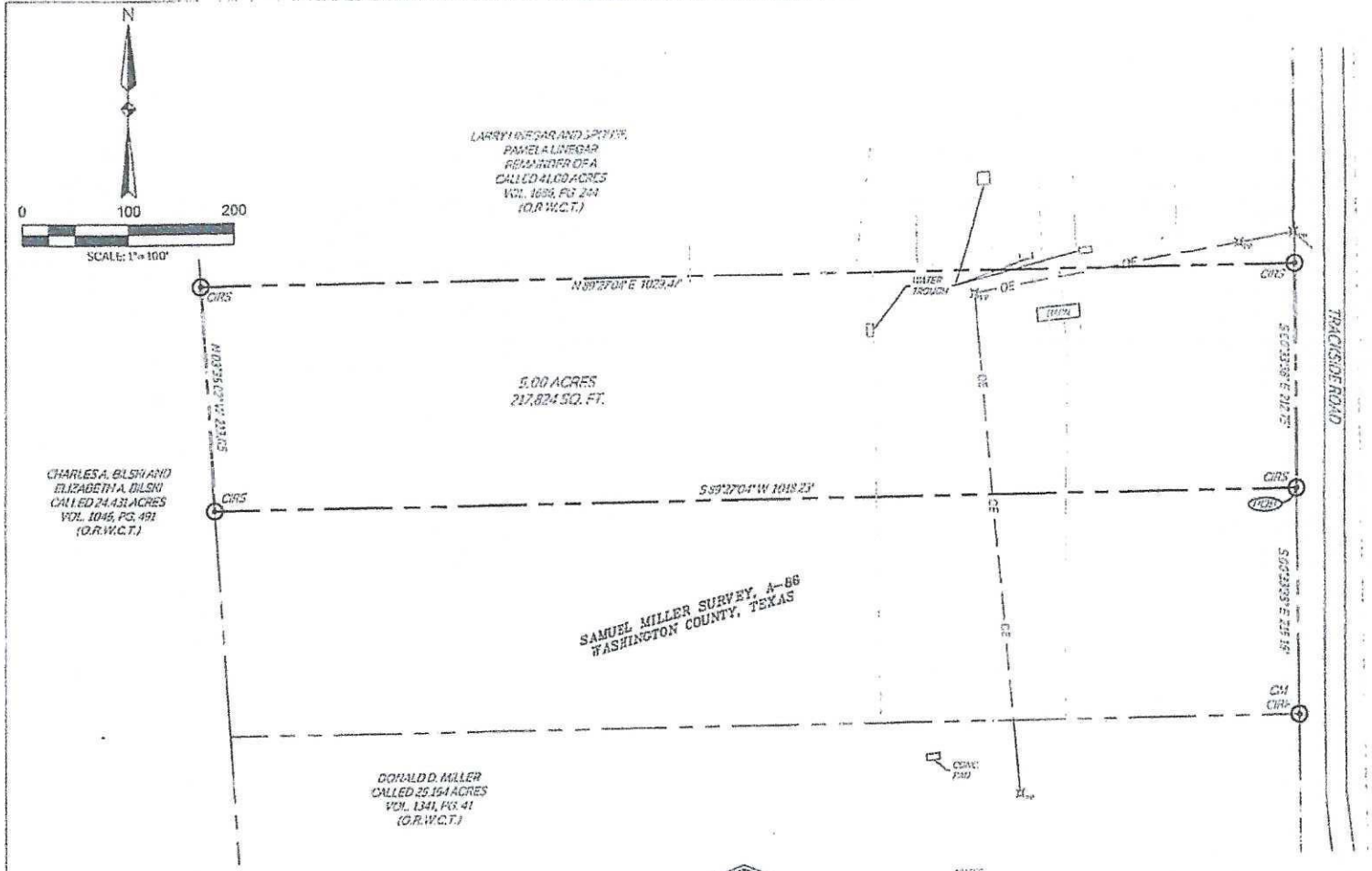
SURVEY PLAT

OF A 5.00 ACRE TRACT OF LAND
BEING A PORTION OF A
CALLED 41.00 ACRE TRACT
VOL. 1686, PG. 244
WASHINGTON COUNTY, TEXAS

ADDRESS:
5910 TRACKSIDE ROAD
CHAPPELL HILL, TEXAS 77426



LEGEND

These standard symbols will be found in the drawing

⊙	SURVEY MONUMENT
⌘ PP	POWER POLE
	BOUNDARY LINE
	ADJOINING PROPERTY LINE
	WIRE FENCE
	PIPE FENCE
OE	OVERHEAD ELECTRIC
CM	CONTROLLING MONUMENT
POB	POINT OF BEGINNING
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
O.R.W.C.T.	OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS

CERTIFICATE OF SURVEYOR

I, MICHAEL KONETSKI, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6531, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE LINES AND DIMENSIONS OF THE PROPERTY AS I HAVE DETERMINED THEM TO BE, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT IT INDICATES EASEMENTS AND FENCES AS THEY ARE VISIBLE ON THE GROUND, AND THAT THERE ARE NO DISCERNABLE ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON.

11/13/19

MICHAEL KONETSKI - R.P.L.S. NO. 6531

STATE OF TEXAS
REGISTERED
MICHAEL KONETSKI
6531
PROFESSIONAL
LAND SURVEYOR

NOTES

1. PROPERTY APPEARS TO BE VESTED IN LARRY HINEGAR AND SPOUSE, PAMELA HINEGAR BY VIRTUE OF A DEED RECORDED IN VOLUME 1686, PAGE 244, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
2. TITLE WAS NOT REVIEWED AT THE TIME OF SURVEY, NOR WAS TITLE COMMITMENT ON THE RESULTS OF A TITLE SEARCH, ADDITIONAL DOCUMENTS MAY BE APPLICABLE TO THIS PROPERTY WHICH ARE NOT TAKEN INTO CONSIDERATION.
3. BASIS OF BEARINGS ARE SURFACE ADJUSTMENTS AND REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83 (2011), AS DETERMINED BY GPS OBSERVATIONS AND WERE FORCED TO THE LEICA SMARTNET NETWORK OF NORTH AMERICA.
4. THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X AND HAS LESS THAN A 1% ANNUAL CHANCE OF FLOOD HAZARD ACCORDING TO THE FEMA FIRM MAP FOR WASHINGTON COUNTY, TEXAS, COMMUNITY PANEL NO. 48477C 0425 E, MAP NO. 01000, MAP DATE: AUGUST 18, 2011 EFFECTIVE DATE OF MAP: N/A, 2011

GESSNER ENGINEERING

CIVIL | CMT | GEOTECHNICAL
LAND SURVEYING | STRUCTURAL

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FORT WORTH	817.405.0774
SAN ANTONIO	210.305.4792

FIRM REGISTRATION NUMBERS:
TBPE F-7491, TBPLS F-10193910

SURVEY PLAT

ISSUE DATE:	11-13-19
DRAWN BY:	KL
CHECKED BY:	MK
PROJECT #:	19-1368T2