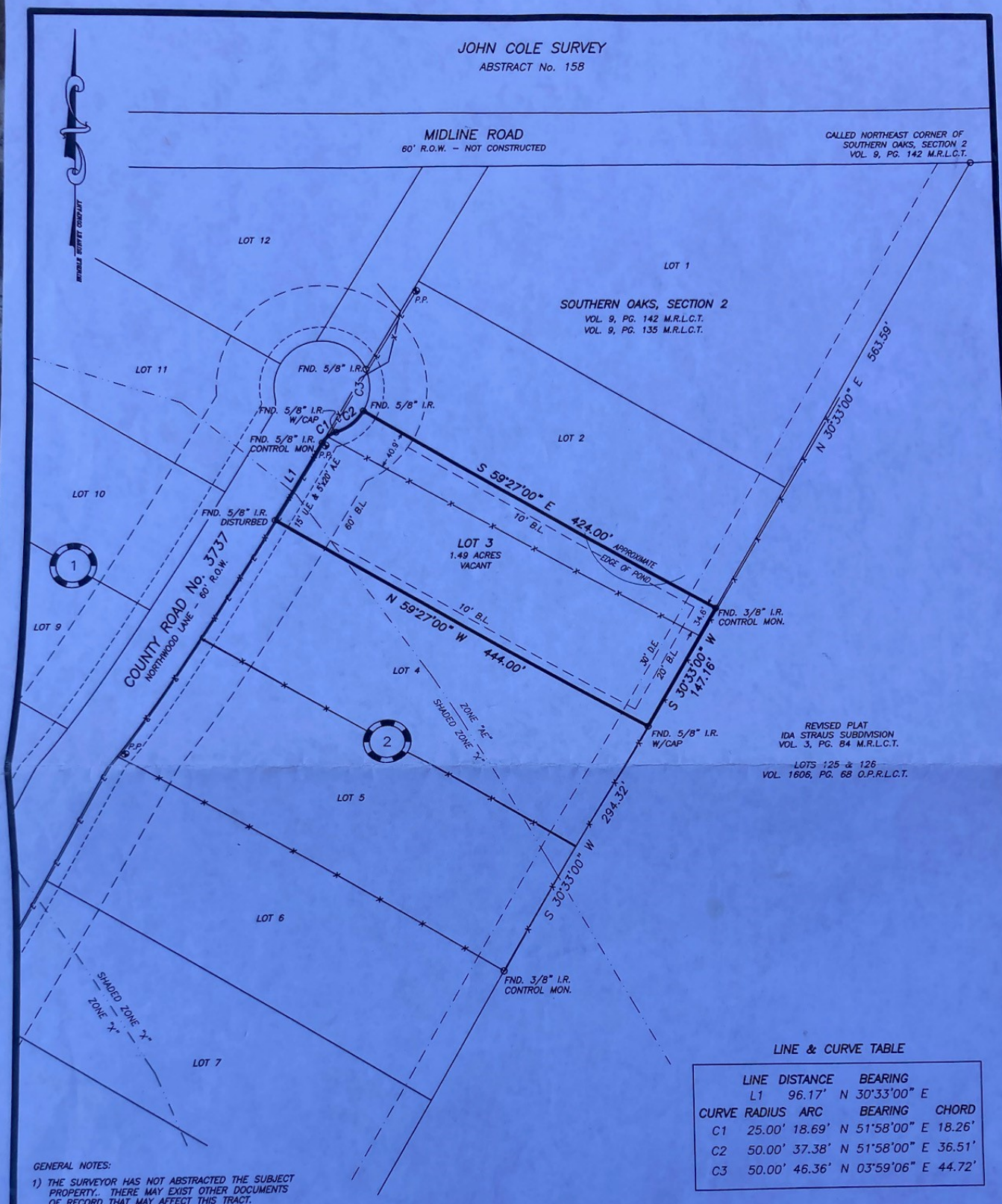
JOHN COLE SURVEY
ABSTRACT No. 158



LINE & CURVE TABLE

LINE	DISTANCE	BEARING
L1	96.17'	N 30°33'00" E

CURVE	RADIUS	ARC	BEARING	CHORD
C1	25.00'	18.69'	N 51°58'00" E	18.26'
C2	50.00'	37.38'	N 51°58'00" E	36.51'
C3	50.00'	46.36'	N 03°59'06" E	44.72'

50 0 50 100 150 200 250 300

SCALE: 1" = 100 FEET

GENERAL NOTES:

1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS TRACT.
2) BUILDING LINES, EASEMENTS, DEED RESTRICTIONS, AND OTHER MATTERS MAY AFFECT THIS TRACT.
3) BEARING STRUCTURE BASED ON RECORDED PLAT OF SOUTHERN OAKS SUBDIVISION, SECTION 2.
4) THIS SURVEY IS BASED ON INFORMATION PROVIDED BY THE CLIENT AND WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
5) THIS SURVEY IS NOT TO BE USED FOR ANY ON THE GROUND CONSTRUCTION PURPOSES. THE SURVEYOR HIGHLY RECOMMENDS THAT THE PROPERTY CORNERS BE RE-FLAGGED 24 HOURS PRIOR TO ANY CONSTRUCTION AND/OR PROPERTY CLEARING.
6) 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.

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)

THE SUBJECT PROPERTY APPEARS TO LIE IN SHADED ZONE "X" & ZONE "AE" ACCORDING TO AN INTERPRETATION OF F.I.R.M. MAP NO. 48291C0150C, DATED 5-2-2008.

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

SURVEY PREPARED FOR: NADIA GUZMAN

DESCRIPTION OF PROPERTY: 1464 COUNTY ROAD 3737, SPLENDORA, TX 77372
LOT 3, BLOCK 2 OF SOUTHERN OAKS, SECTION 2 AS RECORDED IN VOLUME 9, PAGE 142 MAP RECORDS LIBERTY COUNTY, TEXAS.

STATE OF TEXAS REGISTERED LOUIS W. BERGMAN, IV 5815 PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND BELIEF, AS SURVEYED ON THE GROUND, SEPTEMBER 21, 2016.

LOUIS W. BERGMAN IV
R.P.L.S. NO. 5815

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TBPLS Firm No. 10114600
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File Name:	16-306.dwg		
Scale:	1" = 100'	Date:	9-22-2016
Drawn by:	FG	Surveyed by:	AG-JL