*Notes:*
*Every document of record reviewed and considered as a part of this survey is noted hereon were supplied to the surveyor. No abstract of title, nor title commitments, nor results of title searches were furnished to the surveyor. There may exist other documents of records that would effect this parcel.*

*Basis of Bearings is the Texas State Plane Coordinate System, Texas Central Zone NAD83*

N
W E
S

W. Richards Survey, A-35

**San Souice Way**
**(60' R.O.W.)**

(Called 160.00')
S 85°59'21" E 160.20'

80.00'

80.19'
(Called 80.00')

Set 5/8" Iron Rod

S 86°04'37" E 80.22'
(Called 80.00')

25' Building Line

Trinity Plantation
Block 6
Vol 2, Pg 95
P.R.T.C.

Lot 1

(Called 130.00')
N 03°06'20" W 130.05'

91.01'

Lot 12

(Called 130.00')
N 03°05'23" W 130.05'

Lot 11

(Called 130.00')
S 03°03'30" E 130.18'

Lot 10

16' Utilitiy Easement

39.04'

(Called 80.00')
79.96'

16' Utilitiy Easement

Lot 2

54.95'

25.19'

N 85°56'17" W 160.10'
(Called 160.00')

Fnd 1/2" Iron Rod

16' Utilitiy Easement

Lot 4

Lot 5

Lot 6

0' 30' 60'
GRAPHIC SCALE IN FEET

| LEGEND | |
|---|---|
| Fence Line | —— X —— |
| Overhead Powerline | —— E —— |
| Building Line | — — — — |
| Utility Easement | — - — - — |
| Found 3/8" Iron Rod (Unless Noted) | ⊕ |

# MAP OF SURVEY OF

*0.2369 ACRES OF LAND, SITUATED IN THE W. RICHARDS SURVEY, A-35, TRINITY COUNTY, TEXAS, BEING ALL OF LOT TWELVE (12), BLOCK SIX (6) TRINITY PLANTATION SUBDIVISION, ACCORDING TO THAT MAP OF PLAT RECORDED IN VOLUME 2, PAGE 95 IN THE OFFICIAL PLAT RECORDS OF TRINITY COUNTY, WITH ALL BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NAD83*

*The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and was correct at the time of the survey, and that there are no visible and/or apparent discrepancies, conflicts, boundary line conflicts, encroachments, overlapping of improvements, easements, rights-of-ways or utility easements, except as shown hereon and that said property has access to and from a dedicated roadway.*

*Dated this, the 8st/nd/rd/th day of December, 2022*

STATE OF TEXAS
REGISTERED
KENNETH E. SAVOY
5730
PROFESSIONAL
LAND SURVEYOR

*KENNETH E. SAVOY*
*REGISTERED PROFESSIONAL*
*LAND SURVEYOR NO. 5730*


## WASHBURN COMPANY

*LAND SURVEYORS*
*Residential, Commercial, Construction, Industrial, Alta Surveys, Flood Certificates*

*P.O. Box 460*
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*P: 281-432-1665*
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*December 8, 2022*
*Book: 512*
*Page: 02*
*File: 22110018 Matarrita*
*Firm No. 10104100*

W:\Active Jobs\11.22 NOVEMBER\22110018 MATARRITA\Drawing\22110018 Matarrita DA LOT 12.dwg