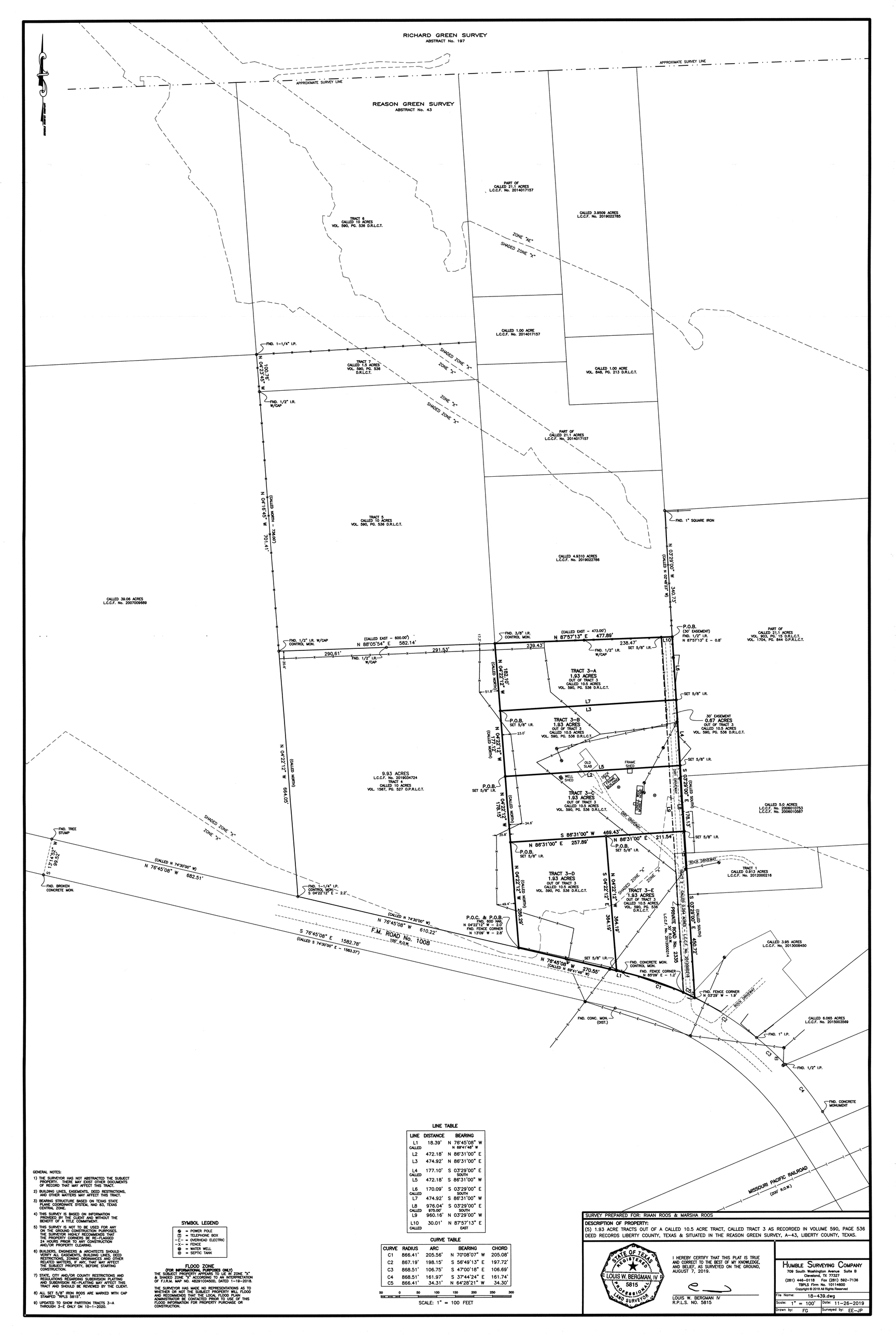

LINE TABLE

LINE	DISTANCE	BEARING
L1 (CALLED)	18.39'	N 76°45'08" W (N 89°41'46" W)
L2	472.18'	N 86°31'00" E
L3	474.92'	N 86°31'00" E
L4 (CALLED)	177.10'	S 03°29'00" E (SOUTH)
L5	472.18'	S 86°31'00" W
L6 (CALLED)	170.09'	S 03°29'00" E (SOUTH)
L7	474.92'	S 86°31'00" W
L8 (CALLED)	976.04'	S 03°29'00" E (SOUTH)
L9	960.16'	N 03°29'00" W
L10 (CALLED)	30.01'	N 87°57'13" E (EAST)

CURVE TABLE

CURVE	RADIUS	ARC	BEARING	CHORD
C1	866.41'	205.56'	N 70°08'07" W	205.08'
C2	867.19'	198.15'	S 56°49'13" E	197.72'
C3	868.51'	106.75'	S 47°00'18" E	106.69'
C4	868.51'	161.97'	S 37°44'24" E	161.74'
C5	866.41'	34.31'	N 64°28'21" W	34.30'

50 0 50 100 150 200 250 300

SCALE: 1" = 100 FEET

SYMBOL LEGEND

- ⊕ = POWER POLE
- ⊡ = TELEPHONE BOX
- -E- = OVERHEAD ELECTRIC
- -x- = FENCE
- ⊛ = WATER WELL
- ⊗ = SEPTIC TANK

FLOOD ZONE

(FOR INFORMATIONAL PURPOSES ONLY)

THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X" & SHADED ZONE "X" ACCORDING TO AN INTERPRETATION OF F.I.R.M. MAP NO. 48291C0450D, DATED 1-19-2018.

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 CONSTRUCTION.

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 TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE.
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.
7) STATE, CITY AND/OR COUNTY RESTRICTIONS AND REGULATIONS REGARDING SUBDIVISION PLATTING AND SUBDIVISION RE-PLATTING MAY AFFECT THIS TRACT AND SHOULD BE REVIEWED BY THE CLIENT.
8) ALL SET 5/8" IRON RODS ARE MARKED WITH CAP STAMPED "RPLS 5815".
9) UPDATED TO SHOW PARTITION TRACTS 3-A THROUGH 3-E ONLY ON 10-1-2020.

SURVEY PREPARED FOR: RIAAN ROOS & MARSHA ROOS

DESCRIPTION OF PROPERTY:

(5) 1.93 ACRE TRACTS OUT OF A CALLED 10.5 ACRE TRACT, CALLED TRACT 3 AS RECORDED IN VOLUME 590, PAGE 536 DEED RECORDS LIBERTY COUNTY, TEXAS & SITUATED IN THE REASON GREEN SURVEY, A-43, LIBERTY COUNTY, TEXAS.

STATE OF TEXAS REGISTERED PROFESSIONAL LOUIS W. BERGMAN IV 5815 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, AUGUST 7, 2019.

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

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TBPLS Firm No. 10114600
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File Name: 18-439.dwg
Scale: 1" = 100' Date: 11-26-2019
Drawn by: FG Surveyed by: EE-JP