



July 24, 2000
Robert A. Zajicek
Registered Professional
Land Surveyor No. 2303

To Clifford Hhabenak and Denise Spencer,
File No. CO-00-090

I hereby certify that this survey was made
on the ground, that this plat correctly
represents the facts found at the time of
survey and that this professional service
conforms to the current Texas Surveyors Association
Standards and Specifications for a Category 1A
Condition IV Survey.

Robert A. Zajicek
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Utility easements recorded in
V. 385, P. 304, D.R.C.C.
San Bernard Electric Coop.
easement recorded in V. 580,
P. 148, D.R.C.C.

No other visible easements found.

Found 1/2" iron at corners
unless otherwise indicated
Easements not on tract
V. 219, P. 380, D.R.C.C.

Ind. 3/8"
iron rod

S89°38'E - 933.11'

40' wide easement (Slide 49)
V. 385, P. 304, D.R.C.C.

10' wide utility easement
10' wide utility easement

TRACT 70-A
10.00 ACRES

TRACT 70-B
5 ACRES



power
line
San Bernard Elect.
Coop.

well

1"=100'



"Flood Insurance Rate Map
48089C0400 C
Community 480144
Panel 0400
Effective date 1-3-90
Tract is shown to be in Zone X
Easement (V. 144, P. 562, D.R.C.C. does
affect property (Blanket easement))

PLAT OF LOT NO. 70-A IN THE
SANDY CREEK DEVELOPMENT CO.
SUBDIVISION (Slide 49, Plat
Records of Colorado County,
Texas) V. 376, P. 269, D.R.C.C.
John Cassady Survey
Abstract No. 138
Colorado County, Texas
Field notes accompany this
plat.
Bearings reference to Slide
49.
10' wide utility easement
10' wide utility easement