

cm = control monument
 OHE = overhead electric line
 pp = power (utility) pole
 D.R.W.C. = Deed Records of Washington County, Texas
 O.R.W.C. = Official Records of Washington County, Texas

The subject tract shown hereon does not lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477C0150C, effective date August 16, 2011.

Bearings shown hereon are based on the record bearings for the John Michael Cowart, et ux called 10.13 acre tract, recorded in 1727/590 O.R.W.C.

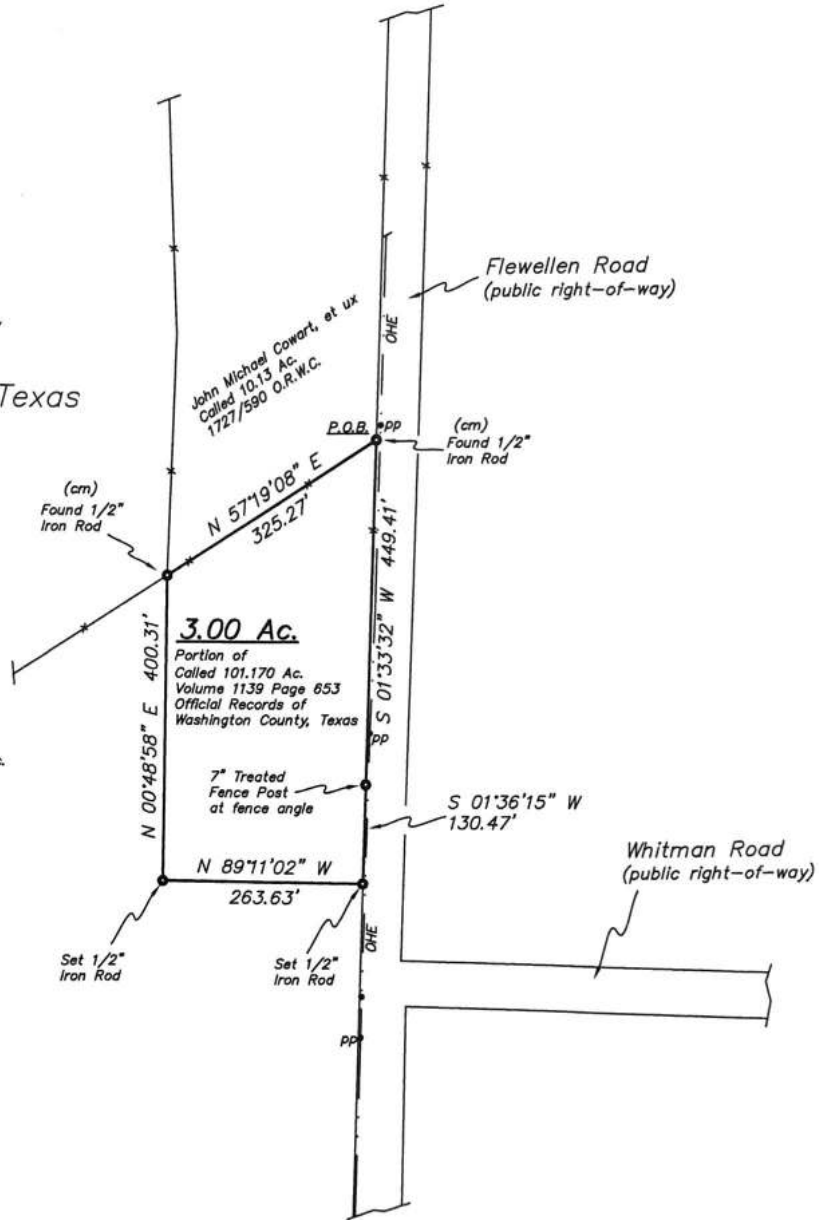
This plat accompanied by metes and bounds description.

The tract shown hereon may be subject to the right of way easement granted to Northeast Washington County Water Supply Corporation, recorded in 728/75 O.R.W.C. & 1149/196 O.R.W.C.



J. Harbour Survey
 Abstract No. 54
 Washington County, Texas

E.H. Steinhagen, Jr., et ux
 Residue of Called 101.170 Ac.
 Volume 1139 Page 653
 Official Records of
 Washington County, Texas



To: E.H. Steinhagen, Jr. and Julia B. Steinhagen, Dorsey L. Shedd and Mark L. Shedd, and Bluebonnet Abstract and Title, LLC, GF No. 22-360-WASH.

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on July 19, 2022, on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages of area, boundary line conflicts, encroachments at ground level, overlapping of improvements, easements, or apparent rights-of-way, except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon.



Michael J. Blakey
 Registered Professional Land Surveyor No. 5935

W.O.#2022-3335

E.H. Steinhagen, Jr., et ux

Blakey Surveying, LLC

RPLS 4052 RPLS 5935

TEXAS FIRM REGISTRATION NO. 10085000

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