

LINE LIST

These standard lines will be found in the drawing.

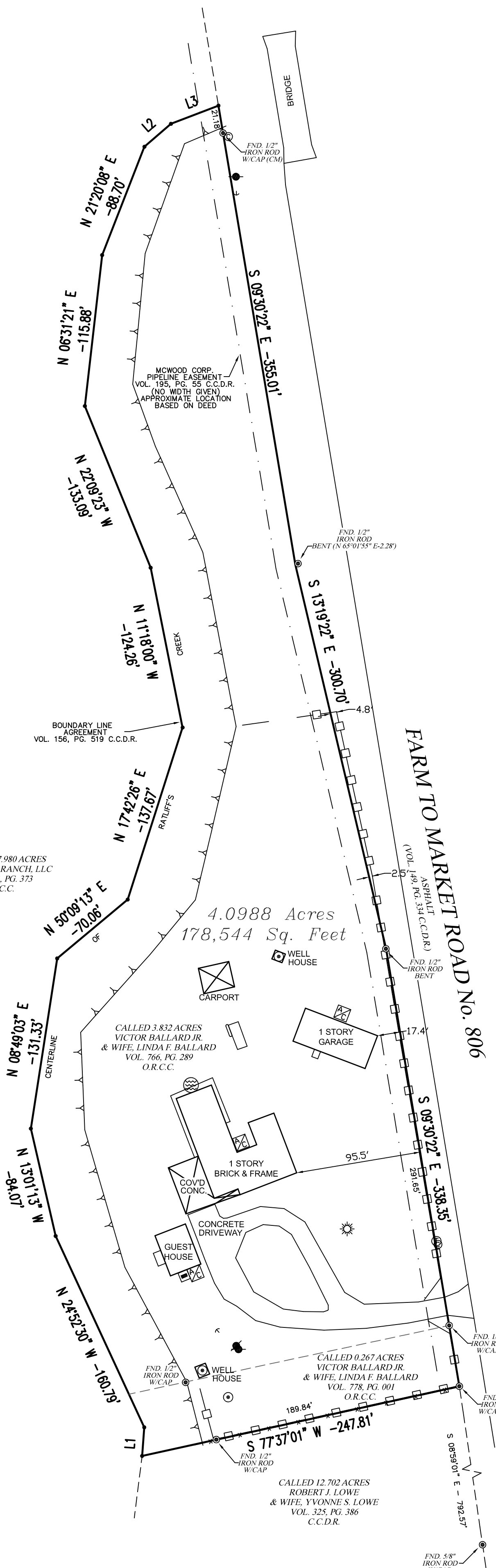
- ADJOINER
- BOUNDARY LINE
- x — WIRE FENCE
- / / — TOP BANK
- - - PIPELINE
- □ — WOOD FENCE

LINE	BEARING	DISTANCE
L1	N 04°19'58" E	-21.88'
L2	N 49°11'14" E	-26.76'
L3	N 69°06'55" E	-38.78'

LEGEND

These standard symbols will be found in the drawing.

- ⊠ A/C UNIT (AC)
- ↓ GUY WIRE (GUY)
- POWER POLE (PP)
- ⊞ ELECTRIC METER
- ⊙ CABLE MARKER
- Ⓣ TELEPHONE PEDESTAL (TPED)
- ⊕ WATER VALVE (WV)
- ⊙ WATER WELL (WW)
- ☀ YARD LIGHT (YL)
- ⊞ POOL EQUIPMENT



CALLED 827.980 ACRES
WRAY-TODD RANCH, LLC
VOL. 393, PG. 373
O.R.C.C.

4.0988 Acres
178,544 Sq. Feet

CALLLED 3.832 ACRES
VICTOR BALLARD JR.
& WIFE, LINDA F. BALLARD
VOL. 766, PG. 289
O.R.C.C.

CALLLED 0.267 ACRES
VICTOR BALLARD JR.
& WIFE, LINDA F. BALLARD
VOL. 778, PG. 001
O.R.C.C.

CALLLED 12.702 ACRES
ROBERT J. LOWE
& WIFE, YVONNE S. LOWE
VOL. 325, PG. 386
C.C.D.R.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48089 C 0270 D DATED 02/04/2011 A SMALL PORTION OF THE SUBJECT TRACT LIES IN FLOOD ZONE "A" . ZONE A IS DEFINED AS NO BASE FLOOD ELEVATIONS DETERMINED.

NOTICE: THE ABOVE STATEMENT IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE DETERMINE FLOOD INSURANCE RATES ONLY, AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

GENERAL NOTES:

1. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY.
2. SURVEY IS BASED ON TITLE COMMITMENT LISTED BELOW.
3. ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.
4. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. BEARINGS BASED ON TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.
6. RIGHT-OF-WAY EASEMENT DATED APRIL 23, 1974, EXECUTED BY ROBERT J. LOWE, M.D. TO SAN BERNARD ELECTRIC COOPERATIVE, INC. RECORDED IN VOL. 326, PAGE 570 D.R.C.C.
7. RIGHT-OF-WAY EASEMENT DATED SEPTEMBER 29, 1992, EXECUTED BY ROBERT J. LOWE & WIFE YVONNE S. LOWE TO SAN BERNARD ELECTRIC COOPERATIVE, INC. RECORDED IN VOL. 53, PAGE 283 D.R.C.C.
8. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.



SURVEYOR'S CERTIFICATION

THIS SURVEY WAS PERFORMED ON THE GROUND BY ME, OR UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING PRACTICES ACT AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL SURVEYING.

[Signature]
5/25/20

DARRYL M. BEARD
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6438

DESCRIPTION: BEING a 4.0988 acre (178,544 square feet) tract being comprised of a called 3.832 acre tract and called 0.267 acre tract		
SURVEY: JAMES BURLESON SURVEY, A-76		
OWNER: DUC HO		
ADDRESS: 1180 F.M. ROAD 806		
COLUMBUS, TEXAS 78934		
TITLE COMPANY: FIDELITY NATIONAL TITLE		
GF NUMBER: CO-20-097	COUNTY:	STATE:
LENDER: QUICKEN LOANS	COLORADO	TEXAS
DATE: 05/21/2020	DRAWN BY: DB	CHECKED BY: DMB
SCALE: 1" = 60'	JOB NO.: 2020-55	

- = SET 5/8" IRON ROD WITH CAP STAMPED "DMBEARD SVCS RPLS 6438"
- = POINT
- ⊙ = FOUND MONUMENT
- (CM) = CONTROLLING MONUMENT
- C.C.M.R. = COLORADO COUNTY MAP RECORDS
- C.C.D.R. = COLORADO COUNTY DEED RECORDS
- O.R.C.C. = OFFICIAL RECORDS OF COLORADO COUNTY

D.M. BEARD SERVICES, L.L.C.
PROFESSIONAL LAND SURVEYING
3701 4TH STREET #883, KATY TX. 77492-0883 TEL. 832-913-9866
T.B.P.L.S. FIRM NO. 10194165
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