

**HERRING SUBDIVISION
SLIDE NO. 135
P.R.C.C.T.**

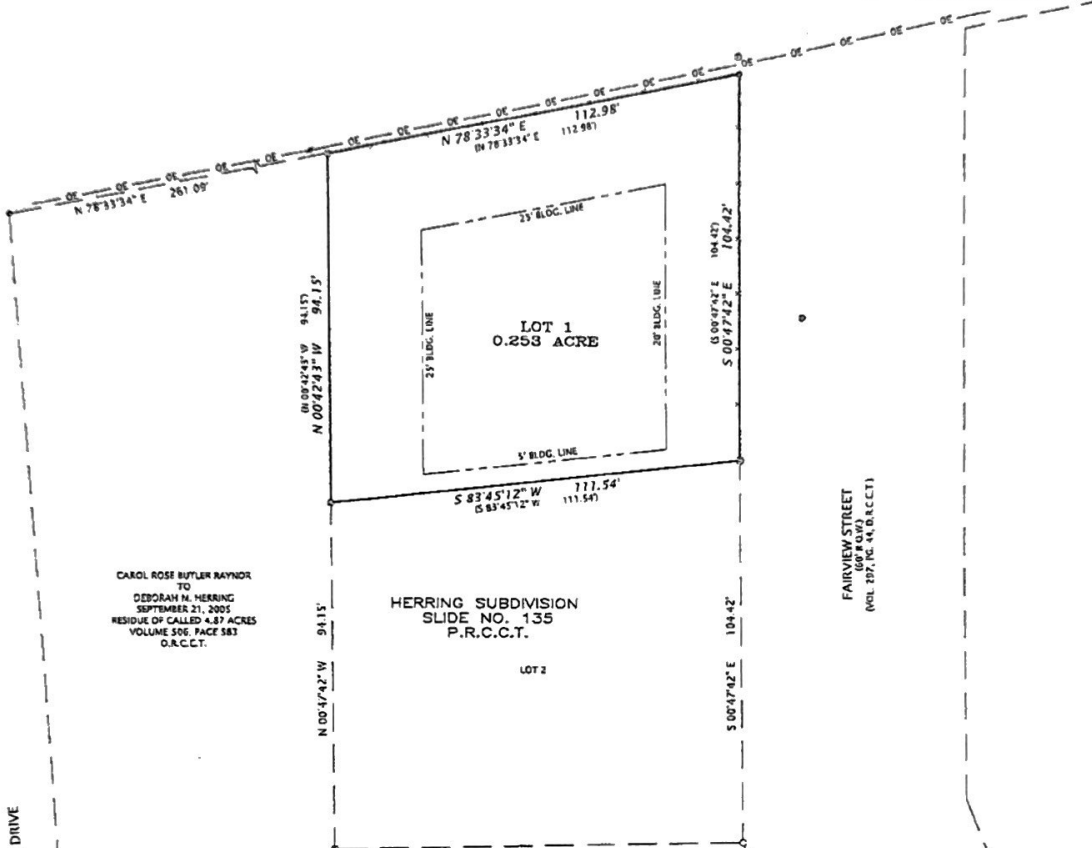
HORIZONTAL DATUM: NAD83/2011 (EPOCH 2010)
VERTICAL DATUM: NAVD83
COMBINED SCALE FACTOR: 0.999873869
HEARING BASIS: TX LAMBERT GRID SOUTH CENTRAL ZONE
DISTANCES SHOWN ARE SURFACE VALUES



LEGEND

○	5/8" IRON ROD FOUND
●	1/2" IRON ROD FOUND
○	1/2" IRON PIPE FOUND
⊕	TELEPHONE RISER
#	POWER POLE
⊖	CLEAN OUT
—	WIPE FENCE
—	OVERHEAD ELECTRIC LINE
()	RECORD INFORMATION

STATE HIGHWAY NO. 90 (WALNUT STREET)
(L.O.W. VARIED)



CAROL ROSE BUTLER RAYNOR
TO
DEBORAH N. HERRING
SEPTEMBER 21, 2005
RESIDUE OF CALLED 4.87 ACRES
VOLUME 586, PAGE 583
O.R.C.C.T.

HERRING SUBDIVISION
SLIDE NO. 135
P.R.C.C.T.

FAIRVIEW STREET
(60' P.O.V.)
(60' P.O.V.) (60' P.O.V.)

OAK CLUSTER DRIVE

SCHEDULE B EASEMENT NOTES

1. THAT CERTAIN EASEMENT TO CENTRAL POWER & LIGHT CO. AS PER VOL. 17, PG. 576, B.M.R.C.C.T. IS A BLANKET EASEMENT AND CANNOT BE SHOWN OR LOCATED ON SURVEY.
2. THAT CERTAIN EASEMENT TO CENTRAL POWER & LIGHT CO. AS PER VOL. 14, PG. 286, B.M.R.C.C.T. IS NOT SUFFICIENTLY DESCRIBED AND CANNOT BE SHOWN OR LOCATED ON SURVEY.
3. THAT CERTAIN EASEMENT TO QWEST COMMUNICATIONS COMPANY, LLC AS PER VOL. 786, PG. 812, O.R.C.C.T. IS NOT SUFFICIENTLY DESCRIBED AND CANNOT BE SHOWN OR LOCATED ON SURVEY.

SURVEY NOTES

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
3. THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND MATTERS OF RECORD SHOWN ARE STRICTLY BASED ON A TITLE COMMITMENT ISSUED DECEMBER 22, 2021 (EFFECTIVE: DECEMBER 9, 2021) BY ELLIOTT & WALDRON ABSTRACT COMPANY, OF NO. 21371.
4. PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, COVENANTS, ETC. AND ANY OTHER THAT APPEAR OF RECORD OR UNRECORDED AND NOT SHOWN ON SURVEY.

SURVEYOR CERTIFICATION

THIS SURVEY WAS MADE ON THE GROUND ON JANUARY 13, 2022 UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND AT THE TIME OF SURVEY.

S.W. Freudensprung 1/14/2022
FOR FSC, INC.
BY: S.W. FREUDENSPRUNG, RPLS
TEXAS REGISTRATION NO. 5260



**SURVEY PLAT OF LOT 1
OF THE HERRING SUBDIVISION
W. B. DEWEES LEAGUE, A-18
COLORADO COUNTY, TEXAS**

DATE: 01/13/2022
DRAWN BY: KAC
CHECKED BY: MWL
FIELD CRW: TTH
PROJECT NO: 2022010048
COUNTY: COLORADO
SCALE: 1" = 30'
SHEET: 1 OF 1

FSC INC
SURVEYORS-ENGINEERS
2205 Walnut Street - Columbus, TX 75904
Ph: 979.732.3114 - Fax: 979.732.5271
TBP#S PLM# 16000100 - TBP# FIRM# 17957
www.fscinc.net