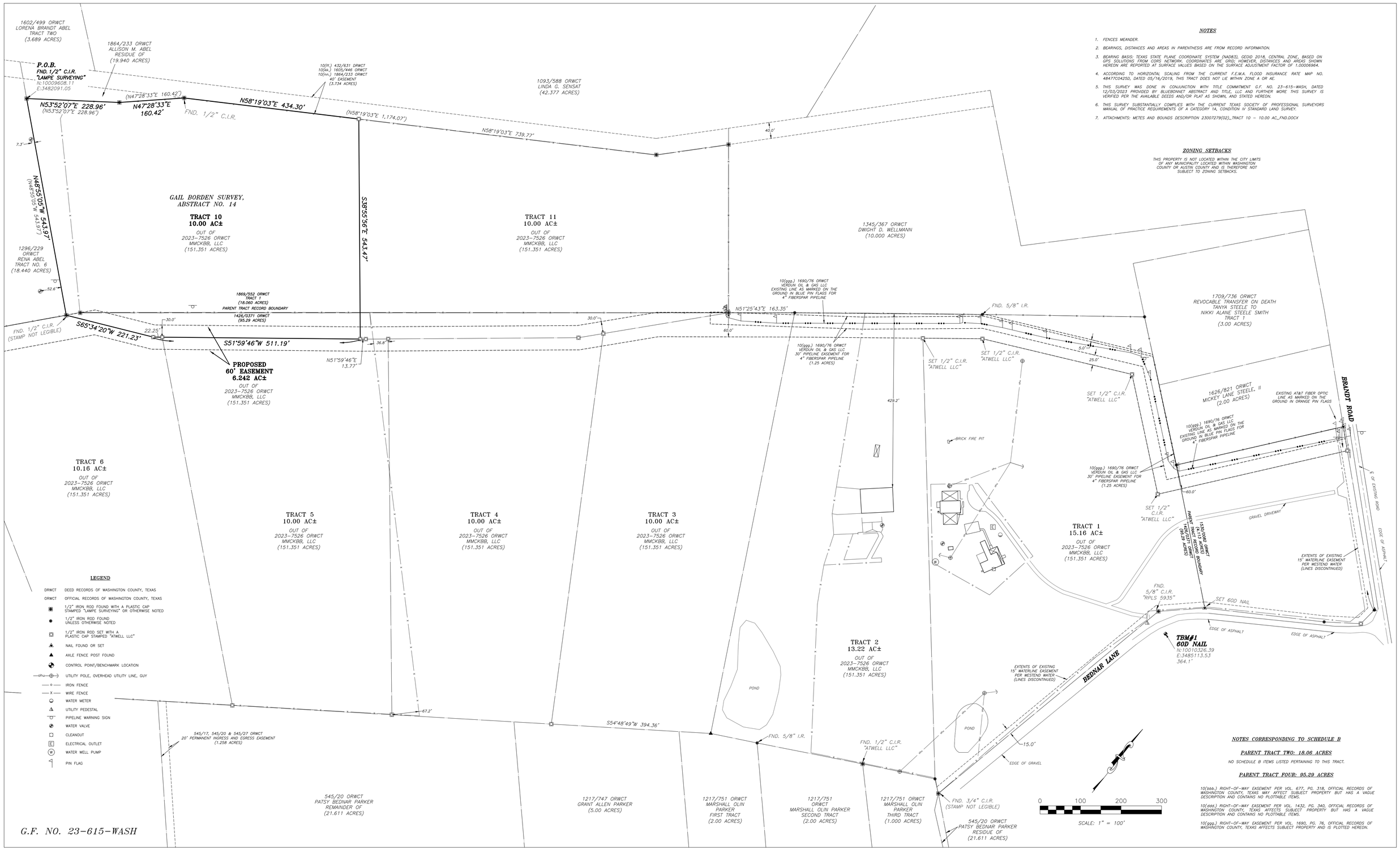

NOTES

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.
3. BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), GEOID 2018, CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM CORS NETWORK. COORDINATES ARE GRID; HOWEVER, DISTANCES AND AREAS SHOWN HEREON ARE REPORTED AT SURFACE VALUES BASED ON THE SURFACE ADJUSTMENT FACTOR OF 1.00006964.
4. ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48477C0425D, DATED 05/16/2019, THIS TRACT DOES NOT LIE WITHIN ZONE A OR AE.
5. THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. 23-615-WASH, DATED 12/03/2023 PROVIDED BY BLUEBONNET ABSTRACT AND TITLE, LLC AND FURTHER MORE THIS SURVEY IS VERIFIED PER THE AVAILABLE DEEDS AND/OR PLAT AS SHOWN, AND STATED HEREON.
6. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS OF A CATEGORY 1A, CONDITION IV STANDARD LAND SURVEY.
7. ATTACHMENTS: METES AND BOUNDS DESCRIPTION 23007279(02)_TRACT 10 – 10.00 AC_FND.DOCX

ZONING SETBACKS

THIS PROPERTY IS NOT LOCATED WITHIN THE CITY LIMITS OF ANY MUNICIPALITY LOCATED WITHIN WASHINGTON COUNTY OR AUSTIN COUNTY AND IS THEREFORE NOT SUBJECT TO ZONING SETBACKS.

LEGEND

DRWCT	DEED RECORDS OF WASHINGTON COUNTY, TEXAS
ORWCT	OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS
⊛	1/2" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "LAMPE SURVEYING" OR OTHERWISE NOTED
●	1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
▣	1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "ATWELL LLC"
⁂	NAIL FOUND OR SET
▲	AXLE FENCE POST FOUND
◉	CONTROL POINT/BENCHMARK LOCATION
—ohu—Ⓟ—	UTILITY POLE, OVERHEAD UTILITY LINE, GUY
—— o ——	IRON FENCE
—— x ——	WIRE FENCE
⌾	WATER METER
△	UTILITY PEDESTAL
▽	PIPELINE WARNING SIGN
◈	WATER VALVE
▢	CLEANOUT
[E]	ELECTRICAL OUTLET
(W)	WATER WELL PUMP
	PIN FLAG

NOTES CORRESPONDING TO SCHEDULE B

PARENT TRACT TWO: 18.06 ACRES

NO SCHEDULE B ITEMS LISTED PERTAINING TO THIS TRACT.

PARENT TRACT FOUR: 95.29 ACRES

10(bbb.) RIGHT-OF-WAY EASEMENT PER VOL. 677, PG. 318, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS MAY AFFECT SUBJECT PROPERTY BUT HAS A VAGUE DESCRIPTION AND CONTAINS NO PLOTTABLE ITEMS.

10(ddd.) RIGHT-OF-WAY EASEMENT PER VOL. 1432, PG. 340, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS AFFECTS SUBJECT PROPERTY BUT HAS A VAGUE DESCRIPTION AND CONTAINS NO PLOTTABLE ITEMS.

10(ggg.) RIGHT-OF-WAY EASEMENT PER VOL. 1690, PG. 76, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

13300 BEDNAR LANE, BURTON, TEXAS 77835
JOB NUMBER: 23007279(02)
CLIENT: MMCKBB, LLC
DATE: 6/19/2024
FIELD CREW: SW
OFFICE: BG/JL/BP
FB/PG: 23007279(02)_SW.DXF

**TRACT 10 – 10.00 ACRES, MORE OR LESS,
OUT OF A 151.351 ACRE TRACT, LOCATED IN THE
GAIL BORDEN SURVEY, ABSTRACT NO. 14,
WASHINGTON COUNTY, TEXAS**

STATE OF TEXAS
REGISTERED
BILLY A. PATTERSON
6030
PROFESSIONAL
LAND SURVEYOR

TO MMCKBB LLC AND BLUEBONNET ABSTRACT AND TITLE, LLC EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY.

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE: THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND IN APRIL OF 2024; THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON; AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN OR NOTED HEREON.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

BILLY A. PATTERSON, R.P.L.S. NO. 6030
FIRM NO. 10193726

WASHINGTON COUNTY, TEXAS

ATWELL
19 BRIAR HOLLOW LN. #145, HOUSTON, TX 77079
(713) 468-6000