

ANGEL SKY MASON
VOL. 725, PG. 410
O.R.C.,TX

LOT 109

(N 89°35' E) 214.09'

FOUND
5/8" IRON ROD W/CAP

LOT 168

WILLIAM D SPRING, JR
VOL. 346, PG. 377
O.R.C.,TX

(N 00°35'00" W 120.00')
N 01°45'42" W 120.00'

0.52 ACRE TRACT

LOT 108

S 87°17'07" W 165.12'
(S 89°35' W 165.00')

GRAVEL DRIVEWAY

CROOKED CREEK DRIVE
PP OH OH

EASEMENT

S 20°17'23" W 130.39'

FOUND
5/8" IRON ROD W/CAP

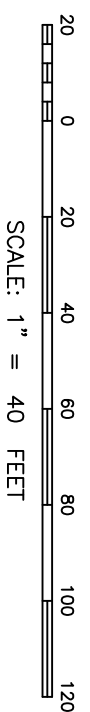
LAKE SHERIDAN ESTATES, INC.
HOMEOWNER'S ASSOC

W RENNEY SURVEY
A-477



NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
2. (BEARING DISTANCE) INDICATES RECORD BEARING AND DISTANCE.



I HEREBY STATE THAT THIS PLAT SHOWS THE SUBJECT LOCATION AS SURVEYED ON THE GROUND 9/5/23. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Cole E. Barton
COLE E. BARTON
REGISTERED PROFESSIONAL LAND SURVEYOR



LEGEND	
— OH —	OVERHEAD LINE
— X — X —	FENCE
— PP —	POWER POLE

GF No. 23140	
VOL. 170, PG. 159	D.R.C.C.,TX
VOL. 174, PG. 103	D.R.C.C.,TX
VOL. 259, PG. 193	D.R.C.C.,TX
VOL. 259, PG. 194	D.R.C.C.,TX
	NOT IN AREA
	NOT IN AREA
	BLANKET
	BLANKET



6113 SARATOGA BLVD, SUITE F 4936 - (981) 208-4284
TEXAS LICENSED SURVEYING FIRM 10194009
THE INTERSECTION OF QUALITY AND EFFICIENCY

0.52 ACRE TRACT

BEING OUT OF THE W RENNEY SURVEY, A-477, BEING LOT 108, LAKE SHERIDAN ESTATES, COLORADO COUNTY, TEXAS, RECORDED IN VOL. 1, PG. 71 OF THE MAP RECORDS OF COLORADO COUNTY, TEXAS, ALSO BEING CONVERTED FROM MARGARET ANN CHARANVAZ TO WILLIAM D SPRING, JR IN SPECIAL WARRANTY DEED DATED JULY 20, 2000, RECORDED IN VOL. 346, PG. 377 OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS, LOCATED IN COLORADO COUNTY, TEXAS.

Completion Date: 9/6/23	File Name: BOUNDARY
Scale: 1"=40'	Surveyed by: LB/CB
Drawn by: KS	Checked by: CB