

NOTES

- FENCES MEANDER.
- BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.
- 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 1.00006011.
- ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48477C0500D, DATED 05/16/2019, THIS TRACT DOES NOT LIE WITHIN ZONE A OR ZONE AE.
- THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. WCA2401790, DATED 05/31/2024 PROVIDED BY WASHINGTON COUNTY ABSTRACT AND FURTHER MORE THIS SURVEY IS VERIFIED PER THE AVAILABLE DEEDS AND/OR PLAT AS SHOWN, AND STATED HEREON.
- THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS OF A CATEGORY 1A, CONDITION III STANDARD LAND SURVEY.
- ATTACHMENTS: METES AND BOUNDS DESCRIPTION 24004424(01)_FND.DOCX
- ORIGINAL SURVEY LINES SHOWN HEREON (IF ANY) ARE BASED ON RAILROAD COMMISSION GIS DATA, ARE APPROXIMATED ONLY AND WERE NOT LOCATED ON THE GROUND. THIS SURVEYOR DID NOT DETERMINE THE EXISTENCE OF ANY VACANCY, EXCESS, OR SHORTAGE OF AREA IN ANY OF THE ORIGINAL GRANTS SHOWN HEREON.

0 50 100 150



SCALE: 1" = 50'



NOTES CORRESPONDING TO SCHEDULE B

- 10(h.) EASEMENT PER VOL. 129, PG. 378, DEED RECORDS OF WASHINGTON COUNTY, TEXAS DOES NOT AFFECT SUBJECT PROPERTY AND THEREFORE IS NOT PLOTTED.
- 10(i.) EASEMENT PER VOL. 355, PG. 839, DEED RECORDS OF WASHINGTON COUNTY, TEXAS AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 10(j.) EASEMENT PER VOL. 382, PG. 684, DEED RECORDS OF WASHINGTON COUNTY, TEXAS DOES NOT AFFECT SUBJECT PROPERTY AND THEREFORE IS NOT PLOTTED.
- 10(k.) EASEMENT PER VOL. 398, PG. 877, DEED RECORDS OF WASHINGTON COUNTY, TEXAS AFFECTS SUBJECT PROPERTY BUT HAS A VAGUE DESCRIPTION AND CONTAINS NO PLOTTABLE ITEMS.
- 10(l.) EASEMENT PER VOL. 408, PG. 532, DEED RECORDS OF WASHINGTON COUNTY, TEXAS AFFECTS SUBJECT PROPERTY BUT HAS A VAGUE DESCRIPTION AND CONTAINS NO PLOTTABLE ITEMS.
- 10(m.) EASEMENT PER VOL. 579, PG. 347, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 10(n.) EASEMENT PER VOL. 610, PG. 851, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 10(o.) BOUNDARY AGREEMENT PER VOL. 315, PG. 847, DEED RECORDS OF WASHINGTON COUNTY, TEXAS DOES NOT AFFECT SUBJECT PROPERTY AND THEREFORE IS NOT PLOTTED.

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 "HODDE & HODDE" OR OTHERWISE NOTED
- 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "ATWELL LLC"
- 3/8" IRON ROD FOUND UNLESS OTHERWISE NOTED
- CONTROL POINT/BENCHMARK LOCATION
- UTILITY POLE, OVERHEAD UTILITY LINE, GUY
- IRON FENCE
- WIRE FENCE
- WOOD FENCE
- SEPTIC

2.480 ACRES±

1728/356 ORWCT
REVOCABLE TRANSFER
ON DEATH DEED TO
JOSEPH CRAWFORD
TRACT 3
(1.000 AC.)

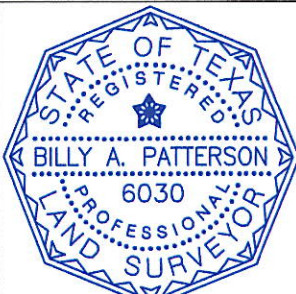
ZONING SETBACKS

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

GIBBS CREEK ROAD
A/K/A COUNTY ROAD NO. 92

GIBSON KUYKENDALL SURVEY, A-71
JOEL LAKEY SURVEY, A-72

G.F. NO. WCA2401790



TO CODY KOHLER, CAROLINE KOHLER, AND WASHINGTON COUNTY ABSTRACT 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 ON 06/26/2024; 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.

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

WASHINGTON COUNTY, TEXAS



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

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|--|
| 6885 GIBBS CREEK ROAD, CHAPPELL HILL, TEXAS 77426 |
| JOB NUMBER: 24004424(01) |
| CLIENT: MANDY ALLEN |
| DATE: 6/27/2024 |
| FIELD CREW: GM |
| OFFICE: JL/BP |
| FB/PG: 24004424(01)GM.DXF |

**2.480 ACRES, MORE OR LESS,
SITUATED IN THE
GIBSON KUYKENDALL SURVEY,
ABSTRACT NO. 71,
WASHINGTON COUNTY, TEXAS**