WASHINGTON COUNTY, TEXAS
ANDREW MILLER LEAGUE
ABSTRACT NO. 83

JANICE KAY MCGINTY ROLIARD
TO
SHANNON NICOLE ROLIARD CASTILLO
AUGUST 6, 2019
TRACT ONE - CALLED 5.352 ACRES
VOLUME 1687, PAGE 311
O.R.W.C.T.

CLARA ABRAM TRACT
AS PER APPRAISAL DISTRICT
(NO RECORDING INFORMATION FOUND)

N 72°10'03" E
68.18'

F.M. HIGHWAY NO. 105

R.C. BARNES, ET UX
TO
JIMMIE ABROM, ET UX
OCTOBER 15, 1953
CALLED 6.92 ACRES
VOLUME 195, PAGE 446
D.R.W.C.T.

POND

40.39 TOTAL ACRES

ELIJAH JOHNSON, ET AL
TO
WILLIE RUTH LEE NICKERSON
DECEMBER 31, 1997
TRACT 2 - RESIDUE OF CALLED 30.000 ACRES
VOLUME 882, PAGE 602
O.R.W.C.T.

30" OAK TREE

24" OAK TREE

24" OAK TREE

24" OAK TREE

SHERMAN COLEMAN
TO
JAMES BROOKS ACTON, ET UX
JANUARY 30, 1991
PART OF THE RESIDUE OF CALLED 52.559 ACRES
VOLUME 641, PAGE 37
O.R.W.C.T.

MAX BARANOWSKI, JR., ET UX
TO
JAMES ACTON, ET UX
NOVEMBER 8, 2001
RESIDUE OF CALLED 21.072 ACRES
VOLUME 1011, PAGE 229
O.R.W.C.T.

(S 85°26'14" W 881.57')
(VOL. 641, PG. 37, O.R.W.C.T.)
S 80°27'24" W 881.99'

ORIGINAL TRACT LINE

(N 30°21'49" W)
N 48°02'49" W
86.73'

S 01°38'24" E 1777.12'

SHERMAN COLEMAN
TO
JAMES BROOKS ACTON, ET UX
JANUARY 30, 1991
RESIDUE OF CALLED 52.559 ACRES
VOLUME 641, PAGE 37
O.R.W.C.T.

1/2" IRON ROD FND
BEARS S 76°47'56" W - 10.45'

(N 85°26'01" E)
(VOL. 663, PG. 226, O.R.W.C.T)
N 80°27'24" E 577.29'

1/2" IRON ROD
FND AT 433.59'
0.51' LEFT OF LINE

S 80°27'24" W 1103.40'
(S 80°27'24" W 1103.40')
(VOL. 1819, PG. 577, O.R.C.C.T.)

JAMES BROOKS ACTON, ET UX
TO
RAYDELL SHANNON, ET UX
JANUARY 22, 1992
CALLED 2.000 ACRES
VOLUME 663, PAGE 226
O.R.W.C.T.

JAMES BROOKS ACTON, ET UX
TO
RAYDELL SHANNON, ET UX
JANUARY 22, 1992
CALLED 40' WIDE RIGHT OF WAY EASEMENT
VOLUME 663, PAGE 226
O.R.W.C.T.

CEMETERY
CALLED 0.170 ACRE
(NO RECORDING INFORMATION FOUND)

SHERMAN COLEMAN
TO
JAMES BROOKS ACTON, ET UX
JANUARY 30, 1991
CALLED 30' WIDE RIGHT OF WAY EASEMENT
VOLUME 641, PAGE 37
O.R.W.C.T.
~
30' WIDE RIGHT OF WAY EASEMENT
VOLUME 663, PAGE 226
VOLUME 1819, PAGE 577
O.R.W.C.T.

JAMES ACTON, ET UX
TO
QUEST TRUST COMPANY FBO CESAR GUERRA IRA# 4166711
JANUARY 18, 2022
CALLED 18.24 ACRES
VOLUME 1819, PAGE 577
O.R.W.C.T.

N 35°18'06" W
1020.17'

5/8" IRON ROD FND
BEARS S 65°22'57" W - 0.23'

MAX BARANOWSKI, JR., ET UX
TO
RODOLFO RODRIGUEZ
NOVEMBER 2, 2001
CALLED 60.000 ACRES
VOLUME 1010, PAGE 950
O.R.W.C.T.

RICHARD M. ABBEY, ET UX
TO
ROBERT SCHREIBER, ET UX
DECEMBER 31, 2002
CALLED 20.000 ACRES
VOLUME 1059, PAGE 322
O.R.W.C.T.

ELIJAH JOHNSON, ET AL
TO
WILLIE RUTH LEE NICKERSON
DECEMBER 31, 1997
TRACT 2 - RESIDUE OF CALLED 30.000 ACRES
VOLUME 882, PAGE 602
O.R.W.C.T.

F.M. HIGHWAY NO. 912

ALAN S. PENNINGTON, ET AL
TO
BSR PROPERTIES VI, LL
SEPTEMBER 30, 2021
CALLED 195.00 ACRES
VOLUME 1802, PAGE 481
O.R.W.C.T.

0' 300' 600'

HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)
VERTICAL DATUM: NAVD 88
COMBINED SCALE FACTOR: 0.9999419278
BEARING BASIS: TX. LAMBERT GRID CENTRAL ZONE
DISTANCES SHOWN ARE SURFACE VALUES

LEGEND

- ◎ 5/8" IRON ROD SET W/ 2" ALUM. CAP
- ● 5/8" IRON ROD FOUND
- ● 1/2" IRON ROD FOUND
- POWER POLE
- Ⓔ ELECTRIC METER
- GUY ANCHOR
- OE OVERHEAD ELECTRIC LINE
- X WIRE FENCE
- ( ) RECORD INFORMATION

40.39 ACRE SHORT LINE TABLE					
AS PER VOL. 882, PG. 602, O.R.W.C.T.					
LINE	BEARING	DISTANCE	LINE	RECORD BEARING	DISTANCE
L1	N 04°06'30" W	158.57'	L1	N 01°02'03" W	N/A
L2	N 01°47'32" W	188.70'	L2	N 03°17'16" W	187.44
L3	N 15°02'12" E	17.52'	L3	N 20°06'01" E	17.52'
L4	N 26°36'39" E	69.40'	L4	N 31°40'28" E	69.40'
L5	N 36°24'11" E	219.22'	L5	N 41°08'04" E	219.53'
L6	N 35°01'16" E	227.33'	L6	N 40°03'14" E	227.64'
L7	N 28°07'56" E	20.26'	L7	N 33°11'45" E	20.26'
L8	N 19°36'43" E	29.70'	L8	N 24°40'32" E	29.70'
L9	N 03°28'13" E	112.94'	L9	N 08°32' 02" E	112.94'
L10	N 79°35'09" E	99.09'	L10	N 84°38'58" E	99.09'
L11	N 37°55'33" E	15.72'	L11	N 42°59'22" E	15.72'
L12	N 38°27'45" E	76.24'	L12	N 43°26'53" E	76.24
L13	N 35°24'10" E	36.03'	L13	N 40°37'56" E	36.03'
L14	N 30°56'13" E	65.99'	L14	N 36°00' E	65.99'
AS PER VOL. 641, PG. 37, O.R.W.C.T.					
LINE	BEARING	DISTANCE	LINE	RECORD BEARING	DISTANCE
L15	N 35°36'35" E	596.76'	L15	N 40°28'58" E	595.81'
L16	N 35°37'37" E	282.03'	L16	N 39°55'02" E	281.34'
L17	N 41°24'29" E	101.43'	L17	N 45°46'28" E	96.59'
L18	N 52°37'22" E	42.62'	L18	N 62°00'03" E	49.48'
L19	N 72°10'03" E	240.82'	L19	N 77°10'21" E	N/A

SCHEDULE B EASEMENT NOTES

1. THAT CERTAIN EASEMENT TO RAYDELL SHANNON, ET UX AS PER VOL. 633, PG. 226, O.R.W.C.T. DOES NOT AFFECT THE SUBJECT TRACT, HOWEVER IS WITHIN THE EXISTING LIMITS OF 30' WIDE EASEMENT AS SHOWN ON SURVEY.
2. THAT CERTAIN ROAD EASEMENT TO QUEST TRUST COMPANY FBO CESAR GUERRA IRA#4166711 AS PER VOL. 633, PG. 226, O.R.W.C.T. DOES NOT AFFECT THE SUBJECT TRACT, HOWEVER IS WITHIN THE EXISTING LIMITS OF 30' WIDE EASEMENT AS SHOWN ON SURVEY.

SURVEY NOTES

1. THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND MATTERS OF RECORD SHOWN ARE STRICTLY BASED ON A TITLE COMMITMENT ISSUED ON APRIL 22, 2022 (EFFECTIVE: APRIL 11, 2022) BY BOTTS TITLE COMPANY, GF NO. WA-22-148.
2. PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, ETC. THAT APPEAR OF RECORD OR UNRECORDED AND NOT SHOWN ON SURVEY.
3. A SEPARATE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

SURVEYOR CERTIFICATION

THIS SURVEY WAS MADE ON THE GROUND ON DECEMBER 21 & 22, 2021, DECEMBER 27 & 28, 2021 AND JANUARY 6, 2022 UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND AT THE TIME OF SURVEY. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE PRESENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION IV SURVEY.

_____
FOR FSC., INC.
BY: S.W. FREUDENSPRUNG, RPLS
TEXAS REGISTRATION NO. 5260

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

SURVEY PLAT OF 18.24 ACRES
ANDREW MILLER LEAGUE, A-83
WASHINGTON COUNTY, TEXAS

DATE:	05/02/2022
DRAWN BY:	KAC
CHECKED BY:	SWF
FIELD CREW:	CDL/KWO
PROJECT NO:	2021111641
COUNTY:	WASHINGTON
SCALE:	1" = 300'
SHEET:	1 OF 1

FSC INC
SURVEYORS+ENGINEERS
2205 Walnut Street - Columbus, TX 78934
Ph: 979.732.3114 - Fax: 979.732.5271
TBPLS FIRM 10000100 - TBPE FIRM 17957
www.fscinc.net

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