

B. C. FRANKLIN SURVEY
ABSTRACT 196

FARM-TO-MARKET 563
(A.K.A. WALLISVILLE ROAD)(80.00' WIDE)
(AS OCCUPIED)

MATTHEW G. HARRIS
VOL. 1776, PG. 543
D.R.L.C.

S 89°49'00" E 411.74'

(A)
FND 1/2" I.R.
(ILLEGIBLE)

SCALE 1"=40'

FND 1" I.P.
(N05°25'34"W 0.66')

206.86'

FND 2" I.P.

N 06°28'00" E

(A)
FND 3/8" I.R.
W/CAP MARKED
"RPLS 1777"

101.97'

136.6'

41.9'

23.8'

16.0'

30.4'

16.4'

20.5'

25.9'

20.5'

22.9'

4.0'

50.2'

52.1'

10.0'

16.5'

12.0'

20.0'

67.1'

101.36'

104.26'

205.62'

S 00°10'00" E

FND 1 1/4" I.P.

P.O.B.

FND 3/8" I.R.
W/CAP MARKED
"RPLS 1777"

N 00°10'00" W
1,380.84'

P.O.C.

SOUTHEAST CORNER OF L. E. ROBINSON'S 2-ACRE TRACT
FILE NO. 000463188, BEING OUT OF MRS. RUBY C. DAVIDGE
196 ACRE TRACT

ROBERT F. HARTZELL
& EVELYN HARTZELL
VOL. 1773, PG. 227
D.R.L.C.

ROBERT PEARDON
& JOSEPHINE PEARDON
FILE NO. 2006014722
O.P.R.L.C.

2.000-ACRE
(87,117 SQ.FT.)

TRACT 2

TRACT 1

MATTHEW G. HARRIS
VOL. 1776, PG. 543
D.R.L.C.

LEGEND

- CONCRETE
- COVERED AREA
- GRAVEL

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO ROBERT PEARDON AND JOSEPHINE PEARDON, RECORDED IN COUNTY CLERK'S FILE NO. 2006014722 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- FLOOD INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE COUNTY LISTED BELOW.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON FEBRUARY 6, 2015, UNDER G.F. NO. 08-010062332.
- EASEMENT EXECUTED BY MRS. RUBY DAVIDGE TO GULF STATES UTILITIES COMPANY, RECORDED IN VOL. 250, PG. 94 D.R.

TITLE COMPANY:



Fidelity National Title
Insurance Company

G.F. #:
08-010062332

ISSUE DATE:
FEBRUARY 6, 2015



PROJECT:

A LAND TITLE SURVEY OF A TRACT OF LAND CONTAINING 2.000 ACRE (87,117 SQUARE FEET) SITUATED IN THE B. C. FRANKLIN SURVEY, ABSTRACT 196, LIBERTY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT:

ROBERT PEARDON AND JOSEPHINE PEARDON

ADDRESS:

536 FARM-TO-MARKET 563 (A.K.A. WALLISVILLE ROAD)

FLOOD ZONE:

"X"

FLOOD MAP#:

48291C 0445 C

FLOOD MAP DATE:

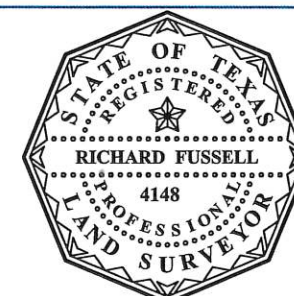
05-02-08

FLOOD MAP COUNTY:

LIBERTY



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Firm Registration No. 100758-00
P.O. Box 2543 • Alvin, TX 77512
(281)393-1382 • Fax(281)393-1383



SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON MARCH 18, 2015 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
RPLS# 4148

FIELD CREW:

JJ

DRAFTER:
NM

JOB#

3-34584-15

DATE

MARCH 18, 2015