

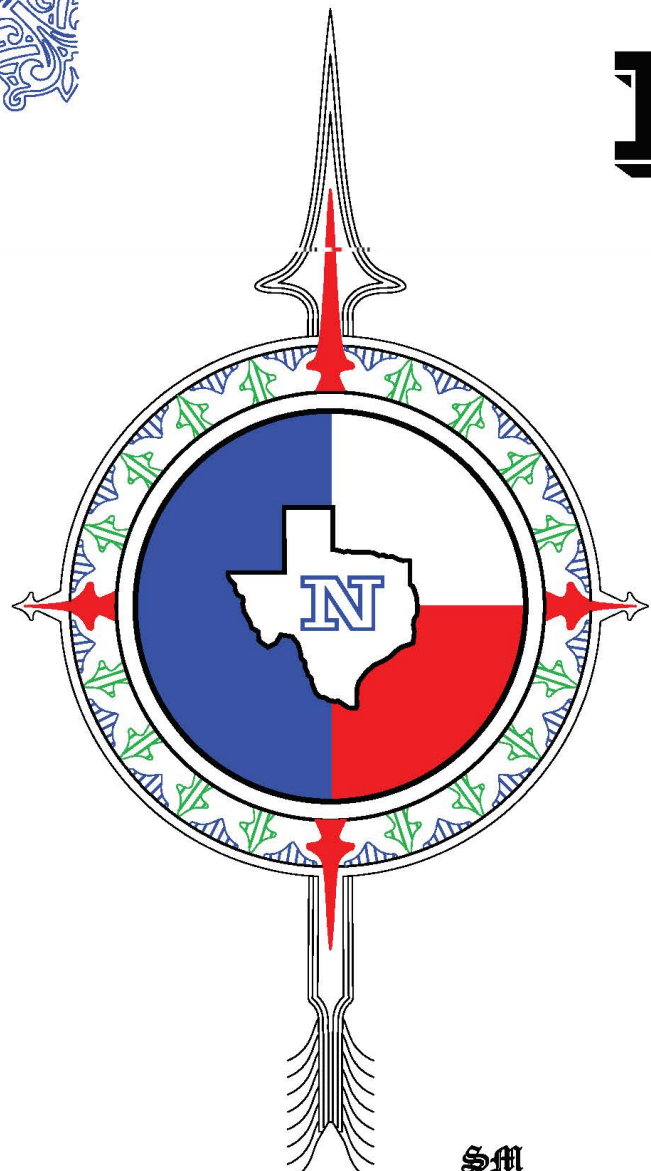
HATFIELD ESTATES

PARCEL DIVISIONS

IN THE

ANDREW MILLER SURVEY, A-83

WASHINGTON COUNTY, TEXAS



SCALE: 1" = 150'

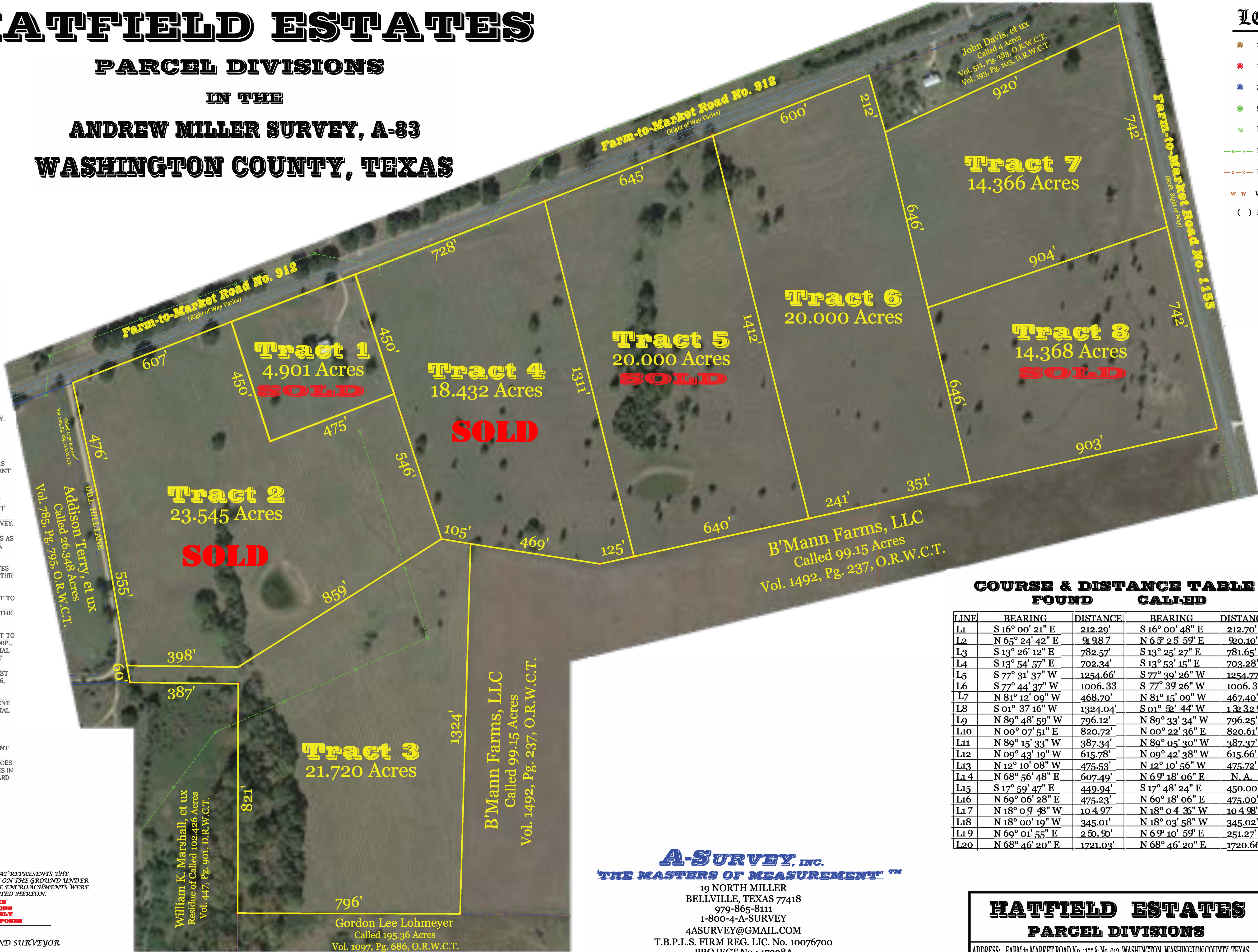
NOTES:

1. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
2. THIS SURVEY IS BASED ON A TITLE REPORT ISSUED BY WASHINGTON COUNTY ABSTRACT COMPANY, UNDER G.F. NOS. 170752 AND 170753, ISSUED AUGUST 7, 2017.
3. THIS SURVEY IS EXCLUSIVELY FOR THIS TRANS-ACTION ONLY AND MUST BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR TO BE VALID. ANY OTHER USE OF THIS SURVEY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE REGISTERED PROFESSIONAL LAND SURVEYOR.
4. SUBJECT TO EASEMENTS, ORDINANCES, CONDITIONS, RESTRICTIONS AND ANY, AND ALL ADDITIONAL APPLICABLE INSTRUMENTS THAT MAY OR MAY NOT BE OF RECORD THAT AFFECT OR COULD AFFECT THE SUBJECT PARCEL. NO SUB-SURFACE FEATURES WERE INVESTIGATED OR INCLUDED WITHIN THE SCOPE OF THIS SURVEY.
5. FENCES MEANDER BOUNDARY.
6. SUBJECT TO THOSE CERTAIN RESTRICTIVE COVENANTS AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 785, PAGE 795 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
7. SUBJECT TO THAT CERTAIN EASEMENT TO GULF STATES UTILITIES AS RECORDED IN VOLUME 118, PAGE 254 OF THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS. BLANKET ACCESS.
8. SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT TO NORTHEAST WASHINGTON COUNTY WATER SUPPLY COMPANY AS RECORDED IN VOLUME 411, PAGE 868 OF THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS. BLANKET ACCESS.
9. SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT TO NORTHEAST WASHINGTON COUNTY WATER SUPPLY CORP., AS RECORDED IN VOLUME 814, PAGE 206 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS. BLANKET ACCESS.
10. SUBJECT TO THAT CERTAIN EASEMENT TO BLUEBONNET ELECTRIC COOPERATIVE AS RECORDED IN VOLUME 1166, PAGE 274 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS. BLANKET ACCESS.
11. SUBJECT TO THAT CERTAIN BOUNDARY LINE AGREEMENT AS RECORDED IN VOLUME 1326, PAGE 62 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
12. FOR REFERENCE REFER TO METES AND BOUNDS DESCRIPTION PREPARED BY A-SURVEY, INC., DATED AUGUST 16, 2017.
13. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION FOR WASHINGTON COUNTY, TEXAS. THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AND IS IN ZONE X AS GRAPHICALLY DETERMINED BY FLOOD HAZARD BOUNDARY MAP NO. 48477C0175C, EFFECTIVE DATE: AUGUST 16, 2011.

I HEREBY STATE THAT THIS SURVEY PLAT REPRESENTS THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT NO VISIBLE ENCROACHMENTS WERE FOUND, EXCEPT AS SHOWN AND/OR NOTED HEREON.

PROPOSED PARCEL DIVISIONS FOR EASEMENT PURPOSES ONLY NOT FOR RECORDATION PURPOSES

RONALD K. BRYANT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4361



LEGEND

- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- 3/8" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- POWER POLE
- POWER LINE
- BARBED & WIRE FENCE
- WOOD RAIL FENCE
- DEED CALL

COURSE & DISTANCE TABLE FOUND CALLED

LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	S 16° 00' 21" E	212.29'	S 16° 00' 48" E	212.70'
L2	N 65° 24' 42" E	9.987'	N 65° 25' 59" E	920.10'
L3	S 13° 26' 12" E	782.57'	S 13° 25' 27" E	781.65'
L4	S 13° 54' 57" E	702.34'	S 13° 53' 15" E	703.28'
L5	S 77° 31' 37" W	1254.66'	S 77° 39' 26" W	1254.77'
L6	S 77° 44' 37" W	1006.33'	S 77° 39' 26" W	1006.33'
L7	N 81° 12' 09" W	468.70'	N 81° 15' 09" W	467.40'
L8	S 01° 37' 16" W	1324.04'	S 01° 52' 44" W	1323.27'
L9	N 89° 48' 59" W	796.12'	N 89° 33' 34" W	796.25'
L10	N 00° 07' 51" E	820.72'	N 00° 22' 36" E	820.61'
L11	N 89° 15' 33" W	387.34'	N 89° 05' 30" W	387.37'
L12	N 09° 43' 19" W	615.78'	N 09° 42' 38" W	615.66'
L13	N 12° 10' 08" W	475.53'	N 12° 10' 56" W	475.72'
L14	N 68° 56' 48" E	607.49'	N 69° 18' 06" E	N.A.
L15	S 17° 59' 47" E	449.94'	S 17° 48' 24" E	450.00'
L16	N 69° 06' 28" E	475.23'	N 69° 18' 06" E	475.00'
L17	N 18° 09' 48" W	104.97'	N 18° 04' 36" W	104.98'
L18	N 18° 00' 19" W	345.01'	N 18° 03' 58" W	345.02'
L19	N 69° 01' 55" E	250.90'	N 69° 10' 59" E	251.27'
L20	N 68° 46' 20" E	1721.03'	N 68° 46' 20" E	1720.66'

A-SURVEY, INC.
THE MASTERS OF MEASUREMENT™

19 NORTH MILLER
BELLVILLE, TEXAS 77418
979-865-8111
1-800-4-A-SURVEY
4ASURVEY@GMAIL.COM
T.B.P.L.S. FIRM REG. LIC. No. 10076700
PROJECT No.: 17228A

HATFIELD ESTATES
PARCEL DIVISIONS

ADDRESS: FARM TO MARKET ROAD No. 1155 & No. 912, WASHINGTON, WASHINGTON COUNTY, TEXAS

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