

NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH-WESTERLY LINE OF THE CLEB TRACT, THE BEARING BEING S 38°40'19" W. (VOL. 1139, PG. 735; W.C.D.R.)
2. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY PD RESEARCH AND BRENHAM ABSTRACT AND TITLE COMPANY.
3. THE CERTIFICATE SHOWN HEREON IS VALID ONLY IF THIS DOCUMENT CONTAINS AN ORIGINAL STAMPED OR IMPRESSION SEAL AND SIGNATURE OF THE SURVEYOR. SAID CERTIFICATION SHALL NOT APPLY TO ANY COPIES OR ALTERED ORIGINALS.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. ADDITIONAL ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, TEXAS AND UNINCORPORATED AREA, COMMUNITY PANEL NO. 48158-0006 A, EFFECTIVELY DATED MAY 24, 1977, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
6. A METES AND BOUNDS DESCRIPTION WAS COMPILED IN CONJUNCTION WITH THIS SURVEY.
7. ALL RODS SET ARE 5/8" IRON RODS WITH CAPS STAMPED: T.E.M. - 281-491-2925.

LEGEND

V.C.B.R.	- WASHINGTON COUNTY DEED RECORDS
CLF	- CHAIN LINK FENCE
CLBC	- CONCRETE
IP	- IRON PIPE
IR	- IRON ROD
LS	- LIGHT STANDARD
MONU	- MONUMENT
OPWL	- OVERHEAD POWER LINE
POB	- POINT OF BEGINNING
PP	- POWER POLE
TP	- TELEPHONE PEDESTAL
WV	- WATER WELL

PHILLIP H. COE SURVEY
ABSTRACT NO. 31

DONALD L. BOECKER
3.614 ACRES
(VOL. 788, PG. 359; W.C.D.R.)

VIVIAN BAKER MASON
AND HUSBAND, HAROLD D. MASON
29.77 ACRES
(VOL. 322, PG. 212; W.C.D.R.)

2.7489 ACRES
(119,741 SQUARE FEET)

MARGARET G. CLES
2.748 ACRES
(VOL. 1139, PG. 735; W.C.D.R.)

LONNIE E. TURNER, JR.
(VOL. 1132, PG. 252; W.C.D.R.)

3.074 ACRES
(VOL. 1095, PG. 792; W.C.D.R.)

I, Brian Nesvadba, a Registered Professional Land Surveyor of the State of Texas, hereby certify that the above plat correctly represents the facts found at the time of the survey made on the ground under my supervision. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Survey.

Brian Nesvadba
Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776



	BRIAN NESVADBA 6705 BLASE RD NEEDVILLE, TEXAS 77471 PHONE: 281.765.8298
	STANDARD LAND SURVEY OF 2.7489 ACRES (119,741 SQ. FT.) OF LAND IN THE PHILLIP H. COE SURVEY, ABSTRACT NO. 31, WASHINGTON COUNTY, TEXAS
DATE: 05/25/05	SCALE: 1"=50'
KEY MAP: N/A	JOB NO.: 533-11