Inset "D" – Not To Scale

Inset "C" – Not To Scale

Inset "B" – Not To Scale

Inset "A" – Not To Scale

Scale: 1" = 200'

LEGEND

- ● IRF = Iron Rod Found
- ● IPF = Iron Pipe Found
- ● GIPF = Galvanized Iron Pipe Found
- ● PKSF = Pipe Fence Corner Found
- ● MNF = Mag Nail Found
- ○ IRS = Iron Rod Set
- = Subject Property Boundary
- = Approx. Location of Survey Lines
- = Existing Edge of Water
- = Approx. Limits of Zone A (See Note*)
- = Existing Wire Fence
- = Existing Wood Fence
- = Existing Wrought Iron Fence
- = Existing Overhead Powerline
- = Existing Asphalt Pavement
- = Existing Concrete Pavement
- = Existing Rocked Area
- = Existing Power Pole
- = Existing Water Pole
- = Existing Guy Wire/Anchor
- = Existing Light Pole
- = Existing Electric Meter
- = Existing Electric Panel
- = Existing Electric Transformer
- = Existing Telephone Pedestal
- = Existing Satellite Dish
- = Existing Water Meter
- = Existing Water Valve
- = Existing Water Well
- = Existing Pool Pump
- = Existing Pool Heat Pump
- = Existing Pool Filter
- = Existing Septic Pump
- = Existing Septic Tank Lid
- = Existing Cleanout
- = Existing Drain Inlet
- = Existing Air Conditioner Unit

NOTES:

FIELDNOTES ACCOMPANY THIS PLAT.

RODS SHOWN HEREON AS SET ARE 1/2-INCH IRON RODS WITH YELLOW PLASTIC CAP STAMPED "ELS SURVEYING".

BASIS OF BEARINGS:
REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NAD83 (2011) AS DERIVED FROM GPS OBSERVATIONS.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT A PORTION OF THIS PROPERTY LIES WITHIN THE BOUNDS OF THE SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOODPLAIN (ZONE A – NO BASE FLOOD ELEVATION DETERMINED) AND A PORTION OF THIS PROPERTY LIES WITHIN THE BOUNDS OF UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEM FLOOD INSURANCE RATE MAP PANEL NO. 48499C0375C AND 48499C0230C DATED SEPTEMBER 3, 2010.

**THE FLOODPLAIN (ZONE A) LIMITS SHOWN HEREON ARE SHOWN GRAPHICALLY FROM FEMA GIS DATA, ARE APPROXIMATE, AND ARE NOT SURVEYED LOCATIONS.*

THERE ARE UNDERGROUND UTILITIES LOCATED ON THE SUBJECT TRACT. ONLY ABOVE GROUND, VISIBLE, AND APPARENT EVIDENCE OF THESE UTILITIES IS SHOWN ON THIS SURVEY. NO ATTEMPT WAS MADE TO PHYSICALLY LOCATE UNDERGROUND UTILITIES AS PART OF THIS SURVEY.

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE RESOURCES GUARANTY COMPANY TITLE COMMITMENT G.F. NO. 234240, EFFECTIVE SEPTEMBER 22, 2023, ISSUED SEPTEMBER 28, 2023.

RIGHT OF WAY/EASEMENT TO WOOD COUNTY ELECTRIC COOPERATIVE, INC. RECORDED IN VOL. 1500, PG. 631 RPWCT. AFFECTS SUBJECT TRACT AS SHOWN HEREON.

RIGHT OF WAY/EASEMENT TO FOLKE WATER SUPPLY CORPORATION RECORDED IN DOCUMENT NO. 2010-00008562 OPRWCT. BLANKET – NOT PLOTTABLE. EXISTING ABOVE GROUND, VISIBLE AND APPARENT WATER LINE APPURTENANCES LOCATED ON SUBJECT TRACT ARE AS SHOWN HEREON.

RIGHT OF WAY/EASEMENT TO WOOD COUNTY ELECTRIC COOPERATIVE, INC. RECORDED IN DOCUMENT NO. 2012-00011803 OPRWCT. AFFECTS SUBJECT TRACT AS SHOWN HEREON.

RIGHT OF WAY/EASEMENT TO WOOD COUNTY ELECTRIC COOPERATIVE, INC. RECORDED IN DOCUMENT NO. 2013-00000938 OPRWCT. AFFECTS SUBJECT TRACT AS SHOWN HEREON.

RIGHT OF WAY/EASEMENT TO WOOD COUNTY ELECTRIC COOPERATIVE, INC. RECORDED IN DOCUMENT NO. 2013-00006333 OPRWCT. AFFECTS SUBJECT TRACT AS SHOWN HEREON.

RIGHT OF WAY/EASEMENT TO WOOD COUNTY ELECTRIC COOPERATIVE, INC. RECORDED IN DOCUMENT NO. 2017-00008077 OPRWCT. AFFECTS SUBJECT TRACT AS SHOWN HEREON.

RIGHT OF WAY/EASEMENT TO WOOD COUNTY ELECTRIC COOPERATIVE, INC. RECORDED IN DOCUMENT NO. 2018-00010709 OPRWCT. AFFECTS SUBJECT TRACT AS SHOWN HEREON.

AFFIDAVIT TO THE PUBLIC FOR SURFACE APPLICATION ON-SITE WASTEWATER TREATMENT SYSTEM RECORDED IN DOCUMENT NO. 2020-00003965 OPRWCT. NOT PLOTTABLE – ABOVE GROUND, VISIBLE, AND APPARENT EVIDENCE OF EXISTING WASTEWATER TREATMENT SYSTEMS LOCATED ON SUBJECT TRACT ARE AS SHOWN HEREON.

EXCLUSIVELY TO:
CYNTHIA LYNN WOOD AKA CYNTHIA LYNN FRANKLIN, TITLE RESOURCES GUARANTY COMPANY, AND LANDMARK TITLE, INC.

I, CONNOR G. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, THAT IT IS BASED ON AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY DIRECTION AND SUPERVISON ON SEPTEMBER 11–15 & 18, 2023, AND THAT THERE ARE NO VISIBLE OR APPARENT DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS, OR RIGHTS-OF-WAY EXCEPT AS SHOWN HEREON, AND THAT THE SUBJECT TRACT HAS ACCESS TO AND FROM AN EXISTING ROADWAY (CR 3277).

CONNOR G. BROWN
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6366

STATE OF TEXAS · REGISTERED · CONNOR G. BROWN · 6366 · PROFESSIONAL · LAND SURVEYOR

Revisions	Project: MORTGAGE LOAN SURVEY 979 COUNTY ROAD 3277 276.398 ACRE TRACT JOHN MONTEITH SURVEY, A–392 THOMAS P. PLASTERS SURVEY, A–470 AARON C. RODDIN SURVEY, A–493 JOHN RODDIN SURVEY, A–494 JOHN P. ROSIER SURVEY, A–512 WOOD COUNTY, TEXAS
	Date: 10/9/2023 G:\2023\1430998\[BOUNDARY]\W-1998BNDRY-A
Page 1 of 1	ELS SURVEYING & MAPPING INC. TBPELS Firm No. 100327-00 — 21072 FM 2493, Bullard, Texas 75757, (903) 581-7759, www.elssurveying.com
Checked By C.G.B.	200' 100' 0 200' — 1" = 200'

Drafter: CGB

Job No. 430998

FB/PG: 2764/10–33

Map No. W–0998BNDRY–A