

ADDRESS: 207 HICKORY DRIVE, SHERIDAN, TX 77475

LEGEND

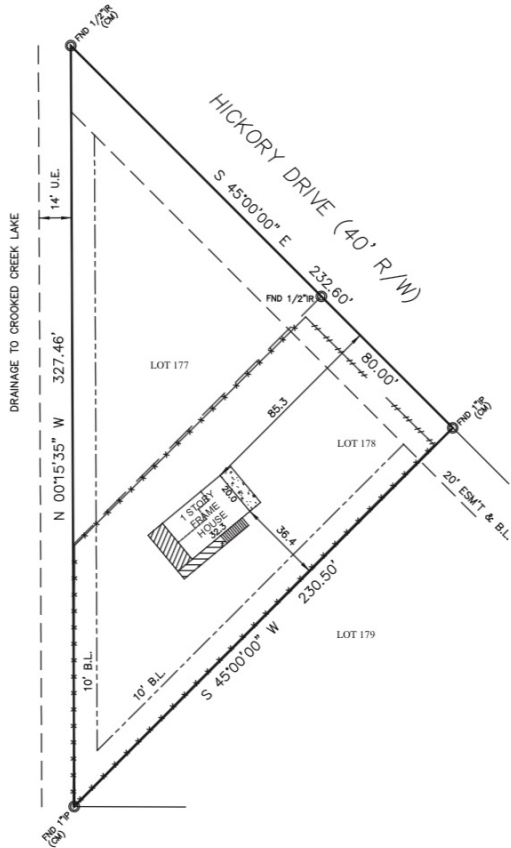
IRON ROD
UTILITY EASEMENT
BUILDING LINE
ADJACENT EASEMENT
WOOD FENCE
WIRE FENCE
CHAIN LINK FENCE
GARAGE BUILDING LINE
WATER LINE EASEMENT
UNABLE TO SET

IP
U.E.
B.L.
A.E.
W.F.
C.L.F.
G.B.L.
W.L.E.
U.T.S.

COVERED AREA
CONCRETE
WOOD
CONTROL MONUMENT



(CM)



LEGAL DESCRIPTION
LOTS 177 AND 178 OF LAKE SHERIDAN ESTATES, A
SUBDIVISION LOCATED PARTLY IN THE LUDWIG
LIDSTRAND SURVEY, A-34, AND PARTLY IN THE
WM. RENNY SURVEY, A-477, COLORADO COUNTY,
TEXAS, ACCORDING TO THE PLAT THEREOF
RECORDED IN SLIDE NO. 36, PAT RECORDS OF
COLORADO COUNTY, TEXAS.

RIGHT-OF-WAY TO SAN BERNARD ELECTRIC PER BOOK
239, P-193 & 194 DRCC.
RIGHT-OF-WAY EASEMENT TO SHERIDAN WATER SUPPLY
CORP. PER BOOK 488, P-260 CCDB.

BUYER LINDA CASANOVA
JOB# 2508025
GPR CO-25-084
DATE 8-8-2025

ALL BEARINGS ARE BASED ON THE MAP OR PLAT OF RECORD, IF THE SUBJECT
PROPERTIES LIE IN A RECORDED SUBDIVISION OF SAG COUNTY MENTIONED IN
LEGAL DESCRIPTION. IN THE CASE WHERE A LEGAL DESCRIPTION MENTIONS NO
RECORDED PLAT OR HAS AN ATTACHED METES AND BOUNDS ALL BEARINGS ARE
BASED ON TEXAS SOUTH CENTRAL GPS COORDINATE SYSTEM 4084
OTHERWISE NOTED.
THIS SURVEY IS CERTIFIED FOR THE TRANSACTION ONLY, IT IS NOT
TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNER.
SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS, DEEDS,
RESTRICTIONS OR BUILDING LINES THAT MAY APPLY TO SUBJECT PROPERTY. NO
RESEARCH WAS DONE FOR SUCH EASEMENTS OR RESTRICTIONS BY ELEVATION
EXPRESS LAND SURVEYS. THEREFORE, IT IS NOT RESPONSIBLE FOR SHOWING SUCH
EASEMENTS OR RESTRICTIONS. EASEMENTS SHOWN ON SURVEY ARE RELATED TO
NOTES FROM OR SHOWN ON A RECORDED PLAT OR LEGAL DESCRIPTION AND/OR
ARE MENTIONED IN SCHEDULE "B" OF PROVIDED TITLE COMMITMENT.
OFFSETS AND/OR DIMENSIONS SHOWN BETWEEN THE STRUCTURES AND/OR
PROPERTY LINES ARE FOR SPECIFIC PURPOSE AND ARE THEREFORE ARE
NOT INTENDED TO GUIDE ERECTION OF FENCES, RETAINING WALLS, POOLS,
PLANTING AREA, ADDITIONS TO STRUCTURES, SHEDS, GARAGES AND ANY OTHER
CONSTRUCTION. THE USER OF THIS SURVEY EXPRESSLY AGREES AND
UNDERSTANDS THAT SHOULD ELEVATION EXPRESS LAND SURVEY BE FOUND
LIABLE IN A COURT OF LAW FOR ERRORS OR OMISSIONS ARISING FROM THIS
SURVEY THAT THE LIMIT OF LIABILITY IS THE PRICE PAID FOR THIS SURVEY.

Any reference to the 100 year flood plain of flood hazard zones
are an estimate based on the data shown on the Flood
Insurance Rate Map provided by FEMA and should not be
interpreted as a study or determination of the flooding
propensities of this property. According to the Flood Insurance
Rate Map for COLORADO COUNTY, Dated 2-4-2011, Map No.
48089C-04000, the property described lies within "ZONE X"
of the 100 yr. Flood. Flood information is based on graphic plotting
only due to inherent inaccuracies on FEMA maps, we can not
assume responsibility for exact determination.



ELEVATION EXPRESS LAND SURVEYS

FIRM NO. 10191800

WWW.ELEVATIONEXPRESSLANDSURVEYS.COM
1450 W. GRAND PARKWAY SOUTH
SUITE G-159
KATY, TX 77494

281-674-5685



George Malakkal

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE
GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT
AND THERE ARE NO ENCROACHMENTS EXCEPT SHOWN, AS WAS DONE BY
ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE
CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF
PROFESSIONAL ENGINEERS AND LAND SURVEYORS.