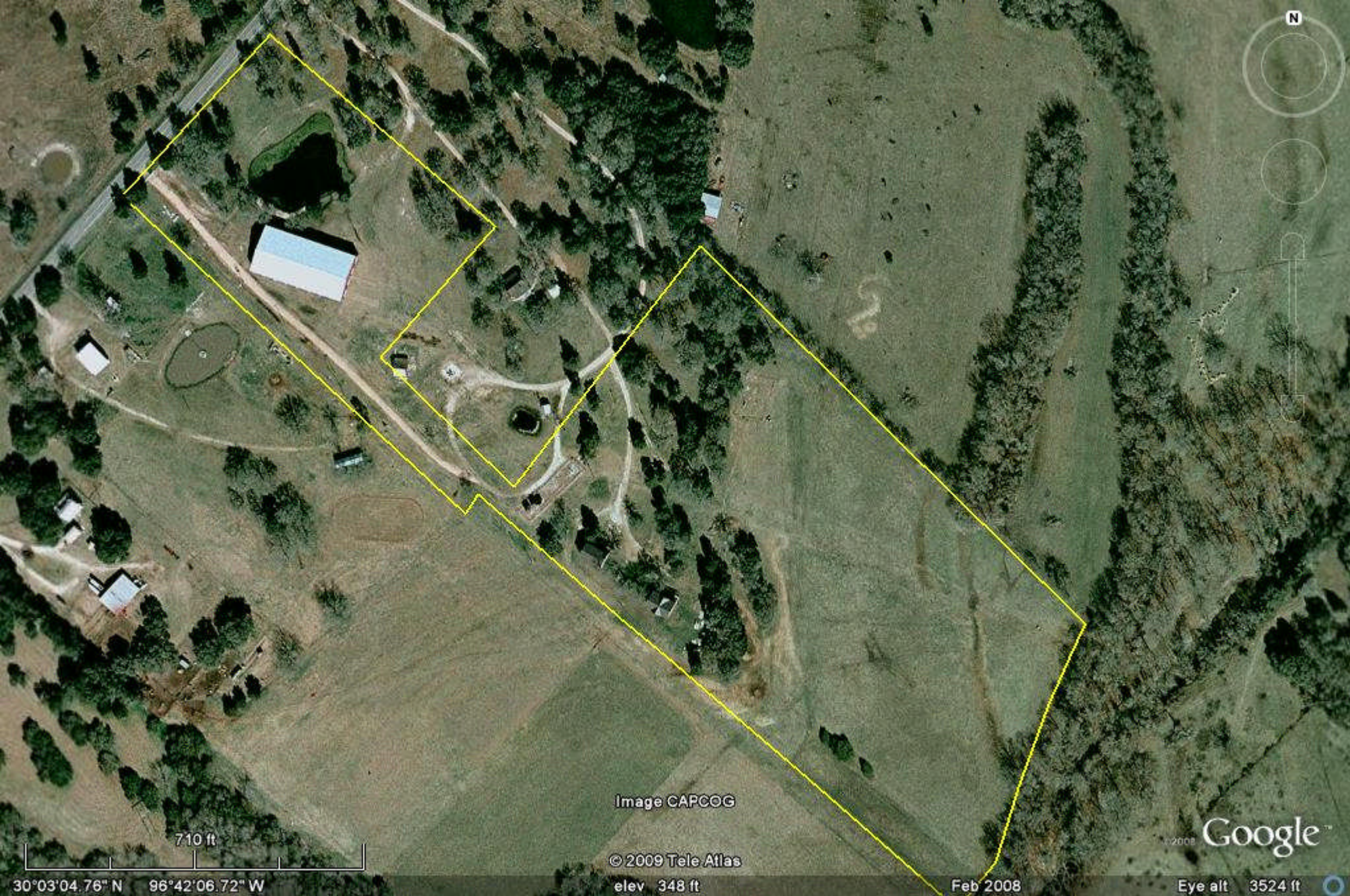




710 ft

Image CAPCOG

© 2009 Tele Atlas

elev 348 ft

Feb 2008

Google™

Eye alt 3524 ft

30°03'04.76" N 96°42'06.72" W

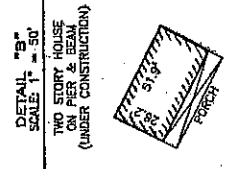
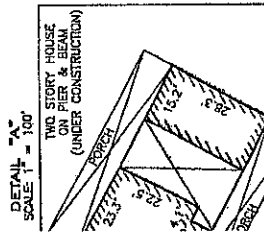
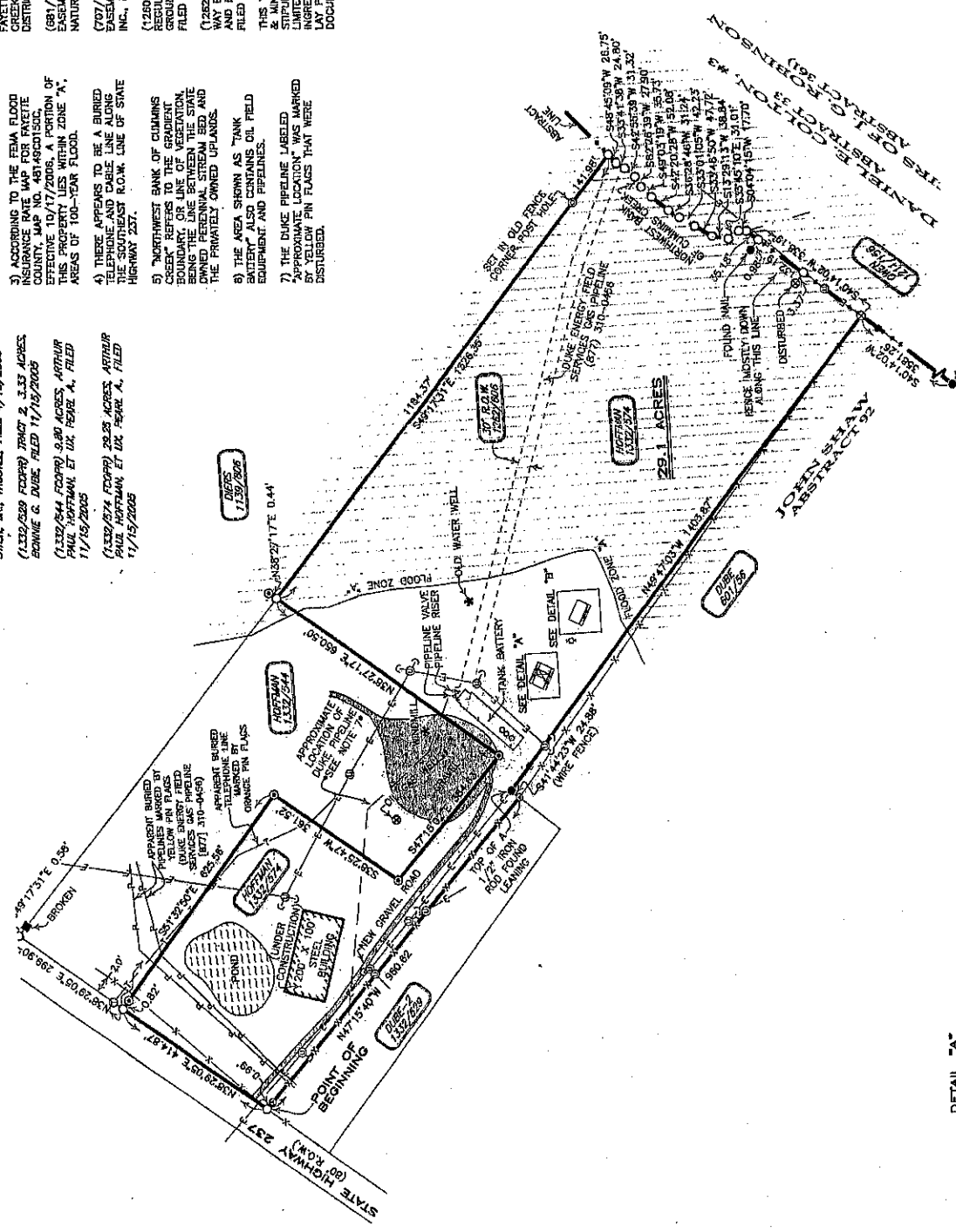
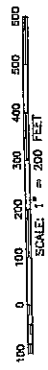
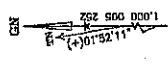
RECORD NOTES
(601/55 F00P) 30.616 ACRES, BONNIE JEAN DUBE, ET VIR. DUBBY B., FILED 3/20/1982
(1130/008 F00P) 30.021 ACRES, ROSE M. DUBES, FILED 1/17/2001
(1211/156 F00P) 21.38 ACRES, RICHY CHEN, JR., TRUSTEE, FILED 4/10/2003
(1330/259 F00P) TRACT 2, 3.33 ACRES, BONNIE G. DUBE, FILED 11/15/2005
(1332/544 F00P) 0.89 ACRES, ARTHUR PAUL HOFFMAN, ET UX. PEARL A., FILED 11/15/2005
(1330/574 F00P) 22.33 ACRES, ARTHUR PAUL HOFFMAN, ET UX. PEARL A., FILED 11/15/2005

GENERAL NOTES
1) IN SOME PLACES, THE LOCATION OF THE FENCE HAS BEEN EXAGGERATED TO MORE CLEARLY SHOW ITS PROXIMITY TO THE BOUNDARY LINE.
2) THE BASIS OF BEARING IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE.
3) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR FAYETTE COUNTY, MAP NO. 48145C0150C, EFFECTIVE 10/17/2006, A PORTION OF THIS PROPERTY LIES WITHIN ZONE "A", AREAS OF 100-YEAR FLOOD.
4) THERE APPEARS TO BE A BURIED TELEPHONE AND CABLE LINE ALONG THE SOUTHEAST R.O.W. LINE OF STATE HIGHWAY 237.
5) "NORTHWEST BANK OF CUMMINS CREEK" REFERS TO THE SOUTHWEST CORNER OF THE LINE OF VEGETATION, BEING THE LINE BETWEEN THE STATE OWNED PERENNIAL STREAM BED AND THE PRIVATELY OWNED UPLANDS.
6) THE AREA SHOWN AS "TANK" EQUIPMENT AND PIPELINES.
7) THE DUKE PIPELINE LABELED "APPROXIMATE LOCATION" WAS MARKED BY YELLOW PIN FLAGS THAT WERE DISTURBED.

EASEMENT NOTES
ACCORDING TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY BOYD TITLE COMPANY, OF #FA-07-03, EFFECTIVE 11/17/2005, AND DEED #8508, THE FOLLOWING EASEMENTS AFFECT THE SUBJECT PROPERTY:
(286/270, 281/148 & 281/023 F00P) RULES AND REGULATIONS OF THE TEXAS FAYETTE COUNTY COORDINATED EASEMENTS DISTRICT NO. 1.
(081/152 F00P) BLANKET RIGHT OF WAY EASEMENT FOR TWO PIPELINES, PHILLIPS NATURAL GAS COMPANY, FILED 2/7/1985.
(707/102 F00P) BLANKET RIGHT OF WAY EASEMENT, FAYETTE ELECTRIC COOPERATIVE, INC., FILED 11/22/1985.
(1260/142 F00P) RULES AND REGULATIONS OF THE FAYETTE COUNTY GROUNDWATER CONSERVATION DISTRICT, FILED 4/9/2004.
(1262/508 F00P) 30' PIPELINE RIGHT OF WAY EASEMENT WITH RIGHTS OF INGRESS AND EGRESS, DEFS. AUSTIN GATHERING, LP, FILED 4/28/2004, (SHOWN HEREON).
THIS TRACT MAY BE SUBJECT TO OIL GAS & MINERAL LEASES AND THE CONDITIONS STIPULATED THEREIN, INCLUDING BUT NOT LIMITED TO ANY BLANKET RIGHTS OF INGRESS AND EGRESS TO AND FROM ROADS, TO PIPELINES, ETC. SEE THESE DOCUMENTS FOR DETAILS.

LEGEND

- CALCULATED POINT
- FOUND 1/2" IRON ROD
- FOUND CONCRETE MONUMENT
- FOUND IRON ROD WITH YELLOW PLASTIC CAP
- FOUND IRON ROD WITH RED PLASTIC CAP
- FOUND IRON ROD WITH STAMPED "RPLS 4702"
- FOUND 3/4" IRON PIPE SET 5/8" IRON ROD WITH ORANGE PLASTIC CAP, STAMPED ABSOLUTE GEOMATICS
- GUY WIRE
- UTILITY POLE
- UNDERGROUND PROPANE TANK
- WIRE FENCE
- FOUR FAYETTE COUNTY DEED RECORDS
- FOUR FAYETTE COUNTY OFFICIAL PUBLIC RECORDS
- RECORD INFORMATION *SEE RECORD NOTES*
- XX PAGE



THIS SURVEY SUBSTANTIALLY COMPLETES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION 4 SURVEY. THIS SURVEY IS NOT A LEGAL DOCUMENT. IT IS FOR INFORMATIONAL PURPOSES ONLY. PLEASE DO NOT REPRODUCE THIS DOCUMENT IN ANY WAY. © 2007. ALL RIGHTS RESERVED.

WILLIAM F. BERNSON
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS #5508
SURVEYED MARCH 5, 2007

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TITLE SURVEY PLAT TO ACCOMPANY FIELDNOTES DESCRIPTION OF A 28.1 ACRE TRACT OF LAND SITUATED APPROXIMATELY 1 MILE S22W OF ROUND TOP AND 14.3 MILES W4E OF LA GRANGE, IN FAYETTE COUNTY, TEXAS. THE SAID TRACT BEING A PORTION OF THAT CERTAIN 20.25 ACRE TRACT OF LAND CONVEYED TO ARTHUR PAUL HOFFMAN ET UX. PEARL A. BY AN INSTRUMENT (1332/574) RECORDED IN THE FAYETTE COUNTY OFFICIAL PUBLIC RECORDS.

REVISED 5/14/2007 TO CHANGE CERTIFICATION. VOID DOC. #2007030603.

