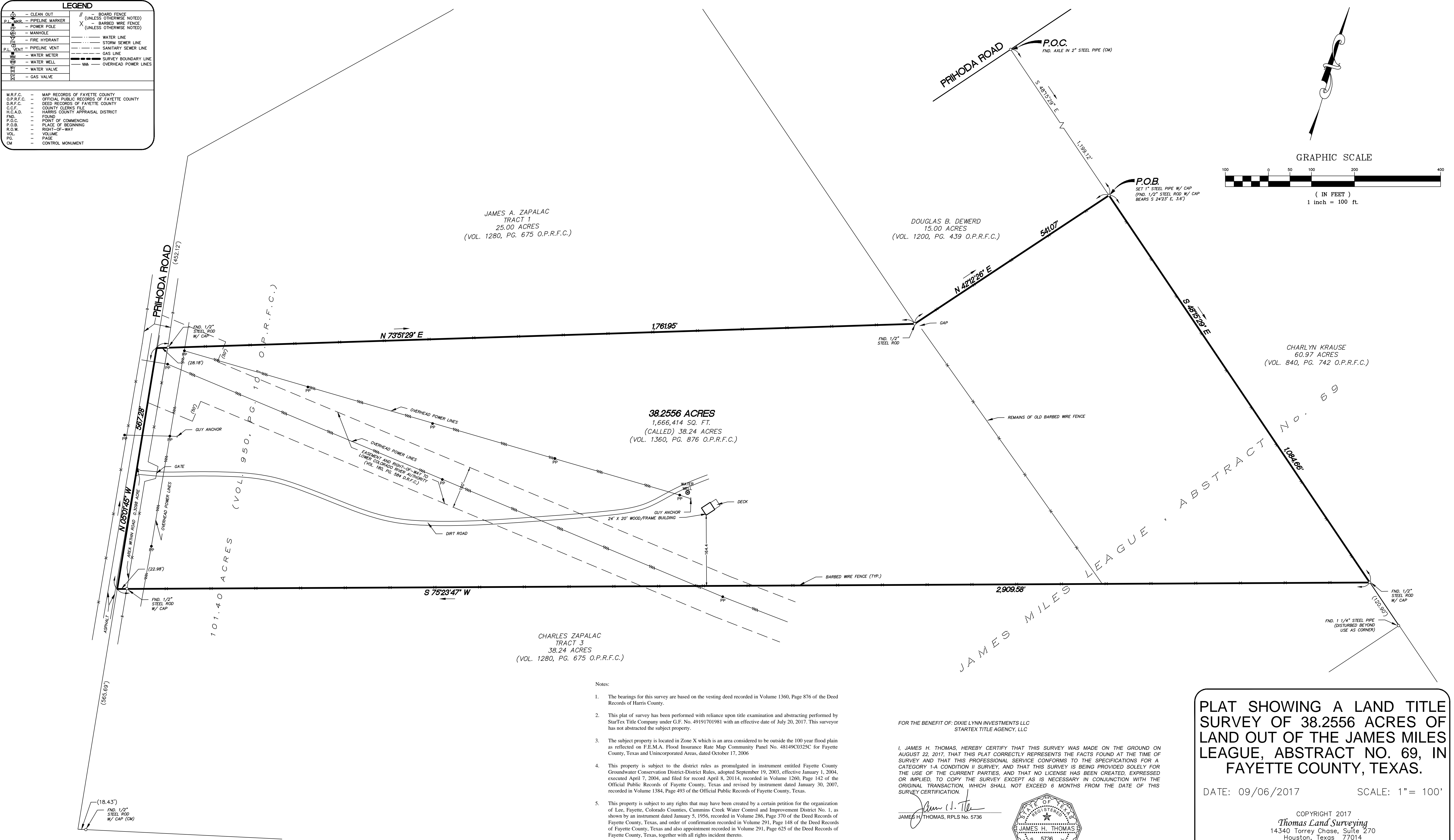


LEGEND

—	CLEAN OUT	—	BOARD FENCE (UNLESS OTHERWISE NOTED)
P.M.	PIPELINE MARKER	X	BARBED WIRE FENCE (UNLESS OTHERWISE NOTED)
PP	POWER POLE		
WH	WATER HOLE		
HY	FIRE HYDRANT	—	WATER LINE
ST	STORM SEWER LINE	—	STORM SEWER LINE
P.V.	PIPELINE VENT	—	SANITARY SEWER LINE
WM	WATER METER	—	GAS LINE
WW	WATER WELL	—	SURVEY BOUNDARY LINE
WV	WATER VALVE	—	OVERHEAD POWER LINES
GV	GAS VALVE		

M.R.F.C. — MAP RECORDS OF FAYETTE COUNTY  
O.P.R.F.C. — OFFICIAL PUBLIC RECORDS OF FAYETTE COUNTY  
D.R.F.C. — DEED RECORDS OF FAYETTE COUNTY  
C.C.F. — COUNTY CLERKS FILE  
H.C.A.D. — HARRIS COUNTY APPRAISAL DISTRICT  
FND. — FOUND  
P.O.B. — POINT OF BEGINNING  
R.O.W. — RIGHT-OF-WAY  
VOL. — VOLUME  
PG. — PAGE  
CM — CONTROL MONUMENT



REVISIONS			
NO.	DATE	DESCRIPTION	INITIALS

- Notes:
- The bearings for this survey are based on the vesting deed recorded in Volume 1360, Page 876 of the Deed Records of Harris County.
  - This plat of survey has been performed with reliance upon title examination and abstracting performed by StarTex Title Company under G.E. No. 49191701981 with an effective date of July 20, 2017. This surveyor has not abstracted the subject property.
  - The subject property is located in Zone X which is an area considered to be outside the 100 year flood plain as reflected on F.E.M.A. Flood Insurance Rate Map Community Panel No. 48149C0325C for Fayette County, Texas and Unincorporated Areas, dated October 17, 2006.
  - This property is subject to the district rules as promulgated in instrument entitled Fayette County Groundwater Conservation District-District Rules, adopted September 19, 2003, effective January 1, 2004, executed April 7, 2004, and filed for record April 8, 2014, recorded in Volume 1260, Page 142 of the Official Public Records of Fayette County, Texas and revised by instrument dated January 30, 2007, recorded in Volume 1384, Page 493 of the Official Public Records of Fayette County, Texas.
  - This property is subject to any rights that may have been created by a certain petition for the organization of Lee, Fayette, Colorado Counties, Cummins Creek Water Control and Improvement District No. 1, as shown by an instrument dated January 5, 1956, recorded in Volume 286, Page 370 of the Deed Records of Fayette County, Texas, and order of confirmation recorded in Volume 291, Page 148 of the Deed Records of Fayette County, Texas and also appointment recorded in Volume 291, Page 625 of the Deed Records of Fayette County, Texas, together with all rights incident thereto.
  - This property is subject to the terms and conditions of that certain Easement and Right-of-Way in favor of Lower Colorado River Authority, as described in instrument recorded in Volume 180, Page 584 of the Deed Records of Fayette County, Texas, as shown hereon.
  - This property is subject to the terms and conditions of that certain Right of Way Easement dated August 21, 1947, executed by Henry A. Prihoda and Lena Prihoda to Fayette Electric Co-Operative, Inc., recorded in Volume 217, Page 192 and Volume 235, Page 133 of the Deed Records of Fayette County, Texas. Said easements are blanket in nature and therefore not plottable on this plat of survey.
  - This property is subject to an easement dated February 20, 1960, executed by Henry A. Prihoda and Lena Prihoda to Texas New Mexico Pipe Line Company, recorded in Volume 318, Page 388 of the Deed Records of Fayette County, Texas. At the time of survey, this surveyor found no evidence of said pipeline on subject property.

FOR THE BENEFIT OF: DIXIE LYNN INVESTMENTS LLC  
STARTEX TITLE AGENCY, LLC

I, JAMES H. THOMAS, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND ON AUGUST 22, 2017, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE SPECIFICATIONS FOR A CATEGORY 1-A CONDITION II SURVEY, AND THAT THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES, AND THAT NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION WHICH SHALL NOT EXCEED 6 MONTHS FROM THE DATE OF THIS SURVEY CERTIFICATION.

*James H. Thomas*  
JAMES H. THOMAS, RPLS No. 5736

PLAT SHOWING A LAND TITLE SURVEY OF 38.2556 ACRES OF LAND OUT OF THE JAMES MILES LEAGUE, ABSTRACT NO. 69, IN FAYETTE COUNTY, TEXAS.

DATE: 09/06/2017 SCALE: 1" = 100'

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FAX: (281) 440-7737  
jim@thomaslandsurveying.com

FIELD CREW	CAD OPERATOR	CHECKED BY
RS/JP	DS	JHT

PROJECT ADDRESS: 6522 PRIHODA ROAD JOB NO.: 16492  
FIELDBOOK: FB REF. NO.: 00-00000