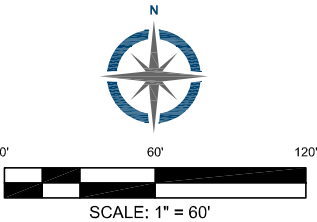


NOTES

1. ALL DISTANCES CONTAINED HEREIN ARE GROUND, BASED UPON AN ON THE GROUND SURVEY PERFORMED DURING JULY, 2022.
2. ALL COORDINATES AND BEARINGS CONTAINED HEREIN ARE GRID, BASED UPON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH AMERICAN DATUM 83, NORTH CENTRAL ZONE (4202), NAVD83.
3. ELEVATIONS MSL, DERIVED FROM G.N.S.S. OBSERVATION AND DERIVED FROM SAID ON-THE-GROUND SURVEY.
4. ALL MONUMENTS FOUND AND SHOWN HEREON WERE CONTROLLING MONUMENTS IN THE FINAL BOUNDARY DETERMINATION OF THIS SURVEY.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.



SURVEY ORDER NO. 118014101
SCHEDULE B (EXHIBIT B) ITEMS:

- 1 THE FOLLOWING, ALL ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGES 16-41 OF THE PLAT RECORDS, HOOD COUNTY, TEXAS (AS SHOWN)
- 2 NON-SURVEY ITEM
- 3 TEN FOOT UTILITY EASEMENT ALONG ALL SIDES OF EACH LOT, PER RESTRICTIONS RECORDED IN VOL. 197, PG. 492 (AS SHOWN)
- 4 BLANKET EASEMENT TO COMMUNITY PUBLIC SERVICE CO, RECORDED JULY, 19, 1973 IN VOL. 206, PG. 341 OF THE DEED RECORDS, HOOD COUNTY, TEXAS (NOT PLOTTABLE)
- 5 NON-SURVEY ITEM
- 6 VISIBLE AND APPARENT EASEMENTS NOT SHOWN BY PUBLIC RECORDS.
- 7 ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

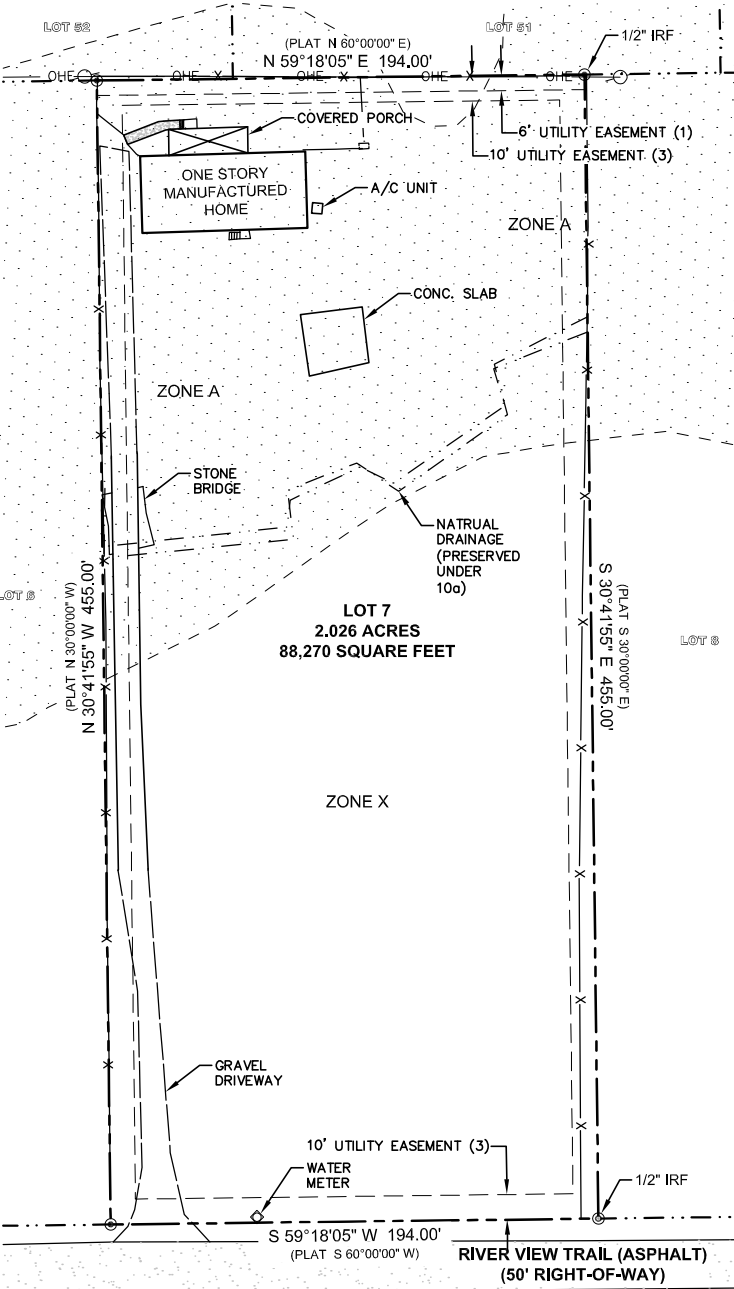
FLOOD ZONE LEGEND

- ZONE A NO BASE FLOOD ELEVATIONS DETERMINED.
- ZONE AE BASE FLOOD ELEVATIONS DETERMINED.
- ZONE X AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL (SHADED) CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND

- SUBJECT TRACT BOUNDARY
- ADJOINER TRACT BOUNDARY
- BUILDING SETBACK
- EXISTING EASEMENT
- CENTERLINE ROAD
- RIGHT OF WAY (R.O.W.)
- UNDER GROUND TELEPHONE
- OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- PIPE FENCE
- WOOD FENCE
- CENTERLINE CREEK/DITCH
- FOUND MONUMENT
- FOUND FENCE POST
- SET 1/2" CAPPED IRON ROD STAMPED "DATAPOINT 10194585" UNLESS OTHERWISE NOTED
- POWER POLE
- WATER METER
- WATER VALVE
- GAS METER
- ELECTRIC METER
- MANHOLE
- CLEANOUT

NOTE:
• LEGEND IS TYPICAL AND NOT ALL ITEMS OR SYMBOLS IN LEGEND APPEAR IN DRAWING.
• SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED OR REDUCED FOR CLARITY.



SURVEYOR'S CERTIFICATION

The undersigned hereby state that this survey is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions. I have examined the Flood Insurance Rate Map for Hood County, Texas and Incorporated Area Map No. 48221C0350E, Effective Date April 05, 2019 and it appears that the property lies within Zone X, and is NOT located within a 100-year flood zone. The Reference to the 100-year flood plain or flood hazard zones, are an estimate based on the data shown on the Flood Insurance Rate Map and should not be interpreted as a study or determination of the flooding propensities of this property.

Datepoint Surveying & Mapping
August 02, 2022
MATTHEW TOMERLIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6503



LAND TITLE SURVEY

2518 RIVER VIEW TRAIL

LOT 7, Block 2, in RIVER COUNTRY ACRES, a subdivision in Hood County, Texas according to the plat recorded in Volume 2, Page 41 (A-135), Plat Records, Hood County, Texas.



12450 Network Blvd. - Suite 300
San Antonio, TX 78249
Phone: 726-777-4240
Firm No. 10194585

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