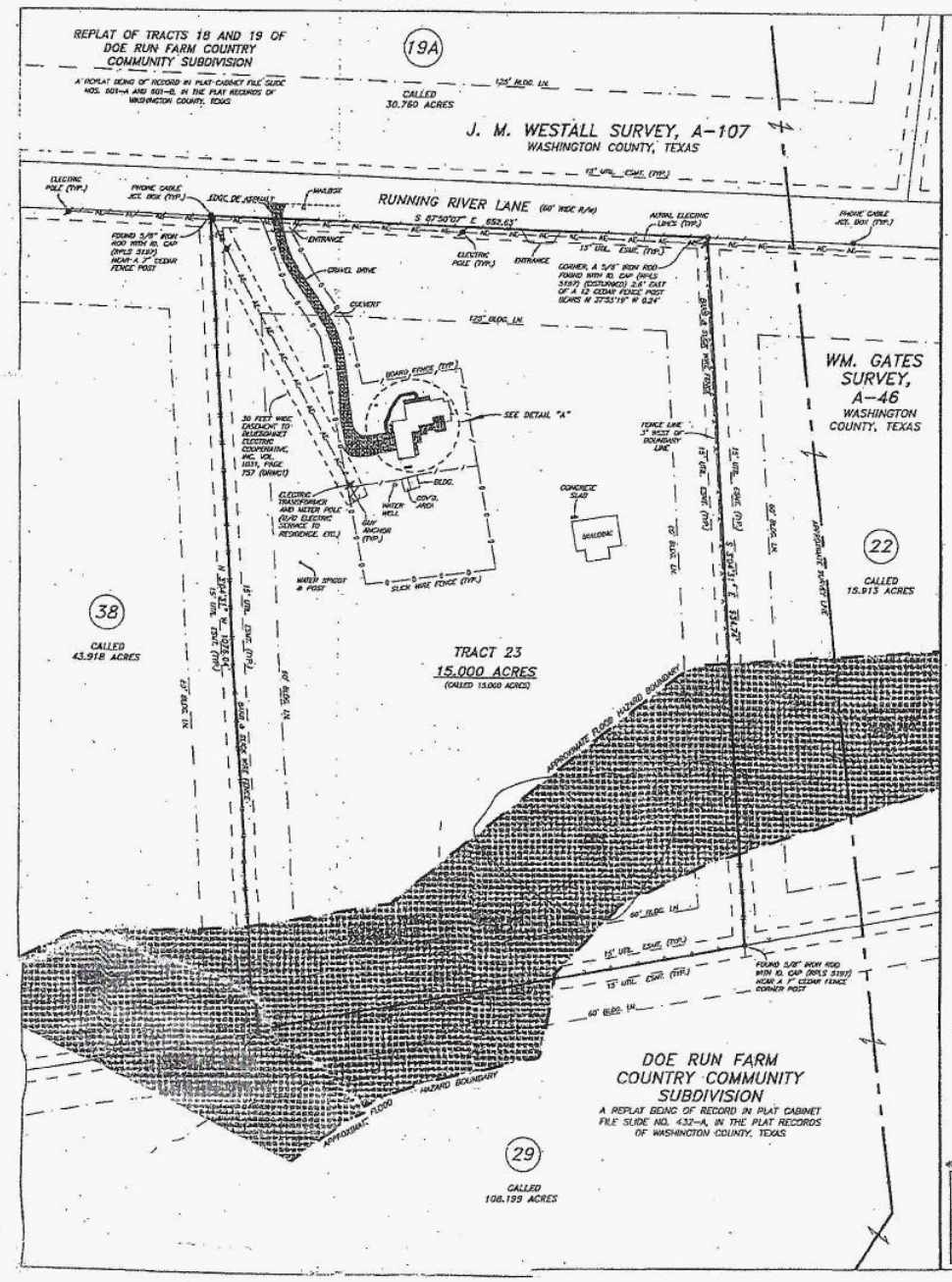
Survey



PROPOSED BORROWER: BARRY HUMPHRIES AND MARY HUMPHRIES

PROPERTY ADDRESS: 3151 RUNNING RIVER LANE WASHINGTON, TEXAS 77880

TRUE NORTH

SCALE: 1" = 100'

100 0 100 200 300

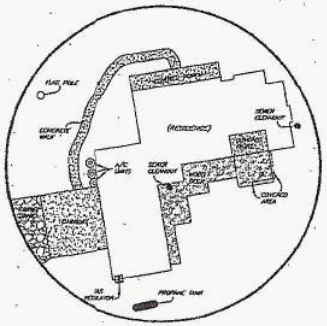
GRAPHIC SCALE – FEET

LEGEND

- ELECTRIC POLE
- GAS REGULATOR
- PHONE CABLE JUNCTION BOX
- SEWER CLEANOUT
- A/C UNIT
- GUY ANCHOR
- GRAVEL DRIVE
- CONCRETE
- WOOD DECK
- APPROX. SPECIAL FLOOD HAZARD AREA (ZONE A)
- CULVERT
- AERIAL ELECTRIC LINES
- BARB WIRE FENCE
- BOARD FENCE
- SLICK WIRE FENCE
- BOUNDARY LINE
- BUILDING SET BACK LINE
- EASEMENT
- SURVEY LINE
- APPROX. BRANCH
- APPROX. FLOOD HAZARD BOUNDARY

DETAIL "A"

SCALE: 1" = 30'



NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO TRUE NORTH AS OBTAINED BY GPS OBSERVATIONS, OBSERVED AT LATITUDE: 30°13'56.63" N – LONGITUDE: 96°09'15.19" W (WGS-84) AND ARE RELATIVE TO THE BEARINGS AS SHOWN ON THE RE-PLAT OF DOE RUN FARM COUNTRY COMMUNITY SUBDIVISION.

2. PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48477C0350C, EFFECTIVE DATE AUGUST 16, 2011, WASHINGTON COUNTY, TEXAS, AND IS SHOWN HEREON AS APPROXIMATE SPECIAL FLOOD HAZARD AREA (ZONE A) SHADED.

3. SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, AND BUILDING LINES APPLICABLE TO DOE RUN FARM COUNTRY COMMUNITY SUBDIVISION, OR AS STATED ON SHOWN HEREON, AND ANY OF RECORD WHICH MAY BE APPLICABLE.

4. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH STEWART TITLE COMPANY (STEWART TITLE GUARANTY COMPANY) TITLE COMMITMENT FILE NO. 16477030012, EFFECTIVE DATE OCTOBER 20, 2016 AT 8:00 AM, ISSUED NOVEMBER 2, 2016 AT 2:43 PM.

5. SUBJECT TO AN UNOBSTRUCTED AERIAL EASEMENT FOR UTILITIES FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO ALL EASEMENTS SHOWN OR STATED ON THE RECORDED PLAT OF DOE RUN FARM COUNTRY COMMUNITY SUBDIVISION.

6. SUBJECT TO 15 FEET WIDE UTILITY EASEMENTS ON EACH SIDE OF ALL TRACT LINES WITHIN THE SUBDIVISION AND 15 FEET WIDE ALONG THE INSIDE OF ALL OUTER SUBDIVISION BOUNDARIES; ALSO 15 FEET WIDE ALONG AND OUTSIDE OF THE RIGHTS-OF-WAY OF ALL ROADS WITHIN THE SUBDIVISION AND/OR AS SHOWN ON THE RE-PLAT OF DOE RUN FARM COUNTRY COMMUNITY SUBDIVISION AS STATED ON SAID PLAT. ALSO SUBJECT TO EASEMENTS TO BLUEBONNET ELECTRIC COOPERATIVE, INC. AS RECORDED IN VOLUME 1031, PAGE 757, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

7. SUBJECT TO BUILDING SET BACK LINES AS FOLLOWS: 125' SET BACK FROM ALL ROAD R/W LINES (FRONT) AND 60' SET BACK FROM ALL OTHER TRACT LINES, (SIDE AND REAR).

8. SUBJECT TO DEDICATION TO THE PUBLIC, A STRIP OF LAND, A MINIMUM OF FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTERLINE OF ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN THE SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING WASHINGTON COUNTY AND/OR ANY OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENTS AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTING AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURES, AS DEDICATED ON THE RE-PLAT OF DOE RUN FARM – COUNTRY COMMUNITY SUBDIVISION.

9. ITEM (U) IN SAID TITLE COMMITMENT REFERENCED ABOVE INDICATES A BLANKET TYPE RIGHT OF WAY TO WHITE OIL PIPELINE COMPANY, BEING THE NORTH SIDE OF THE SAMUEL GATES SURVEY, INTENDED TO COVER ANY LANDS THAT ARE CROSSED BY SAID PIPELINE IN THE SAMUEL GATES SURVEY, DATED MARCH 5, 1920, AS RECORDED IN VOLUME 75, PAGE 81, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS. (NOT APPLICABLE TO THE SUBJECT TRACT SHOWN HEREON).

10. ITEMS (X),(R),(S) AND (V) IN SAID TITLE COMMITMENT REFERENCED ABOVE PERTAINS TO DRILL SITE TRACTS AND EASEMENTS TO THE DRILL SITE TRACTS. (THESE ITEMS ARE NOT APPLICABLE TO THE SUBJECT TRACT SHOWN HEREON).

11. (ORWCT) DENOTES OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

SURVEY MAP

SHOWING A SURVEY OF 15.000 ACRES OF LAND AND THE IMPROVEMENTS SITUATED THEREON, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, PART OF THE J. M. WESTALL SURVEY, A-107, BEING ALL OF TRACT 23 OF DOE RUN FARM COUNTRY COMMUNITY SUBDIVISION, A RE-PLAT OF SAID SUBDIVISION BEING OF RECORD IN PLAT CABINET FILE SLIDE NO. 432-A, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, OR BEING THE SAME LAND CONVEYED IN THE DEED FROM DOE RUN FARM ESTATES LIMITED PARTNERSHIP TO VERNON R. TAYLOR AND SANDRA K. TAYLOR, DATED APRIL 4, 2001, AS RECORDED IN VOLUME 985, PAGE 112, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

CERTIFICATION

THE STATE OF TEXAS

COUNTY OF WASHINGTON

I, JON E. HODDE, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5197 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP SHOWING A SURVEY OF 15.000 ACRES OF LAND AND THE IMPROVEMENTS SITUATED THEREON IS TRUE AND CORRECT IN ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY PERSONAL DIRECTION AND SUPERVISION.

DATED THIS THE 28TH DAY OF NOVEMBER, 2016, A.D.

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F. O. NO. 7162 (HUMPHRIES 7162.DWG/MCH) - REF: (SHANDEWRAD17.SURVEY

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