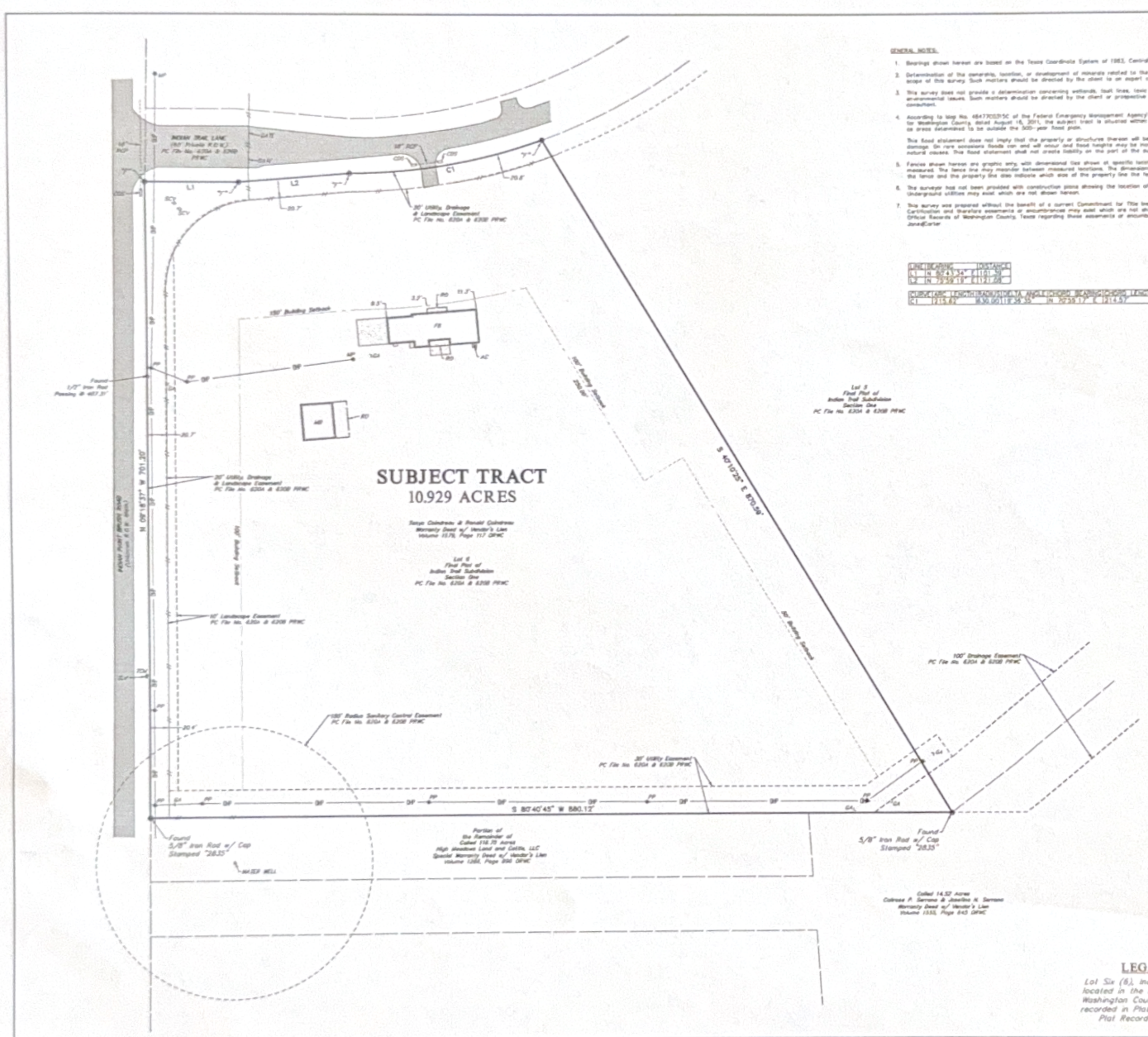

GENERAL NOTES:

1. Bearings shown hereon are based on the Texas Coordinate System of 1983, Central Zone (4203).
2. Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.
3. This survey does not provide a determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
4. According to Map No. 48477C0215C of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Washington County, dated August 16, 2011, the subject tract is situated within Unshaded Zone "X", defined as areas determined to be outside the 500-year flood plain.

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
5. Fences shown hereon are graphic only, with dimensional ties shown at specific locations where they were physically measured. The fence line may meander between measured locations. The dimensions showing the distance between the fence and the property line also indicate which side of the property line the fence is on.
6. The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
7. This survey was prepared without the benefit of a current Commitment for Title Insurance or Abstractor's Certification and therefore easements or encumbrances may exist which are not shown hereon. No research of the Official Records of Washington County, Texas regarding these easements or encumbrances was performed by Jones|Carter.

LINE	BEARING	DISTANCE
L1	N 89°43'34" E	41.01.39'
L2	N 79°59'11" E	41.27.05'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	715.62'	830.00'	49°39'55"	N 79°59'17" E	714.57'

NORTH

SCALE: 1" = 50'

0 50 100 150

LEGEND:

AC	AIR CONDITIONING UNIT
CDS	CONCRETE DITCH STRUCTURE
"I"	FOUND 5/8" IRON ROD CAPPED "JONES&CARTER"
FB	FRAME BUILDING
GA	GUY ANCHOR
MB	METAL BUILDING
MP	METER POLE
NO	NUMBER
OPWC	OFFICIAL RECORDS OF WASHINGTON COUNTY
PC	PLAT CABINET
PP	POWER POLE
PRWC	PLAT RECORDS OF WASHINGTON COUNTY
RCP	REINFORCED CONCRETE PIPE
RO	ROOF OVERHANG
ROW	RIGHT-OF-WAY
SCV	SPRINKLER CONTROL VALVE
TCM	TELEPHONE CABLE MARKER
TLV	TELEPHONE VAULT
	ASPHALT
	CONCRETE
	ADJOINER LINE
	BOUNDARY LINE
	BUILDING SETBACK
	EASEMENT LIMITS
OHP	OVERHEAD POWER
	WOOD FENCE

Subject to the General Notes shown

To Tonya Coindreau & Ronald Coindreau

We, Jones|Carter, acting by and through Chris E. Curtis, a Registered Professional Land Surveyor, hereby certify this survey substantially complies with the current Texas Board of Professional Surveyor's Standards and Specifications for a Minimum Standards Boundary Survey.

Surveyed: July 21, 2017

Dated: 07/25/2017

Chris E. Curtis
Registered Professional Land Surveyor
No. 6111
ccurtis@jonescarter.com

STATE OF TEXAS
CHRISTOPHER E. CURTIS
6111
REGISTERED
PROFESSIONAL
LAND SURVEYOR

LEGAL DESCRIPTION

Lot Six (6), Indian Trail Subdivision, Section One, located in the Isaac Lee Survey, Abstract No. 77, Washington County, Texas, according to Final Plat recorded in Plat Cabinet File Nos. 6,20A and 6,20B, Plat Records of Washington County, Texas.

BOUNDARY SURVEY
OF
LOT 6
OF
INDIAN TRAIL SUBDIVISION
SECTION ONE
BEING
10.929 ACRES
OUT OF THE
ISAAC LEE SURVEY, A-77
WASHINGTON COUNTY, TEXAS
JULY 2017

JONES|CARTER

Texas Board of Professional Land Surveying Firm Registration No. 10046-01
130 Venture Drive, Suite 150 • College Station, Texas 77845 •979.764.0505

CEC/mwa JOB No. 15847-0001 DWG. No. 1608