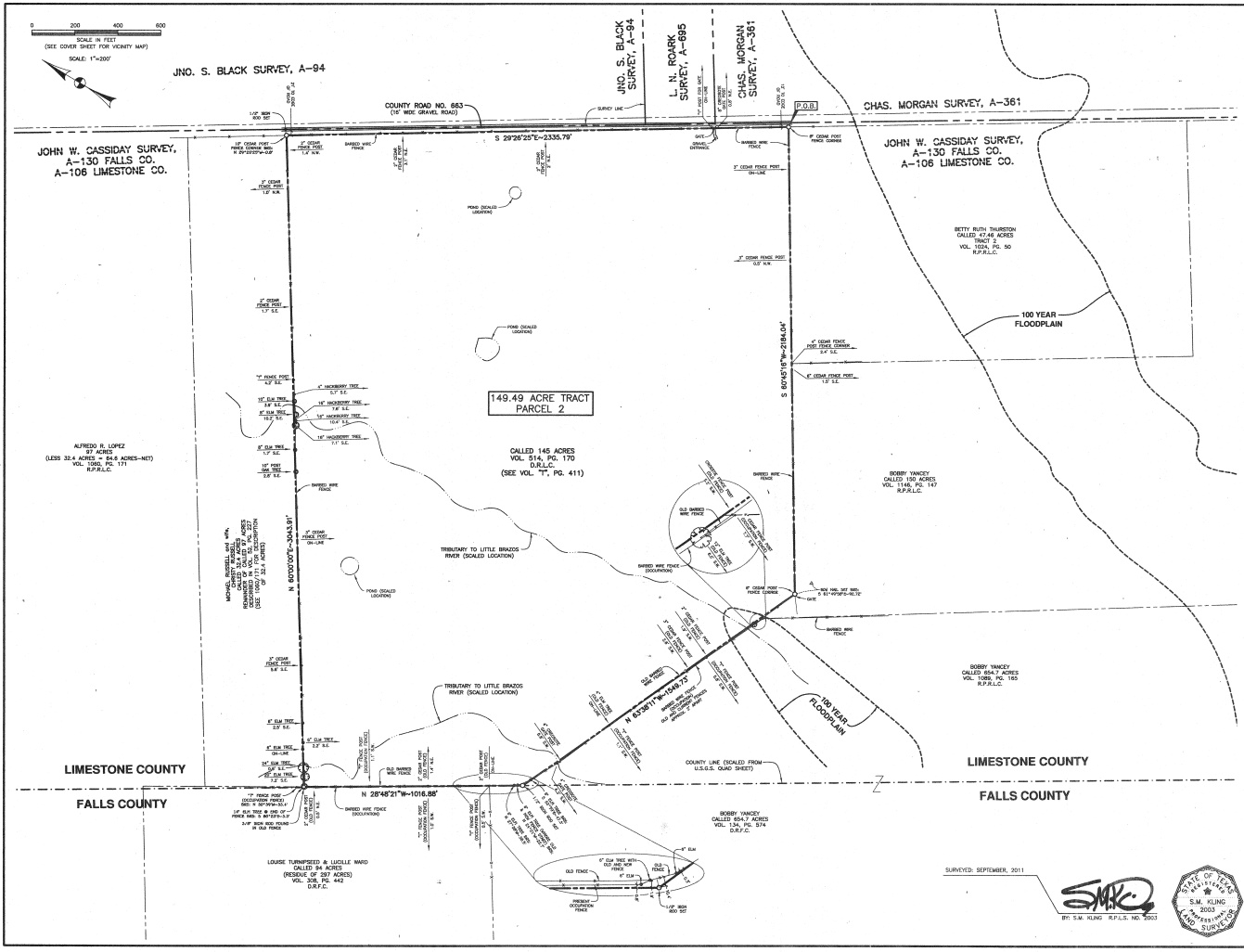


NOTES:

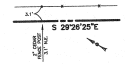
1. BASIS OF BEARINGS IS THE RECONSTRUCTED NORTHWEST LINE OF THE CALLED 377 ACRE TRACT DESCRIBED IN VOL. 196, PG. 238 OF THE DEED RECORDS OF LIMESTONE COUNTY, TEXAS. RECORD BEARING N 60°E.

THIS 377 ACRE TRACT IS PARCEL 3 OF THE BASSETT FARMS SURVEY DONE BY KLING ENGINEERING & SURVEYING - SEPTEMBER, 2011.

2. CURRENT TITLE APPEARS VESTED IN MRS. H.F. BASSETT AND W.F. BASSETT BY VIRTUE OF DEED RECORDED IN VOL. 514, PG. 170 OF THE DEED RECORDS OF LIMESTONE COUNTY, TEXAS. (SEE ALSO VOL. "T", PG. 411).

3. A SMALL PORTION OF THE SUBJECT TRACT DOES LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR LIMESTONE COUNTY, TEXAS UNINCORPORATED AREA, COMMUNITY-PANEL NO. 480510 0009 A. EFFECTIVE DATE: OCTOBER 05, 1977.

4. THE DIRECTION AND DISTANCE SHOWN TO PHYSICAL OBJECTS ALONG THE PERIMETER ARE FROM THE RECONSTRUCTED DEED LINE TO THE OBJECT SHOWN.



SELDOM DOES A FENCE LIE EXACTLY ON THE BOUNDARY LINE OF THE PROPERTY. A FENCE WILL USUALLY DEVIATE, AT ONE OR MORE PLACES ALONG IT'S COURSE, FROM THE TRUE BOUNDARY. THESE DEVIATIONS MAY RANGE FROM MINOR VARIATIONS TO SUBSTANTIAL ENCROACHMENTS / PROTRUSIONS. NO SUBSTANTIAL DEVIATION OF THE FENCE FROM THE BOUNDARY LINE WAS NOTED ON SUBJECT TRACT.

5. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR INSURANCE. NO DEED RESEARCH WAS CONDUCTED TO DETERMINE APPLICABLE EASEMENTS. THIS SURVEY DOES NOT REPRESENT THAT ALL APPLICABLE EASEMENTS ARE SHOWN HEREON.

6. NO TITLE NOR DEED INFORMATION WAS PROVIDED BY THE BASSETT FARMS ESTATE. A DILIGENT SEARCH BY KLING ENGINEERING & SURVEYING WAS MADE OF THE LIMESTONE COUNTY AND FALLS COUNTY CLERK'S OFFICES FOR PERTINENT TITLE RECORDS. THIS SURVEY DOES NOT REPRESENT THAT ALL PERTINENT RECORDS WERE FOUND AND REVIEWED. THIS SURVEY DOES NOT WARRANT A COMPLETE CHAIN OF TITLE, BUT REFLECTS DUE DILIGENCE IN FINDING AND OBTAINING THE MOST CURRENT LEGAL DESCRIPTIONS OF THE PROPERTY TO BE SURVEYED.

LEGEND

OVERHEAD ELECT. LINE	
POWER POLE	
WOOD FENCE (& FENCE CORNER)	
CHAIN LINK FENCE	
BARBED WIRE FENCE	
TREE (SIZE VARIES)	
COUNTY LINE	
D.R.F.C.	DEED RECORDS, FALLS COUNTY
O.R.F.C.	OFFICIAL RECORDS, FALLS COUNTY
D.R.L.C.	DEED RECORDS, LIMESTONE COUNTY
R.P.R.L.C.	REAL PROPERTY RECORDS, LIMESTONE COUNTY

SURVEYED: SEPTEMBER, 2011

BY: S.M. KLING R.P.L.S. NO. 2003

STATE OF TEXAS REGISTERED S.M. KLING 2003 PROFESSIONAL LAND SURVEYOR

SURVEY PLAT
OF
BASSETT FARMS

149.49 ACRE TRACT
PARCEL 2

JOHN W. CASSIDAY SURVEY, A-106
LIMESTONE COUNTY, TEXAS

SCALE: 1"=200' SEPTEMBER, 2011

SHEET 4 OF 5

PREPARED BY:

KLING ENGINEERING & SURVEYING
4101 TEXAS AV. • P.O. BOX 4334 • BRYAN,TEXAS • PH.979/846-6212

H:\Land Projects ECY-Exh\Bassett Farms\dwg\Cnl\Entry\Boundary - Parcel 3.dwg 9/16/2011 4:18:24 PM CDT