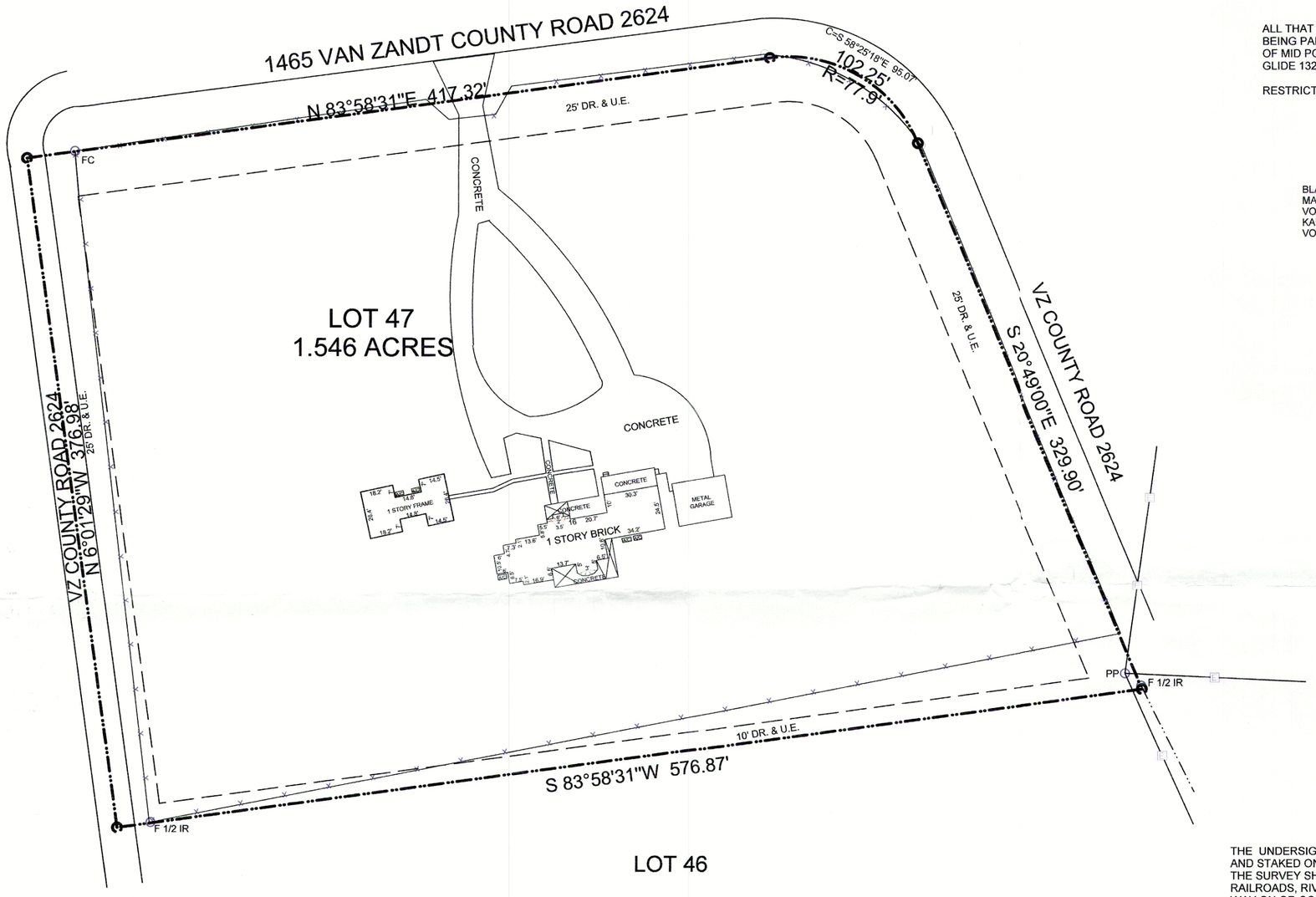

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN VAN ZANDT COUNTY, TEXAS, BEING PART OF THE J. WELCH SURVEY, ABSTRACT NO. 894, AND BEING TRACT NO. FORTY-SEVEN [47] OF MID POINT RANCHETTES, A SUBDIVISION IN VAN ZANDT COUNTY, TEXAS, AS SHOWN BY PLAT IN GLIDE 132A AND 132B , IN THE PLAT RECORDS OF VAN ZANDT COUNTY, TEXAS.

RESTRICTIVE COVENANTS IN GLIDE 132B AND VOLUME 2136, PAGE 88

BLANKET EASEMENTS:
MACBEE WATER SUPPLY
VOL. 656, PG. 190
KAUFMAN COUNTY ELECTRIC
VOL. 795, PG. 16

TO THE BEST OF MY KNOWLEDGE THE FOLLOWING DO NOT AFFECT:
RIGHT OF WAY IN
VOL. 524, PG. 442;
VOL. 524, PG. 445;
VOL. 545, PG. 247;

THE UNDERSIGNED DOES HEREBY CERTIFY THAT (A) THAT THE FOREGOING SURVEY WAS MADE AND STAKED ON THE GROUND AND CORNERS ARE MARKED WITH PERMANENT MONUMENTS; (B) THE SURVEY SHOWS THE LOCATION OF ALL IMPROVEMENTS, HIGHWAYS, STREETS, ROADS, RAILROADS, RIVERS, CREEKS OR OTHER WATERWAYS, FENCES, EASEMENTS AND RIGHTS OF WAY ON OR CONTIGUOUS TO THE PROPERTY WITH ALL EASEMENTS AND RIGHTS OF WAY REFERENCED TO THEIR RECORDING INFORMATION; (C)THERE ARE NO DISCREPANCIES OR CONFLICTS IN BOUNDARIES OR VISIBLE ENCROACHMENTS, EXCEPT AS SHOWN ON THE SURVEY; (D) THE SURVEY SETS FORTH THE DIMENSIONS AND TOTAL AREA OF THE PROPERTY.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE FOR A ONE TIME CLOSING WITH GF NUMBER AND TITLE COMPANY AS SHOWN HEREON AND THE UNDERSIGNED SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN THAT FOR WHICH SAID SURVEY WAS ORIGINALLY PREPARED. SURVEY VALID ONLY WITH ORIGINAL SIGNATURE SIGNED IN RED INK.

I CERTIFY THAT THIS PROPERTY LIES IN ZONE X OF THE FLOOD PLAIN PER F.E.M.A. COMMUNITY PANEL # 48467CO300C WHICH IS AREAS NOT IN THE 100 YEAR FLOOD PLAIN.

ANY REFERENCE TO FLOOD PLAIN ON THIS SURVEY IS AN ESTIMATE, BASED ON DATA AVAILABLE AND IS NOT TO BE CONSIDERED AS A DETERMINATION OF THE FLOODING POTENTIAL OF THIS PROPERTY.

BASIS OF BEARINGS ARE ACTUAL GPS READINGS

STATE OF TEXAS REGISTERED JAMES M. MOBLY 4128 PROFESSIONAL LAND SURVEYOR

ACCEPTED BY:_____

_____

DATE:_____

NORTH

REVISIONS

MOBLY AND ASSOCIATES ,LLC
170 THUNDERBIRD DR.
GUN BARREL CITY, TX 75156
469-853-3782 RPLS 4128
FIRM NO.10193765 MOBANDASSOC@GMAIL.COM

GF NUMBER

SCALE
1"=50'

DATE
12-09-2019

FILE NUMBER
19-527

SHEET NUMBER
1
OF 1 SHEETS

COPYRIGHT 2012 - 2019
MOBLY AND ASSOCIATES LLC
ALL RIGHTS RESERVED