

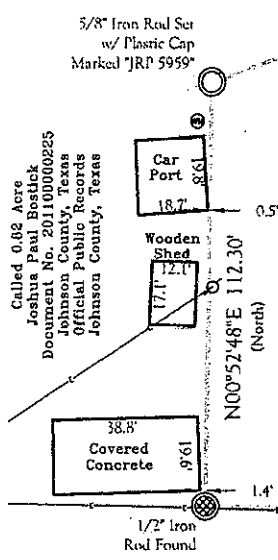
SURVEYING NOTES

- 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED. CALL 811 BEFORE EXCAVATION.
- 2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, U.S. SURVEY FEET.
- 3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
- 4) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:
Texas Board of Professional Land Surveying
12100 Park 35 Circle, Suite 136, mc-210
Austin, TX 78753
Phone: (512) 239-5261

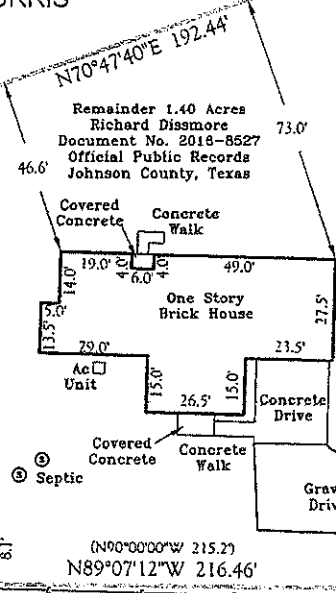
**A-536
SETH MORRIS**

U.S. HIGHWAY 67
Asphalt Roadway - Right of Way Varies

Site of Town
Volume 2210, Page 310
Official Public Records
Johnson County, Texas



0.75 Acre



Called 2.286 Acres
Richard Vernon Bowman
Document No. 2017-7494
Official Public Records
Johnson County, Texas

A PLAT OF

0.75 Acre Tract of Land

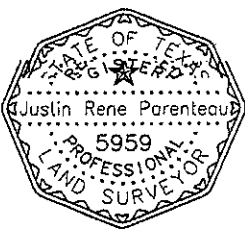
locally known as 112 H & O Lane, Alvarado, Texas 76009

0.75 Acres of land located in the SETH MORRIS Survey, Abstract No. 536. Being the remainder of a 1.40 Acre tract of land as described in Document No. 2016-8527, of the Official Public Records, Johnson County, Texas. Being more particularly described by metes and bounds as follows:

Beginning at a Railroad Spike found in asphalt in H & O Lane for the east common corner of said 0.75 acre tract and a 2.286 acre tract described in Document No. 2017-7494, Official Deed Records, Johnson County, Texas;
 Thence with the common line of said 2.86 acre tract and said 0.75 acre tract, N 89°07'12" W - 216.46 feet to a 1/2 inch iron rod found in the common line of said 0.75 acre tract and a 0.82 acre tract described in Document No. 20110000225, Official Deed Records, Johnson County, Texas;
 Thence with the common line of said 0.75 acre tract and said 0.82 acre tract, N 00°52'48" W - 112.30 feet to a 5/8 inch iron rod set with a plastic cap marked "JRP 5959" on the south right of way line of U.S. Highway 67;
 Thence with the south right of way line of U.S. Highway 67, N 70°47'40" E, at 192.44 feet pass a Texas Department of Transportation Brass Disk found, and continue for a total distance of 229.10 feet to a 5/8 inch iron rod set with a plastic cap marked "JRP 5959" in H & O Lane;
 Thence S 00°29'33" W - 190.99 feet to the **Point of Beginning** and containing 0.75 acres of land.

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED, ON THE GROUND, MAY 24, 2017. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

Justin Rene Parenteau
 JUSTIN RENE PARENTEAU
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS LICENSE No. 5959
 1533 WEST BANKHEAD HIGHWAY
 WEATHERFORD, TEXAS 76086
 PHONE No. 361-813-1888



First American Title Insurance Company
 Effective Date: March 28, 2017, at 8:00 AM, GF No. 2239185-11089
 Commitment No. 2239185-11089, issued May 04, 2017, at 8:00 AM
 Schedule B - ITEM 10
 The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):

- a. Item No. 1, Schedule B, is hereby deleted.
- b. Rights of Parties in Possession. (OWNER POLICY ONLY)
- c. Visible and apparent easements on or across property described in Schedule A.
- d. Any portion of subject property lying within the boundaries of a public or private roadway whether dedicated or not.
- e. Easement: Bethany Water Supply Corporation
Recorded: in Volume 458, Page 529, of the Deed Records, Johnson County, Texas. Does Affect
- f. Easement: Bethany Water Supply Corporation
Recorded: in Volume 822, Page 638, of the Deed Records, Johnson County, Texas. Does Affect
- g. Easement: 80' Road
Recorded: in Volume 895, Page 791, of the Deed Records, Johnson County, Texas. Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
- h. Mineral and/or royalty interest:
Recorded: in Volume 895, Page 791, of the Deed Records, Johnson County, Texas. Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
- i. Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein:
Recorded: in Volume 4156, Page 194, of the Official Public Records, of Johnson County, Texas. Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
- j. 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