

LEGEND

- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- CORNER MONUMENT
- B.S.L. BUILDING SETBACK LINE
- S.S.E. SANITARY SEWER EASEMENT
- P.A.E. PRIVATE ACCESS EASEMENT
- ESMT EASEMENT

NOTE:

ALL CORNERS ARE 1/2 INCH IRON ROD SET WITH A PLASTIC CAP STAMPED "RPLS 5544", UNLESS OTHERWISE NOTED.

FLOOD PLAIN NOTE:

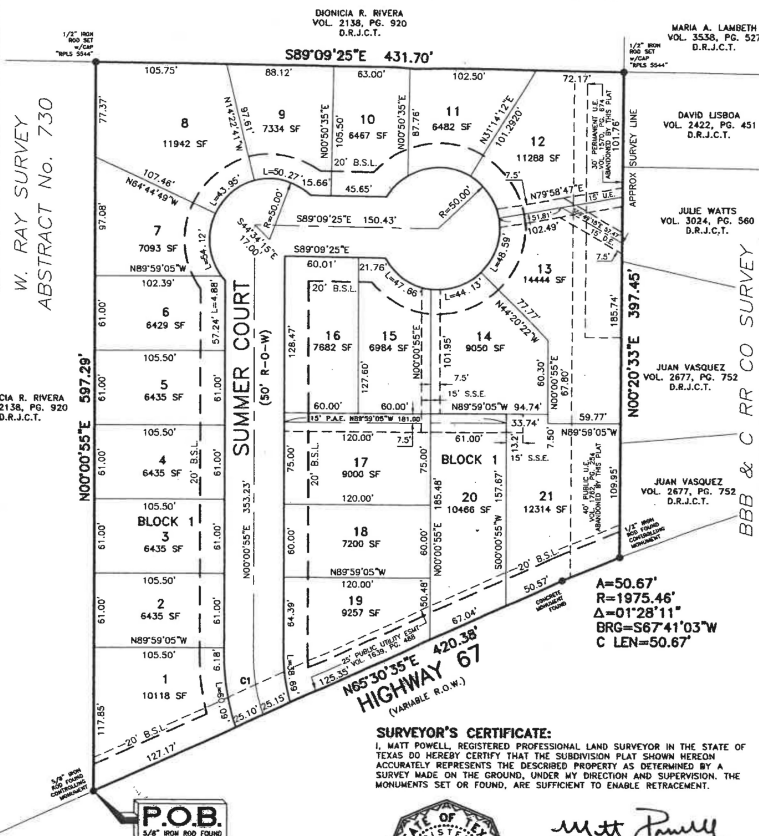
ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PANEL MAP No. 48251C 0125 F, COMMUNITY PANEL No. 481107 0125 F, EFFECTIVE SEPTEMBER 27, 1991, THE SUBJECT TRACT APPEARS TO BE IN THE FOLLOWING ZONE AREA:

ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.



() DENOTES RECORD DATA.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	150.00'	49.39'	18°52'02"	N09°25'06"W	49.17'



APPROVED BY THE CITY OF KEENE, TEXAS.

ON THIS 19 DAY OF October, 2006

Gary Smith
MAYOR

ATTEST:

Barbara Fuller
CITY SECRETARY

SURVEYOR'S CERTIFICATE:

I, MATT POWELL, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION. THE MONUMENTS SET OR FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.



Matt Powell
MATT POWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5544

DATED: 08-31-06

THIS PLAT FILED IN VOLUME 9, PAGE 749, SLIDE C-311

DATE: April 9, 2007

COUNTY CLERK *Curtis H. Douglas*

BY *Cheryl Dickman*

STATE OF TEXAS
COUNTY OF JOHNSON

OWNER'S DEDICATION

WHEREAS DAVID W. SHIPMAN, SR., IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE W. RAY SURVEY, ABSTRACT No. 730, JOHNSON COUNTY, TEXAS, AS CONVEYED IN THE DEED RECORDED IN VOLUME PAGE , D.R.J.C.T., SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWESTERLY CORNER OF THE SUBJECT TRACT OF LAND, SAID IRON ROD BEING IN THE NORTHERLY RIGHT OF WAY (R-O-W) LINE OF STATE HIGHWAY No. 67;

THENCE North 00°00'55" East LEAVING SAID R-O-W A DISTANCE OF 597.29 FEET TO A 1/2 INCH IRON ROD SET WITH A PLASTIC CAP STAMPED, "RPLS 5544" FOR THE NORTHWESTERLY CORNER OF THE SUBJECT TRACT OF LAND;

THENCE South 89°09'25" East A DISTANCE OF 431.70 FEET TO A 1/2 INCH IRON ROD SET WITH A PLASTIC CAP STAMPED, "RPLS 5544" FOR THE NORTHEASTERLY CORNER OF THE SUBJECT TRACT OF LAND;

THENCE South 00°20'33" West A DISTANCE OF 397.45 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEASTERLY CORNER OF THE SUBJECT TRACT OF LAND, SAID IRON ROD BEING IN THE AFOREMENTIONED NORTHERLY R-O-W LINE AT THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 1975.46, WHOSE LONG CHORD BEARS South 67°41'03" West, 50.67 FEET;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 1°28'11", AN ARC LENGTH OF 50.67 FEET TO A CONCRETE MONUMENT FOUND,

THENCE South 65°30'35" West A DISTANCE OF 420.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.904 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID W. SHIPMAN, SR., DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS SUMMER ESTATES, AN ADDITION TO THE CITY OF KEENE, JOHNSON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, RIGHT OF WAYS, ALLEYS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND ON THIS 18 DAY OF September, 2006.

OWNER:

David W. Shipman, Sr.
BY DAVID W. SHIPMAN, SR.

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED DAVID W. SHIPMAN, SR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

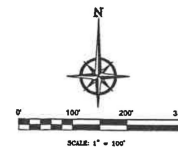
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 18 DAY OF September, 2006.

Aracela Perez
ARACELA PEREZ
Notary Public
STATE OF TEXAS
My Comm. Exp. 09/29/2009
MY COMMISSION EXPIRES 9-29-2009

A FINAL PLAT OF LOTS 1-21, BLOCK 1 SUMMER ESTATES

BEING LOTS 1-21, BLOCK 1
CITY OF KEENE, JOHNSON COUNTY, TEXAS

BEING A TRACT OF LAND SITUATED IN THE W. RAY SURVEY, ABSTRACT No. 730, CITY OF KEENE, JOHNSON COUNTY, TEXAS, AS CONVEYED TO DAVID W. SHIPMAN, SR. IN THE DEED RECORDED IN VOLUME PAGE , DEED RECORDS, JOHNSON COUNTY, TEXAS.



AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The Buds of the Bearings shown hereon are geodetic and are referenced to the Texas State Plane Coordinate System, North Central Zone (4803) NAD-83.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48251C01901 (effective date December 4, 2010) published by the Federal Emergency Management Administration for Johnson County, Texas and based upon said scaled map and graphic plotting, such review indicates that a small portion of the Subject Tract lies within "Zone X" (No-shading) and is an area determined to be outside the 0.2% Annual Chance Flood.

MONUMENT NOTE:

All corner monuments set by this Surveyor are 1/2 inch diameter rebar, topped with a red plastic cap, stamped "RPLS 4701", unless otherwise noted.

ZONING NOTE:

The Subject Tract is currently zoned SF-2 (Single Family - 2), as shown.

ABBREVIATIONS

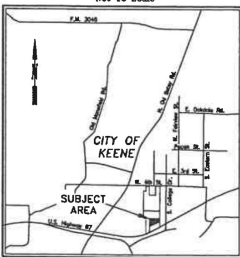
Doc. = Document
Vol. = Volume
Pg. = Page
D.R.C.T. = Deed Records, Johnson County, Texas
P.R.C.T. = Plat Records, Johnson County, Texas
RF = (Set) Iron Rod Found
RFP = Iron Pipe Found
RBS = 1/2" Iron Rod Set, with red plastic cap, stamped "RPLS 4701"
CM = Controlling Monument

LEGEND

- WATER METER
- WATER VALVE
- POLE HYDRANT
- POWER POLE
- GUY ANCHOR
- LIGHT STANDARD
- TELEPHONE RISER
- UTILITY MARKER (labeled)
- TELEPHONE BOX
- C/S METER
- SANITARY SEWER MANHOLE
- SEWER CLEAN OUT
- STORM SEWER DUCT
- PROPERTY CORNER

VICINITY MAP

Not To Scale



GENERAL NOTES:

- At the time of this Survey, the Subject Tract was un-developed and vacant of any buildings or parking lots. This Surveyor did not see any evidence of current earth moving work, building construction or building additions.
- At the time of this Survey, this Surveyor did not see any evidence of the site being currently used as a solid waste dump, dump or sanitary landfill.
- At the time of this Survey, this Surveyor did not observe any encroachments or protrusions from the Subject Tract. However this Surveyor did observe a sanitary sewer clean out at the northeast corner of the Subject Tract along with sewer manholes to the north and south of the Subject Tract of which no recorded easement was provided by the Title Company.
- The Subject Tract does not have access to a public right-of-way, as shown.

PRELIMINARY

RELEASED 02/06/2019 FOR REVIEW PURPOSES ONLY.
LAWRENCE H. RINGLEY, R.P.L.S. No. 4701

SURVEYOR'S CERTIFICATION

To: KEENE BUSINESS DEVELOPMENT CORPORATION, a Texas corporation; KEVA SWITZERLAND, INC. and CHICAGO TITLE INSURANCE COMPANY;
I, Lawrence H. Ringley, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the Plat hereon represents an actual survey made on the ground under my direct supervision, and that all lines and dimensions shown are correct to the best of my knowledge; all property corners are monumented as shown and this Survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey. There are no visible conflicts, found during the time of this survey, December 14, 2018, except as shown or noted.

PROPERTY ADDRESS

Un-Assigned By The City of Keene
At The Time of This Survey

LEGAL DESCRIPTION

SITUATED in the City of Keene, in the William Ray Survey, Abstract No. 730 of Johnson County Texas and being a part of Block 1 of Summer Estates, an addition to the City of Keene, according to the plat thereof, recorded in Volume 6, Page 749, Plat Records, Johnson County, Texas and as described in a deed to Keene Business Development Corporation, recorded in Document No. 2013-18742, D.R.C.T.; and said parcel being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the northeast corner of the above described Block 1 of Summer Estates and also the southeast corner of that certain tract of 18129 acres of land described in a deed to Donaldo R. Rivera, recorded in Volume 2190, Page 820, Deed Records, Johnson County, Texas (D.R.C.T.) tract and said point also being the southwest corner of that certain tract of land described in a deed to Maria Antonia Landolt, recorded in Volume 3080, Page 587, D.R.C.T.; and the northwest corner of that certain tract of land described in a deed to David Laibow, recorded in Volume 3016, Page 561, D.R.C.T.

THENCE South 00 deg. 10 min. 17 sec. East, along the east line of said Summer Estates and the west line of said Laibow tract and the west line of that certain tract of land described in a deed to Lennar Garcia and Debra Fowler, recorded in Document No. 2011-11500, D.R.C.T., a distance of 122.00 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southeast corner of this tract.

THENCE South 65 deg. 00 min. 32 sec. West, departing the east line of Summer Estates, over & across said Summer Estates, a distance of 472.69 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southwest corner of this tract, on the west line of said Summer Estates and same being on the east line of that certain tract of 2183 acres of land described in the above mentioned deed to Donaldo R. Rivera;

THENCE North 00 deg. 24 min. 13 sec. West, along the common line of said Summer Estates and said 2183 acres Rivera tract, a distance of 353.32 feet to a 1 inch iron pipe found for the northeast corner of said Summer Estates and the northeast corner of said 2183 acres Rivera tract and same being on the south line of the above described 18129 acres Rivera tract.

THENCE South 89 deg. 47 min. 34 sec. East, along the north line of said Summer Estates and the south line of said 18129 acres Rivera, a distance of 430.14 feet to the POINT OF BEGINNING and containing 96,710 square feet or 2.197 acres of land.

TITLE COMMITMENT NOTES

This survey was prepared in conjunction with Title Commitment prepared by CHICAGO TITLE INSURANCE COMPANY under GP No. C71555-00060510000-JL, with an effective date of January 15, 2019 at 8:00 a.m. and based on January 15, 2019 at 8:00 a.m. This Surveyor has reviewed the items listed in Schedule B of said commitment and has concluded that the following items AFFECT or DO NOT AFFECT the Subject Tract as noted. No additional research of easements was performed by Ringley & Associates, Inc.

101. The following matters as shown on plat recorded in Volume 9, Page 749, Map Records, Johnson County, Texas:
1) 10 foot building lines;
2) 10 foot utility easement;
3) 10 foot drainage easement;
ALL OF THE ABOVE ITEMS AFFECT THE SUBJECT TRACT, AS SHOWN.

102. Easement granted to the City of Keene, dated August 25, 1992 and recorded in Volume 1630, Page 494, Real Property Records, Johnson County, Texas. THIS ITEM IS ON THE SOUTH SIDE OF U.S. HIGHWAY 67 AND DOES NOT AFFECT THE SUBJECT TRACT.

103. Easement granted to Southwestern Bell Telephone Company dated September 25, 1992 and recorded in Volume 1640, Page 498, Real Property Records, Johnson County, Texas. THIS ITEM IS ON THE SOUTH SIDE OF U.S. HIGHWAY 67 AND DOES NOT AFFECT THE SUBJECT TRACT.

104. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated August 22, 2006, recorded August 23, 2006 at Volume 3811, Page 877 of the Official Records of Johnson County, Texas, which document contains the following language "reservation of all oil, gas and other minerals". NOT A SURVEY MATTER.

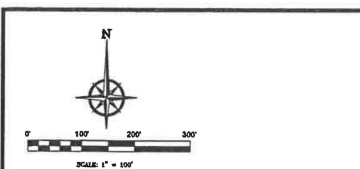
105. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated July 31, 2013, recorded August 2, 2013 at under Clerk's File No. 2013-18742 of the Official Records of Johnson County, Texas, which document contains the following language "reservation of all oil, gas and other minerals". NOT A SURVEY MATTER.

LAND TITLE SURVEY

Being
2.197 Acres
Situated in The
William Ray Survey, Abstract No. 730
City of Keene
Johnson County, Texas

TSPS Category 1A, Condition II

RINGLEY & ASSOCIATES, INC.				
SURVEYING SURVEYORS				
Texas Firm Registration No. 12063200				
701 S. Tennessee - McKinney, Texas 75069				
(972) 342-1200				
Drawn by	Date	Scale	ASD	Title
And And	02/06/2019	1"=100'	180005	180005-TITLE-2.DWG
				Sheet
				1 of 1



AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The State of the Bearings shown hereon are geodetic and are referenced to the Texas State Plane Coordinate System, North Central Zone (4303) NAD-83.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48251C01001 (effective date December 4, 2018) published by the Federal Emergency Management Administration for Johnson County, Texas and based upon said scaled map and graphic plotting, such review indicates that a small portion of the Subject Tract lies within "Zone X" (No-shading) and is an area determined to be outside the 0.2% Annual Chance Flood.

MONUMENT NOTE:

All corner monuments set by this Surveyor are 1/2 inch diameter rebar, topped with a red plastic cap, stamped "RPLS 4701", unless otherwise noted.

ZONING NOTE:

The majority of Subject Tract is currently zoned C-2 (Commercial - 2) with a small strip along the northern limits of the Subject Tract being zoned SF-2 (Single Family - 2), as shown.

ABBREVIATIONS

Doc. = Document
Vol. = Volume
Pg. = Page
D.R.I.C.T. = Deed Records, Johnson County, Texas
P.R.I.C.T. = Plat Records, Johnson County, Texas
RFP = (size) Iron Rod Found
RPF = Iron Pipe Found
RBS = 1/2" Iron Rod Set with red plastic cap, stamped "RPLS 4701"
CM = Controlling Monument

LEGEND

WATER METER
 WATER VALVE
 FUSE HYDRANT
 POWER POLE
 GUY ANCHOR
 TELEPHONE RISER
 UTILITY MANHOLE (labeled)
 TELEPHONE BOX
 GAS METER
 SANITARY SEWER MANHOLE
 SEWER CLEAN OUT
 SEWER SEWER DUCT
 PROPERTY CORNER

PROPERTY LINE
 EASEMENT LINE
 OVERHEAD POWER LINE
 FENCE LINE

VICINITY MAP

Not To Scale



GENERAL NOTES:

- At the time of this Survey, the Subject Tract was un-developed and vacant of any buildings or parking lots. This Surveyor did not see any evidence of current earth moving work, building construction or building additions.
- At the time of this Survey, this Surveyor did not see any evidence of the site being currently used as a solid waste dump, pump or sanitary landfill.
- At the time of this Survey, this Surveyor did observe a 1/2 inch iron rod lying 1.27 feet west of the east property line of the Subject Tract that in this Surveyor's opinion may have been intended for the southeast corner of Lot 13 of Summer Estates. This Surveyor also observed three sanitary sewer manholes from the northeast corner to the southeast corner of the Subject Tract of which no recorded easement was provided by the Title Company.
- The Subject Tract does have access to the public right-of-way of U.S. Highway 67 and this Surveyor did observe the existence of a curb cut for future access drive near the southwest corner of the Subject Tract, as shown.

SURVEYOR'S CERTIFICATION

To: KEENE BUSINESS DEVELOPMENT CORPORATION, a Texas corporation; HVA SWITZERLAND, INC. and CHICAGO TITLE INSURANCE COMPANY.

I, Lawrence H. Ringley, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the Plat hereon represents an actual survey made on the ground under my direct supervision, and that all lines and dimensions shown are correct to the best of my knowledge, all property corners are monumented as shown and this Survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey. There are no visible conflicts, found during the time of this survey, December 14, 2018, except as shown or noted.

PRELIMINARY

RELEASED 02/06/2019 FOR REVIEW PURPOSES ONLY.
LAWRENCE H. RINGLEY, R.P.L.S. No. 4701

PROPERTY ADDRESS

Un-Assigned By The City of Keene
At The Time of This Survey

LEGAL DESCRIPTION

SITUATED in the City of Keene, in the William Ray Survey, Abstract No. 730 of Johnson County Texas and being a part of Block 1 of SUMMER ESTATES, as shown on the plat thereof, recorded in Volume 9, Page 749, Plat Records, Johnson County, Texas and as described in a deed to Keene Business Development Corporation, recorded in Document No. 2013-18742, Deed Records, Johnson County, Texas (D.R.I.C.T.) and said parcel being more particularly described by section & bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the northeast corner of the above described Block 1 of Summer Estates and also the southeast corner of that certain tract of land described in a deed to Dionicio R. Rivera, recorded in Volume 2103, Page 520, D.R.I.C.T.; and said point also being the southwest corner of that certain tract of land described in a deed to Maria Aurora Lambeth, recorded in Volume 3538, Page 527, D.R.I.C.T.; and the northwest corner of that certain tract of land described in a deed to David Liboa, recorded in Volume 3815, Page 601, D.R.I.C.T.

THENCE: South 00 deg. 18 min. 17 sec. East, along the east line of said Summer Estates and the west line of said Liboa tract and the west line of that certain tract of land described in a deed to Leoner Garcia and Malia Fowler, recorded in Document No. 2016-11630, D.R.I.C.T., a distance of 123.00 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the POINT OF BEGINNING and the northeast corner of this tract;

THENCE: South 00 deg. 18 min. 17 sec. East, continuing along the east line of said Summer Estates and the west line of said Garcia & Fowler tract and also the west line of that certain tract of land described in a deed to Sabel Vasquez, recorded in Volume 2977, Page 752, D.R.I.C.T., a distance of 275.32 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set on the northerly right-of-way line of U.S. Highway 67 (variable width right-of-way), for the southeast corner of said Summer Estates and the southwest corner of said Vasquez tract from which a 1/2 inch iron rod found, bears South 00 deg. 18 min. 17 sec. East, a 1.89 foot, said capped iron rod set being in a non-tangent curve to the left, having a radius of 1,975.48 feet, a central angle of 01 deg. 29 min. 32 sec. and a chord that bears South 83 deg. 01 min. 41 sec. West - 51.52 feet;

THENCE: Along the south line of said Summer Estates and the northerly right-of-way line of said U.S. Highway 67 and with said curve to the left, an arc distance of 51.52 feet to a Texas Department of Transportation (TxDOT) brass right-of-way disk found in concrete for corner at the end of said curve;

THENCE: South 85 deg. 00 min. 31 sec. West, continuing along said common line, a distance of 420.47 feet to a point for the southwest corner of said Summer Estates and the southeast corner of that certain called 2.183 acre tract of land described in the above mentioned deed to Dionicio R. Rivera from which a 5/8 inch iron rod found bears North 00 deg. 24 min. 13 sec. West - 0.93 feet;

THENCE: North 00 deg. 24 min. 13 sec. West, departing from said highway, along the common line of said Summer Estates and said 2.183 acre Rivera tract, a distance of 274.93 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the northeast corner of this tract;

THENCE: North 65 deg. 00 min. 32 sec. East, departing from said common line, over & across said Summer Estates, a distance of 472.69 feet to the POINT OF BEGINNING and containing 118,079 square feet or 2.711 acres of land.

TITLE COMMITMENT NOTES

This survey was prepared in conjunction with Title Commitment prepared by CHICAGO TITLE INSURANCE COMPANY under Of No. CH353-400051900026-JL, with an effective date of January 10, 2019 at 8:30 a.m. and issued on January 15, 2019 at 8:00 a.m. This Surveyor has reviewed the items listed in Schedule 9 of said commitment and has concluded that the following items AFFECT or DO NOT AFFECT the Subject Tract as noted. No additional research of easements was performed by Ringley & Associates, Inc.

101. The following matters as shown on plat recorded in Volume 9, Page 749, Map Records, Johnson County, Texas:

- 20 foot building line;
- 15 foot utility easement;
- 15 foot drainage easement;
- 15 foot sanitary sewer easement;
- 15 foot Private access easement

ALL OF THE ABOVE ITEMS AFFECT THE SUBJECT TRACT, AS SHOWN.

106. Easement granted to the City of Keene, dated August 25, 1992 and recorded in Volume 1539, Page 494, Real Property Records, Johnson County, Texas. THIS ITEM IS ON THE SOUTH SIDE OF U.S. HIGHWAY 67 AND DOES NOT AFFECT THE SUBJECT TRACT.

108. Easement granted to the City of Keene, dated August 25, 1992 and recorded in Volume 1539, Page 495, Real Property Records, Johnson County, Texas. Shown on plat recorded in Volume 9, Page 749, Map Records, Johnson County, Texas. THIS ITEM AFFECTS THE SUBJECT TRACT, AS SHOWN.

109. Easement granted to Southwestern Bell Telephone Company, dated September 25, 1993 and recorded in Volume 1644, Page 460, Real Property Records, Johnson County, Texas. THIS ITEM IS ON THE NORTH SIDE OF U.S. HIGHWAY 67 AND DOES NOT AFFECT THE SUBJECT TRACT.

109. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated August 25, 2005, recorded August 25, 2005 at Volume 3811, Page 677 of the Official Records of Johnson County, Texas, which document contains the following language "reservation of all oil, gas and other minerals". NOT A SURVEY MATTER.

109. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated July 31, 2013, recorded August 2, 2013 at Under Clerk's File No(6). 2013-19742 of the Official Records of Johnson County, Texas, which document contains the following language "reservation of all oil, gas and other minerals". NOT A SURVEY MATTER.

LAND TITLE SURVEY

Being
2.711 Acres
Situated In The
William Ray Survey, Abstract No. 730
City of Keene
Johnson County, Texas

TSPS Category 1A, Condition II

SURVEYOR-EMPLOYER INFORMATION					
 RINGLEY & ASSOCIATES, INC. SURVEYOR-EMPLOYER INFORMATION Texas Firm Registration No. 00001300 701 S. Tennessee - Midway, Texas 75049 (972) 245-1385					
Drawn By	Date	Scale	Job	Title	Sheet
Law H. Ringley	02/06/2019	1"=100'	18036	18036-TITLE-S.DWG	1 of 1