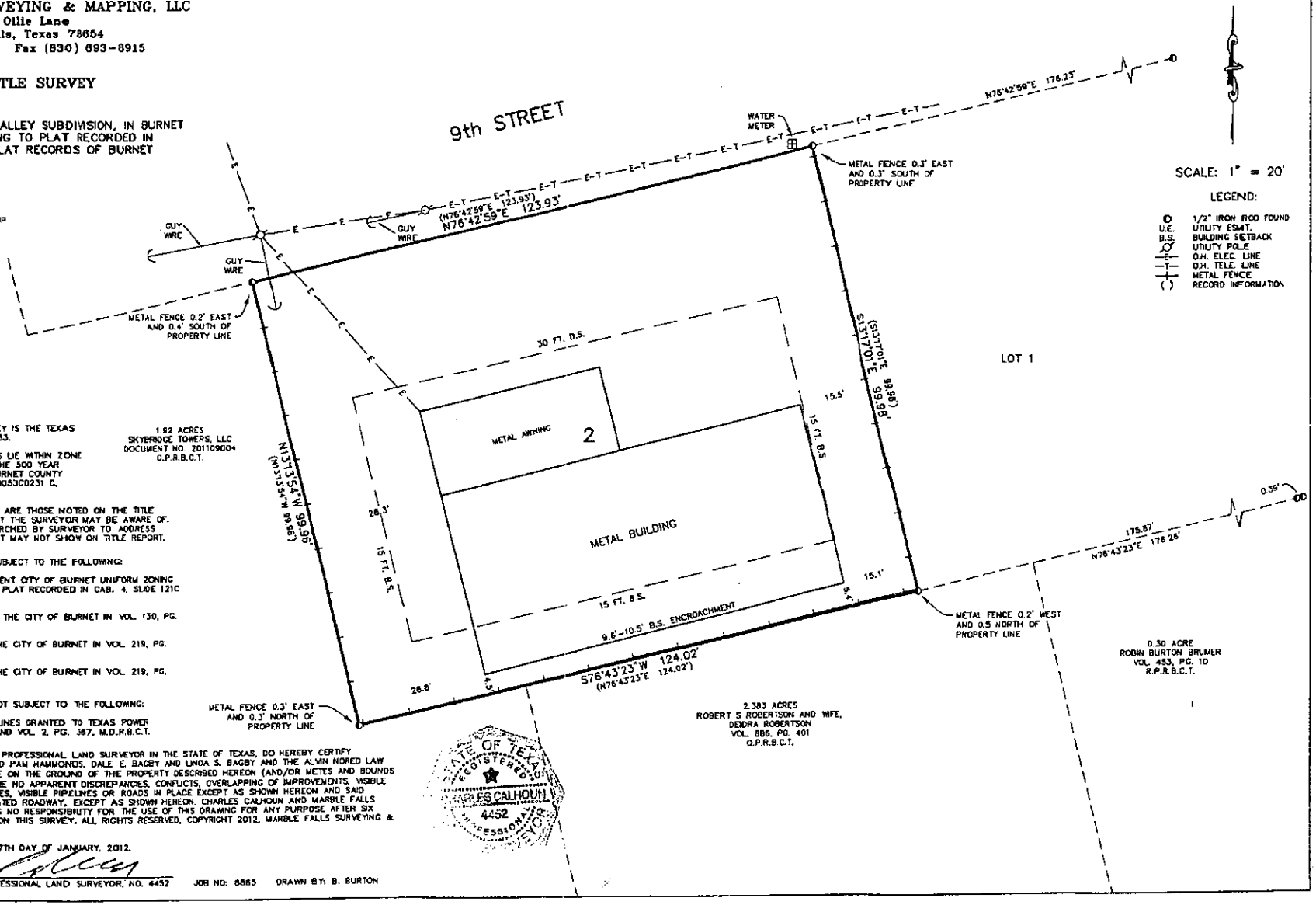
MARBLE FALLS SURVEYING & MAPPING, LLC
1500 Ollie Lane
Marble Falls, Texas 78654
(830) 693-8815 Fax (830) 693-8915

LAND TITLE SURVEY

BEING LOT NO. 2, PALM VALLEY SUBDIVISION, IN BURNET COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET 4, SLIDE 121C, PLAT RECORDS OF BURNET COUNTY, TEXAS.

GF NO: 1-12-8511

CLIENT: PARAGON PROPERTY GROUP



NOTES:
BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS LAMBERT GRID, CENTRAL ZONE, NAD83.

THE PROPERTY SHOWN HEREON DOES LIE WITHIN ZONE X, DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN, AS SHOWN ON THE BURNET COUNTY FLOOD INSURANCE RATE MAP NO. 48053C0231 C, DATED NOVEMBER 16, 1990.

THE EASEMENTS ADDRESSED HEREON ARE THOSE NOTED ON THE TITLE REPORT AND OTHER EASEMENTS THAT THE SURVEYOR MAY BE AWARE OF. ABSTRACT OF TITLE WAS NOT RESEARCHED BY SURVEYOR TO ADDRESS ADDITIONAL EASEMENTS, IF ANY, THAT MAY NOT SHOW ON TITLE REPORT.

THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING:

1. BUILDING SETBACKS AS PER CURRENT CITY OF BURNET UNIFORM ZONING CODE FOR C-1 ZONING AND AS PER PLAT RECORDED IN CAB. 4, SLIDE 121C P.R.B.C.T.

2. BLANKET ELECTRIC LINE ESMT. TO THE CITY OF BURNET IN VOL. 130, PG. 545 O.R.B.C.T.

3. BLANKET SEWER LINE ESMT. TO THE CITY OF BURNET IN VOL. 219, PG. 141 O.R.B.C.T.

4. BLANKET WATER LINE ESMT. TO THE CITY OF BURNET IN VOL. 219, PG. 181 O.R.B.C.T.

THE PROPERTY SHOWN HEREON IS NOT SUBJECT TO THE FOLLOWING:

1. TRANSMISSION AND DISTRIBUTION LINES GRANTED TO TEXAS POWER AND LIGHT CO. IN VOL. 1, PG. 628 AND VOL. 2, PG. 367, M.D.R.B.C.T.

I, CHARLES CALHOUN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY EXCLUSIVELY TO JEFF HAMMONDS AND PAM HAMMONDS, DALE E. BAGBY AND LINDA S. BAGBY AND THE ALVIN NORED LAW OFFICE THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON (AND/OR METES AND BOUNDS ON ATTACHED SHEET) AND THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE ENCROACHMENTS, VISIBLE UTILITY LINES, VISIBLE PIPELINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON. CHARLES CALHOUN AND MARBLE FALLS SURVEYING & MAPPING, LLC ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS DRAWING FOR ANY PURPOSE AFTER SIX MONTHS FROM THE DATE INDICATED ON THIS SURVEY. ALL RIGHTS RESERVED, COPYRIGHT 2012, MARBLE FALLS SURVEYING & MAPPING, LLC ©

STATE OF TEXAS REGISTERED CHARLES CALHOUN 4452 PROFESSIONAL LAND SURVEYOR

WITNESS MY HAND AND SEAL THIS 27TH DAY OF JANUARY, 2012.

CHARLES CALHOUN REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4452 JOB NO: 8865 DRAWN BY: B. BURTON