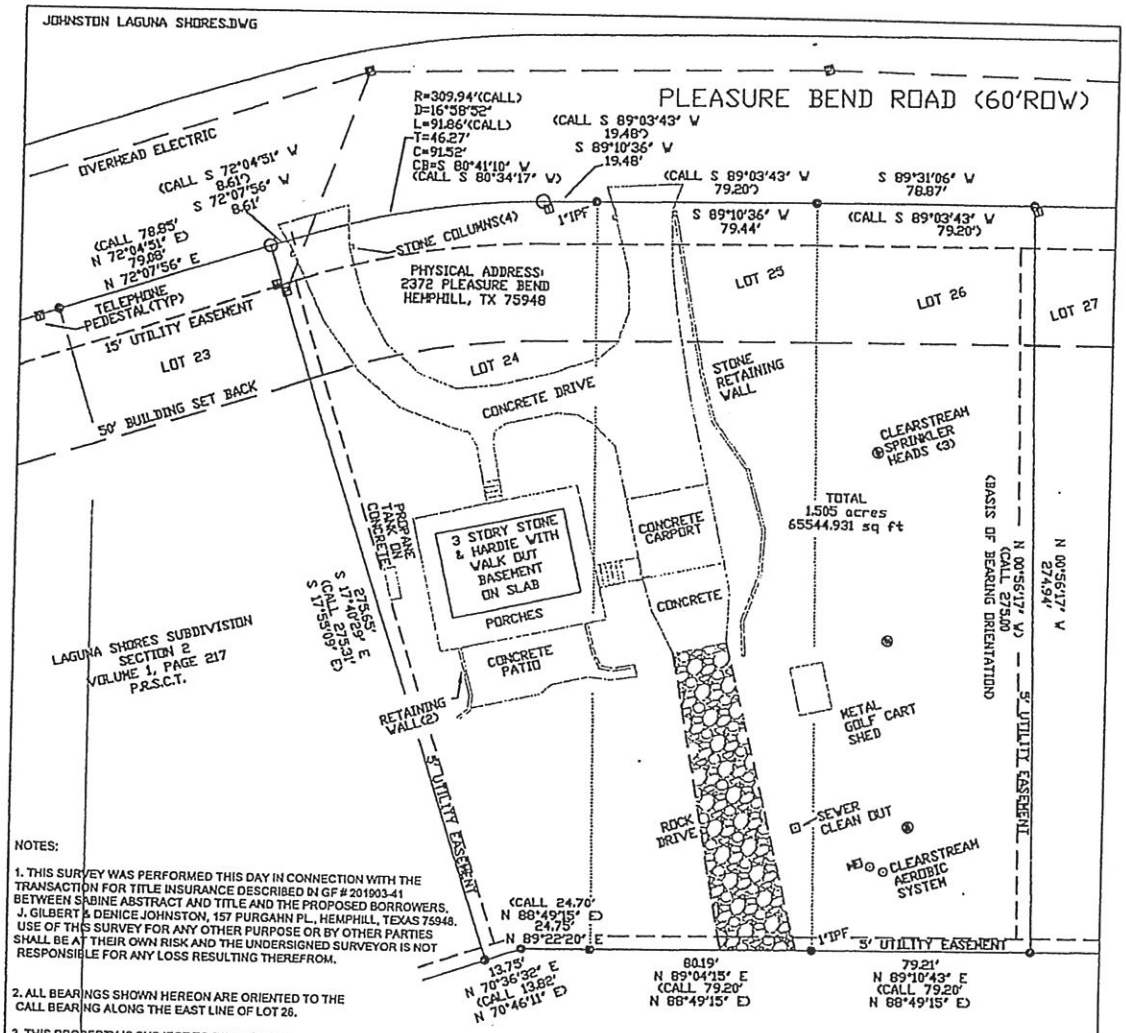

NOTES:

1. THIS SURVEY WAS PERFORMED THIS DAY IN CONNECTION WITH THE TRANSACTION FOR TITLE INSURANCE DESCRIBED IN GF # 201903-41 BETWEEN SABINE ABSTRACT AND TITLE AND THE PROPOSED BORROWERS, J. GILBERT & DENICE JOHNSTON, 157 PURGAHN PL, HEMPHILL, TEXAS 75948. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

2. ALL BEARINGS SHOWN HEREON ARE ORIENTED TO THE CALL BEARING ALONG THE EAST LINE OF LOT 26.

3. THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOLUME 224, PAGE 509, DEED RECORDS AND RATIFICATION AGREEMENT RECORDED IN VOLUME 3, PAGE 184 OF THE OFFICIAL PUBLIC RECORDS OF SABINE COUNTY, TEXAS.

4. THIS PROPERTY IS NOT LOCATED IN A FEMA DESIGNATED FLOOD HAZARD AREA AS DETERMINED BY AMERICAN FLOOD RESEARCH, INC. ON MARCH 19, 2019, SHOWN ON THEIR CERTIFICATE CONTROL #1056001A-17875.

5. THERE ARE NO ENCROACHMENTS OR PROTRUSIONS APPARENT ON THE GROUND, EXCEPT AS SHOWN, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

● =1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
⊙ =5/8" IRON ROD SET WITH CAP "TEXAS RPLS 6535"

RESURVEY SHOWING ALL IMPROVEMENTS
ON LOTS 24, 25 & 26, SECTION 2

LAGUNA SHORES SUBDIVISION

VOLUME 1, PAGE 217

PLAT RECORDS

HENRY CANFIELD LEAGUE
ABSTRACT 4

SABINE COUNTY, TEXAS

SCALE : 1" = 50 FEET APRIL 2019

I, DANIEL J. WARRICK, DO HEREBY CERTIFY THAT THIS PLAT REFLECTS AN ACTUAL SURVEY MADE ON THE GROUND AND ACCORDING TO LAW, AND THAT THE LIMITS, BOUNDARIES, AND CORNERS ARE TRULY DESCRIBED JUST AS I FOUND OR SET THEM.

GIVEN UNDER MY HAND AND SEAL THIS 10TH DAY OF APRIL, 2019.

DANIEL J. WARRICK
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6535

STATE OF TEXAS REGISTERED DANIEL J. WARRICK 6535 PROFESSIONAL LAND SURVEYOR

DANIEL J. WARRICK, R.P.L.S.
600 WEST DEER STREET
KOUNTZE, TEXAS 77625
PH. 210-441-9464
bxsurveyor@yahoo.com
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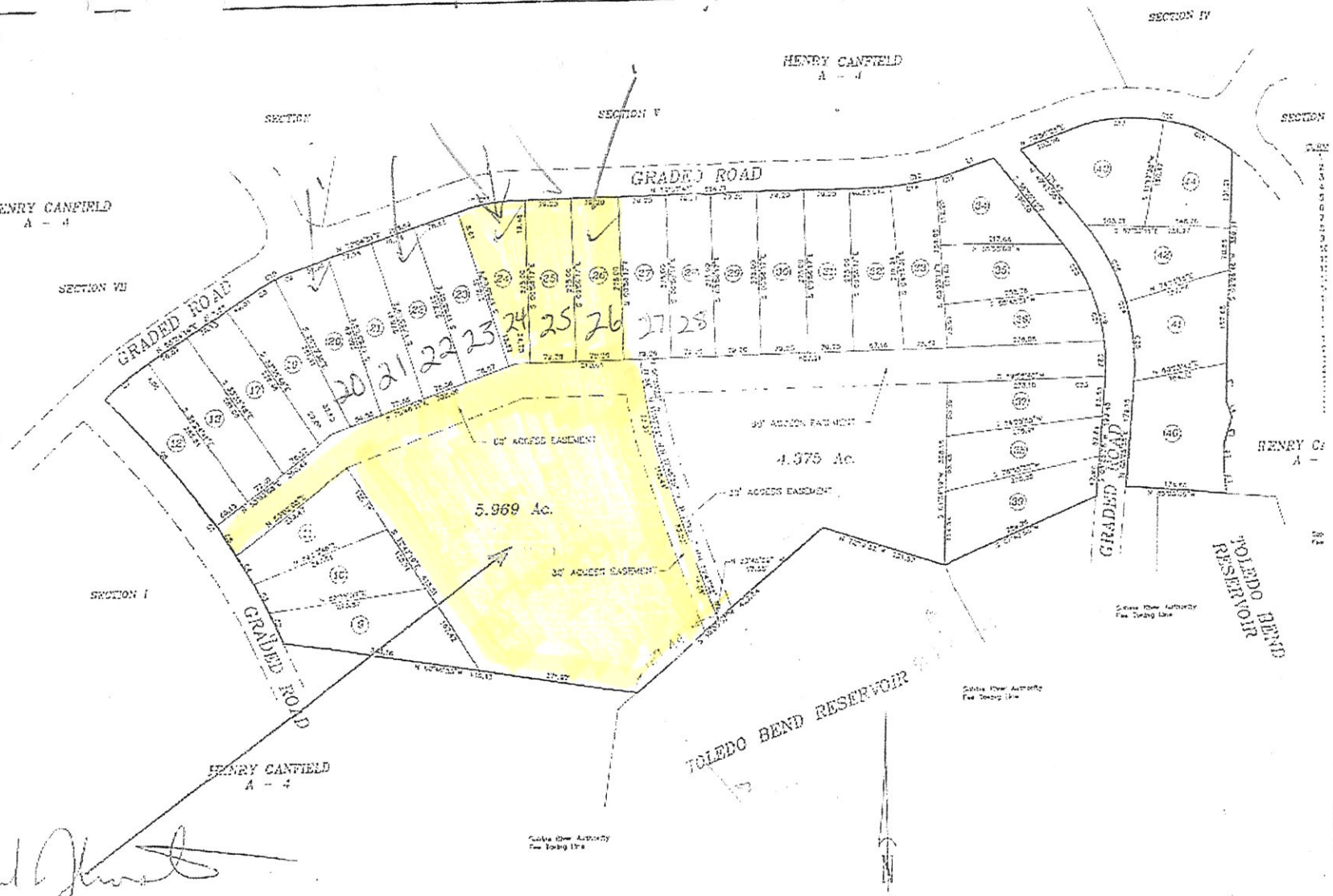
EXHIBIT
tabbies
A

LOT	ACREAGE
9	0.557 Ac.
10	0.500 Ac.
11	0.500 Ac.
12	0.500 Ac.
13	0.500 Ac.
17	0.500 Ac.
19	0.501 Ac.
20	0.500 Ac.
21	0.500 Ac.
22	0.500 Ac.
23	0.500 Ac.
24	0.500 Ac.
25	0.500 Ac.
26	0.500 Ac.
27	0.500 Ac.
28	0.500 Ac.
29	0.500 Ac.
30	0.500 Ac.
31	0.500 Ac.
32	0.500 Ac.
33	0.500 Ac.
34	0.500 Ac.
35	0.500 Ac.
36	0.500 Ac.
37	0.500 Ac.
38	0.500 Ac.
39	0.584 Ac.
40	0.770 Ac.
41	0.193 Ac.
42	0.501 Ac.
43	0.702 Ac.
44	0.501 Ac.

LINE	BEARING	DISTANCE
1	N 21°50'34"E	64.02
2	N 24°27'13"W	21.14
3	S 23°54'32"W	66.27
4	S 13°16'50"E	26.62
5	S 17°36'48"W	48.42
6	S 60°11'34"W	34.97
7	S 22°35'44"E	48.37



UTILITY EASEMENTS

UTILITY EASEMENTS SHALL BE RESERVED ON EACH AND ALL LOTS SHOWN ON THIS PLAT AS FOLLOWS:

(1). 15 FEET ALONG THE FRONT AND/OR ROADSIDE OF ALL LOTS.
(2). 5 FEET ALONG ALL SIDE LOT LINES.
(3). 5 FEET ALONG ALL BACK LOT LINES.

100 50 0 100 200 300
SCALE IN FEET