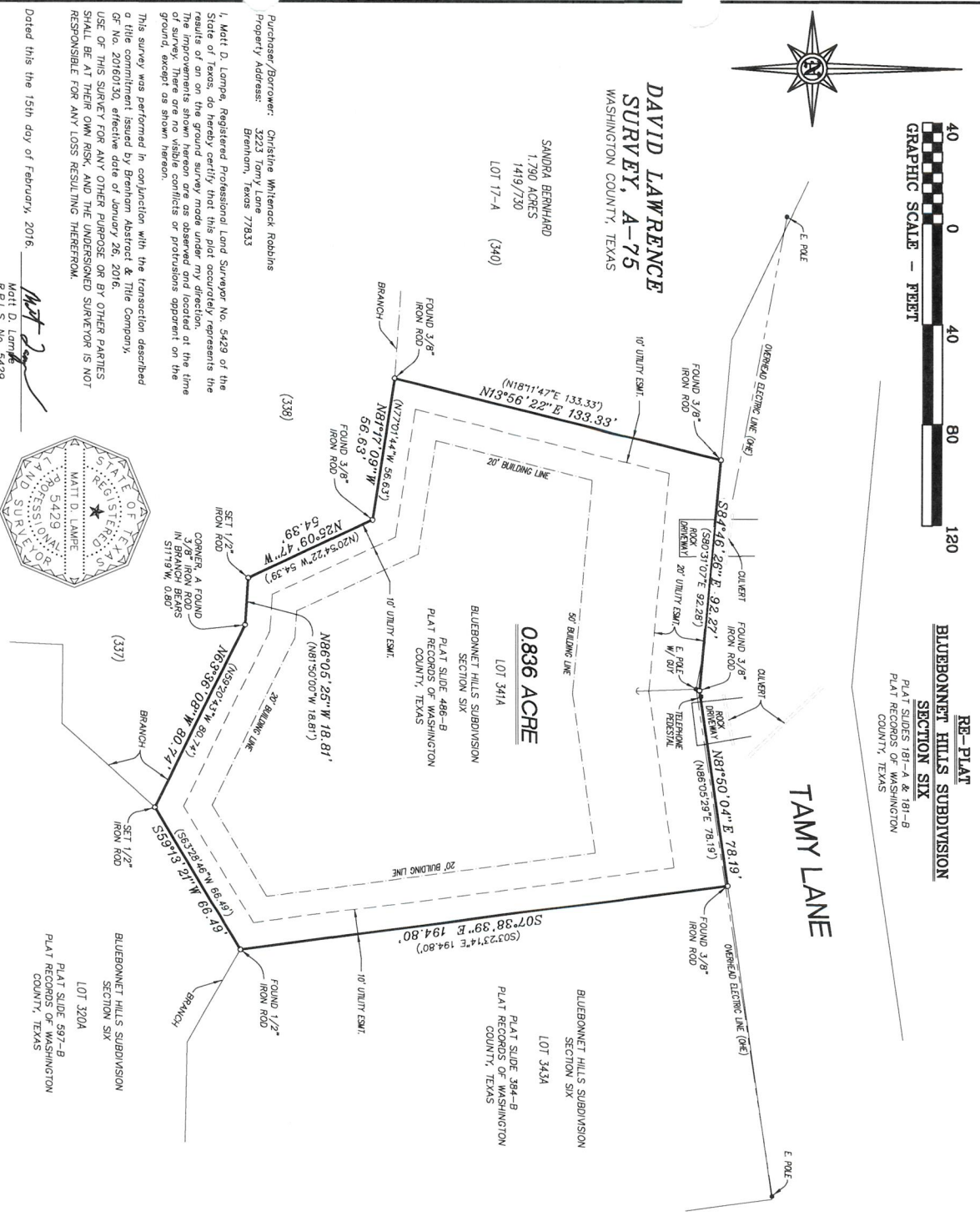


**DAVID LAWRENCE
SURVEY, A-75**
WASHINGTON COUNTY, TEXAS

SANDRA BERNHARD
1.790 ACRES
1419/730
LOT 17-A (340)



RE-PLAT
BLUEBONNET HILLS SUBDIVISION
SECTION SIX
PLAT SLIDES 161-A & 161-B
PLAT RECORDS OF WASHINGTON
COUNTY, TEXAS

TAMMY LANE

0.886 ACRE
LOT 341A
BLUEBONNET HILLS SUBDIVISION
SECTION SIX
PLAT RECORDS OF WASHINGTON
COUNTY, TEXAS

BLUEBONNET HILLS SUBDIVISION
SECTION SIX
LOT 343A
PLAT SLIDE 384-B
PLAT RECORDS OF WASHINGTON
COUNTY, TEXAS

BLUEBONNET HILLS SUBDIVISION
SECTION SIX
LOT 320A
PLAT SLIDE 397-B
PLAT RECORDS OF WASHINGTON
COUNTY, TEXAS

NOTES:

- Bearings are based on the Texas Coordinate System of 1983-Central Zone as obtained by GPS observations.
- Bearings and Distances in parenthesis are record calls of Lot 341A (486-B, P.R.W.C., Tx.)
- 1/2" Iron rods set are fitted with plastic cap stamped Lampe Surveying.
- Subject to an unobstructed Aerial Easement 5' wide from a plane 20' above the ground upward, located adjacent to all easements shown hereon.
- According to Flood Insurance Rate Map (F.I.R.M.), compiled by the Federal Emergency Management Agency, Map No. 48477C0325C, Washington County, Texas, effective date of August 16, 2011, the subject property does not lie within the Special Flood Hazard Area.

DESCRIPTION: Lot 341A, Bluebonnet Hills Subdivision, Section Six, Washington County, Texas, according to the plat thereof recorded in Plat Cabinet File No. 486-B, Plat Records of Washington County, Texas.

PER TITLE COMMITMENT

- Subject to Right of Way easement to Texas Power and Light Company recorded in Volume 89, Page 351, Deed Records of Washington County, Texas.
- Subject to easements retained in deed recorded in Volume 347, Page 853, Deed Records of Washington County, Texas.
- Subject to easements and/or building lines as set forth in Plat Cabinet File No. 486B, Plat Records of Washington County, Texas.
- Subject to Ten foot (10') utility easement for guy wires and anchors where necessary to support structures as set forth in Plat Cabinet File No. 125A and/or as shown on plat of said subdivision recorded in Plat Cabinet File No. 486-B, Plat Records of Washington County, Texas. Said easement partially released for that portion located between Lots 341 and 342 as shown in document recorded in Volume 1346, Page 58, Official Records of Washington County, Texas.
- Subject to twenty foot (20') utility easement, fifty foot (50') building set back line, and twenty foot (20') building set back line as set forth in Plat Cabinet File No. 125-A and/or as shown hereon.
- Subject to easement to Southwestern Bell Telephone Company, recorded in Volume 489, Page 399, Official Records of Washington County, Texas.
- Subject to easements to Bluebonnet Electric Cooperative, Inc., recorded in Volume 466, Page 128, O.R.W.C., Tx., Volume 348, Page 223, D.R.W.C., Tx. and in Volume 363, Page 99, O.R.W.C., Tx.

LAMPE SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

1408 WEST MAIN STREET
BERNARD, TEXAS 77804
P. O. BOX 2037
(979) 862ND SURVEYING FIRM NO. 10040700
TEXAS LICENSED SURVEYING FIRM NO. 10040700
W.O. 3002 3002S1DWE 3002WENR05C



Matt D. Lampe
R.P.L.S. No. 5429
Lampe Surveying, Inc

Dated this the 15th day of February, 2016.

Purchaser/Borrower: Christine Whitnack Robbins
Property Address: 3223 Tommy Lane
Bernham, Texas 77833

I, Matt D. Lampe, Registered Professional Land Surveyor No. 5429 of the State of Texas, hereby certify that this plat accurately represents the results of an on the ground survey made under my direct supervision. The improvements shown hereon are as observed and located at the time of survey. There are no visible conflicts or provisions apparent on the ground, except as shown hereon.

This survey was performed in conjunction with the transaction described in the commitment issued by Bernham Abstract & Title Company, of No. 20180130, effective date of January 26, 2016.

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.