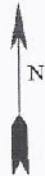


**NOTES:**

1. Property Address: 5066 Brown Lane, Madisonville, Texas, 77864.
2. Deed of Record: David L. Brown to Terry D. Allen, Volume 1043, Page 343, Official Public Records, recorded on September 29, 2010.
3. Plat of Record: Leaning Oaks Estates, a subdivision in Madison County, according to the plat recorded in Volume 247, Page 404, Deed Records of Madison County, November 11, 1981.
4. According to FEMA FIRM PANEL No. 4811800125A, Effective Date of September 27, 1991, no portion of this property lies within a designated flood zone.
5. Easements:
  - a. Utility easement in favor of Mid-South Electric Cooperative, Inc. dated December 11, 1981 and recorded in Volume 210, Page 403, Deed Records.
  - b. Utility easement in favor of Mid-South Electric Cooperative, Inc. dated January 8, 1988 and recorded in Volume 341, Page 829, Official Public Records.
  - c. Utility easement in favor of Mid-South Electric Cooperative, Inc. dated October 30, 1978 and recorded in Volume 226, Page 162, Deed Records.
  - d. Utility easement in favor of West Texas Telephone Company dated March 28, 1972 and recorded in Volume 192, Page 79, Deed Records.
  - e. Utility easement in favor of Continental Telephone of Texas dated October 30, 1978 and recorded in Volume 226, Page 740, Deed Records.
  - f. Right-of-way for Brown Lane as shown on recorded subdivision plat and shown hereon. Said easements were dedicated to Madison County on May 28, 1993 and recorded in Volume 407, Page 609, Official Public Records.
  - g. The following Iron Creek channel easement does not affect this tract: Volume 41, Page 587, Deed Records.



SURVEY PLAT OF

**LOT 48 LEANING OAKS ESTATES**  
A SUBDIVISION IN MADISON COUNTY

ANTONIO DEL RIOS SURVEY A-26  
MADISON COUNTY, TEXAS

**STARR SURVEYING**

TEXAS LICENSED SURVEY FIRM NO. 10193754  
1021 12th. Street Suite 4B  
Huntsville Texas 77340  
936-662-0077

DRWN: HSM

DATE: 4/5/2017

I, Gerald B. Harris, Jr., Registered Professional Land Surveyor No. 3914, do hereby certify that this plat represents a survey made on the ground under my supervision and that all dimensions of the tract were checked and that no overages or underages were found except as shown hereon. There are no visible encroachments on the property.

*Gerald B. Harris, Jr.*  
Gerald B. Harris, Jr. (Date) 4/5/2017  
GERALD B. HARRIS, JR.  
3914  
REGISTERED PROFESSIONAL LAND SURVEYOR