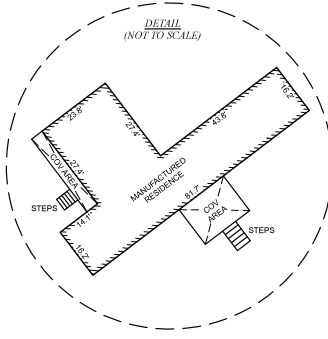
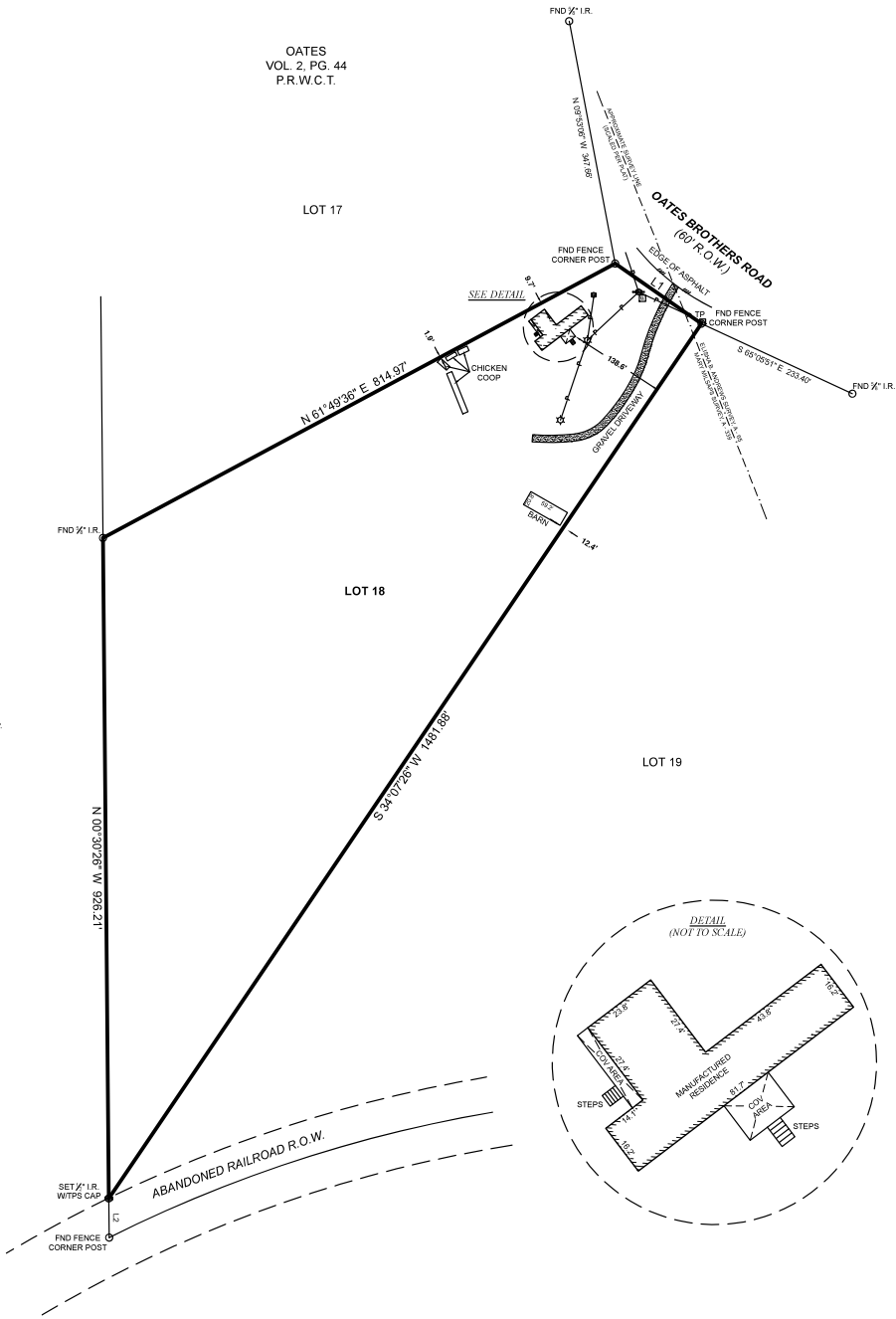


LINE	BEARING	DISTANCE
1-1	S 87°11'00" E	117.57'
1-2	S 00°12'20" E	15.00'

OATES  
VOL. 2, PG. 44  
P.R.W.C.T.

MARGIE CRAWFORD HARDY PROPERTIES, L.P.  
W.C.A.D. ID No. 18319



**BOUNDARY & IMPROVEMENT SURVEY**

Surveyor has relied on information provided by:  
First American Title Guaranty Company  
G.F. No. 2641841-H043  
Effective date: June 21, 2021

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

1. Those as per Item 1(a), Schedule B, of said Title Commitment.
2. Right of way by Thompson Brothers Lumber Co. to B&O N Railroad per Vol. 33, Pg. 301, D.R.W.C.T. (Does not affect/Abandonment)
3. Terms, conditions and stipulations contained in non-exclusive roadway easement from Robert Terry Oates to Charles R. Oates, Trustee per Vol. 424, Pg. 308, D.R.W.C.T. (Does not affect)
4. Easement reservation contained in deed from Charles B. Oates, Trustee to Elizabeth Corliss, et al per Vol. 728, Pg. 86, O.R.W.C.T. (Does not affect)

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Flood No. 48471 C0050D having an effective date of 01/02/2011.  
Job No. F127-1149  
Scale: 1"=100'  
Date: 08/28/2021  
Drawn By: GM  
Field Crew: BR  
Revised:

Purchaser: Chris Evans and Christina Evans  
Address: 157 Oates Brothers Road, Trinity, TX, 73862  
Lot: 18 Block: Section:  
Survey: Mary Milagros & Elisha B. Andrews, A 339 & 85  
Area:  
Subdivision: Oates  
Volume: 3 Page: 44 Plat: Records  
County: Walker County, Texas



Bearings shown hereon are based on GPS observations and are referenced to Basis of Bearings: the NAD83, Texas State Plane Coordinate System, Central Zone (4203).

Surveyor's Note:  
Plat is legible. Surveyor used found monuments and longstanding lines of occupation to reconstruct boundary.

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

*Michael S. Partridge*  
Michael S. Partridge  
Registered Professional Land Surveyor No. 6125

