

NOTES

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.
3. ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48477C0325C, DATED AUGUST 16, 2011, THIS TRACT DOES NOT LIE WITHIN ZONE A OR ZONE AE.
4. THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. 170127, EFFECTIVE JANUARY 6, 2017 AND ISSUED JANUARY 23, 2017 PROVIDED BY WASHINGTON COUNTY ABSTRACT COMPANY. THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
5. THE BEARING BASIS FOR THIS SURVEY REFERS TO GRID NORTH AND WAS DETERMINED USING GPS OBSERVATIONS.

NOTES CORRESPONDING TO SCHEDULE B

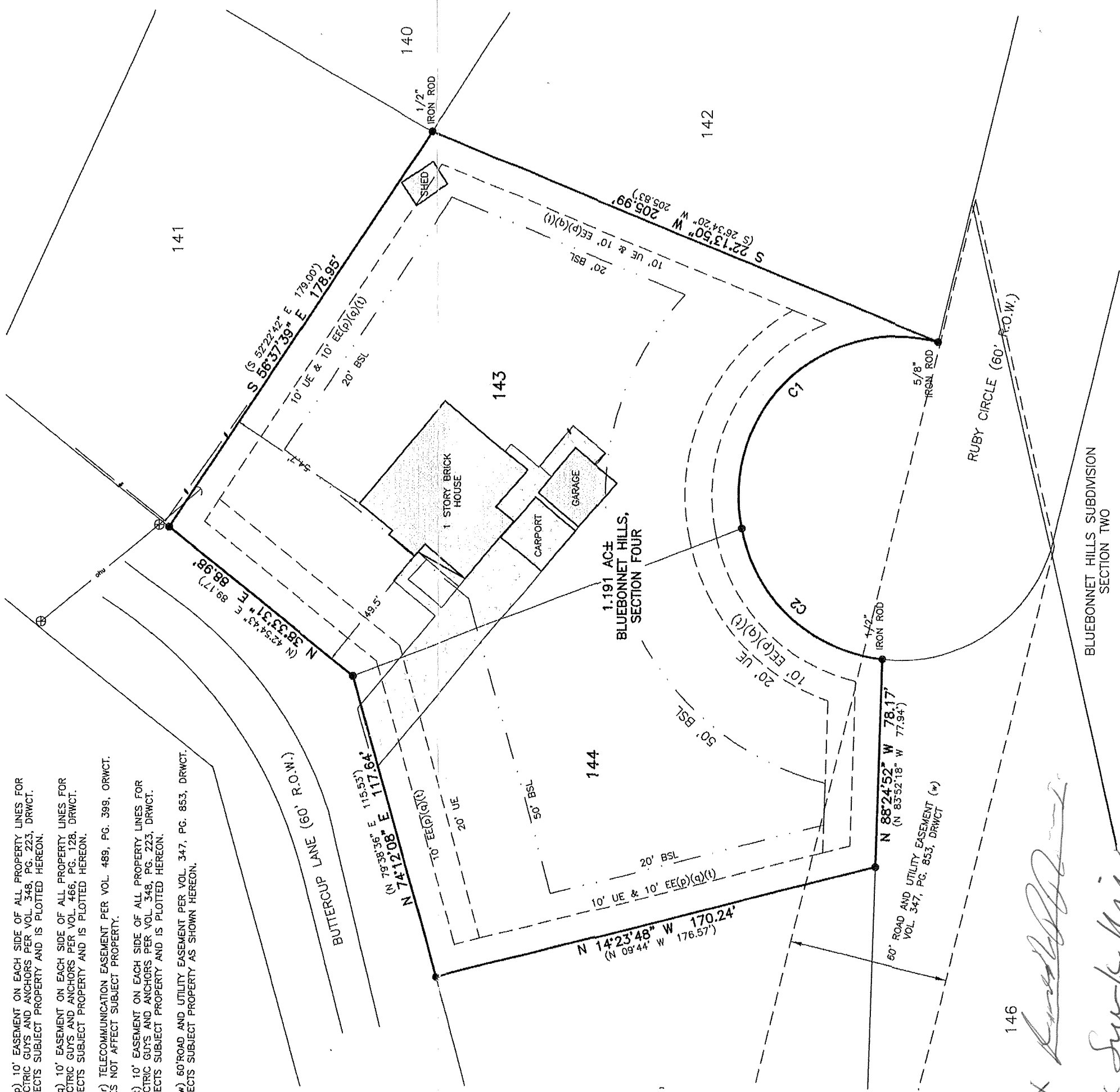
- 10(i) 10' ON EACH SIDE OF LOT LINES PER PLAT CABINET 125A, PRWCT. AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 10(j) 50' BSL PER PLAT CABINET 125A, PRWCT. AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 10(k) 20' BSL PER PLAT CABINET 125A, PRWCT. AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 10(l) 20' EASEMENT PER PLAT CABINET 150A-B (125A), PRWCT. AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 10(m) ELECTRIC EASEMENT PER VOL. 89, PG. 351, DRWCT. DOES NOT AFFECT SUBJECT PROPERTY.
- 10(n) 10' EASEMENT ON EACH SIDE OF ALL PROPERTY LINES FOR ELECTRIC GUYS AND ANCHORS PER VOL. 348, PG. 223, DRWCT. AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 10(o) 10' EASEMENT ON EACH SIDE OF ALL PROPERTY LINES FOR ELECTRIC GUYS AND ANCHORS PER VOL. 466, PG. 128, DRWCT. AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 10(p) TELECOMMUNICATION EASEMENT PER VOL. 489, PG. 399, ORWCT. DOES NOT AFFECT SUBJECT PROPERTY.
- 10(q) 10' EASEMENT ON EACH SIDE OF ALL PROPERTY LINES FOR ELECTRIC GUYS AND ANCHORS PER VOL. 348, PG. 223, DRWCT. AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 10(w) 60' ROAD AND UTILITY EASEMENT PER VOL. 347, PG. 853, DRWCT. AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

LEGEND

- DRWCT DEED RECORDS OF WASHINGTON COUNTY, TEXAS
- ORWCT OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS
- PRWCT PLAT RECORDS OF WASHINGTON COUNTY, TEXAS
- 3/8" IRON ROD FOUND UNLESS OTHERWISE NOTED
- UTILITY POLE, OVERHEAD UTILITY LINE, GUY
- |— CHAIN LINK FENCE
- BSL BUILDING SETBACK LINE
- PUE PUBLIC UTILITY EASEMENT
- UE UTILITY EASEMENT
- EE ELECTRIC EASEMENT
- ☐ CONCRETE



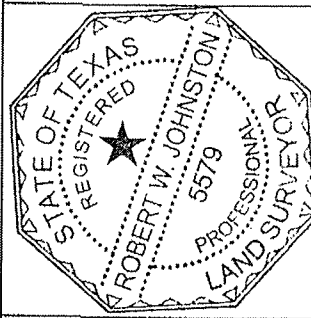
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	116°26'54"	60.00'	121.94'	S 43°53'02" E	102.01'
(C1)	-----	60.00'	121.47'	-----	-----
C2	74°00'41"	60.00'	77.50'	N 42°42'21" E	72.23'
(C2)	-----	60.00'	79.46'	-----	-----



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X [Signature]
X [Signature]

G.F. NO. 170127
JOB NUMBER: 1217-007
CLIENT: MANDY ALLEN
DATE: FEBRUARY 7, 2017
FIELD CREW: BH, WW, SW
OFFICE: LB, RJ
FB/PG: 56/18



TO KENNETH DWAIN RION, JR., SARA RION AND WASHINGTON COUNTY ABSTRACT COMPANY EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY:
 I, HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON JANUARY 31, 2017; THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON; AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN OR NOTED HEREON.

Robert W. Johnston
 ROBERT W. JOHNSTON, No. 5579

TRACT 143 AND TRACT 144,
 BLUEBONNET HILLS SUBDIVISION,
 SECTION FOUR,
 PLAT CABINET FILES
 150A AND 150B, PRWCT,
 WASHINGTON COUNTY, TEXAS

2456 BUTTERCUP LANE
 BRENHAM, TEXAS

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 INDUSTRIES
 SURVEYING - CIVIL ENGINEERING - GIS

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