

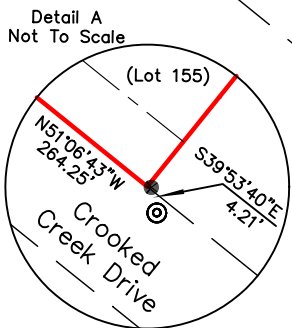
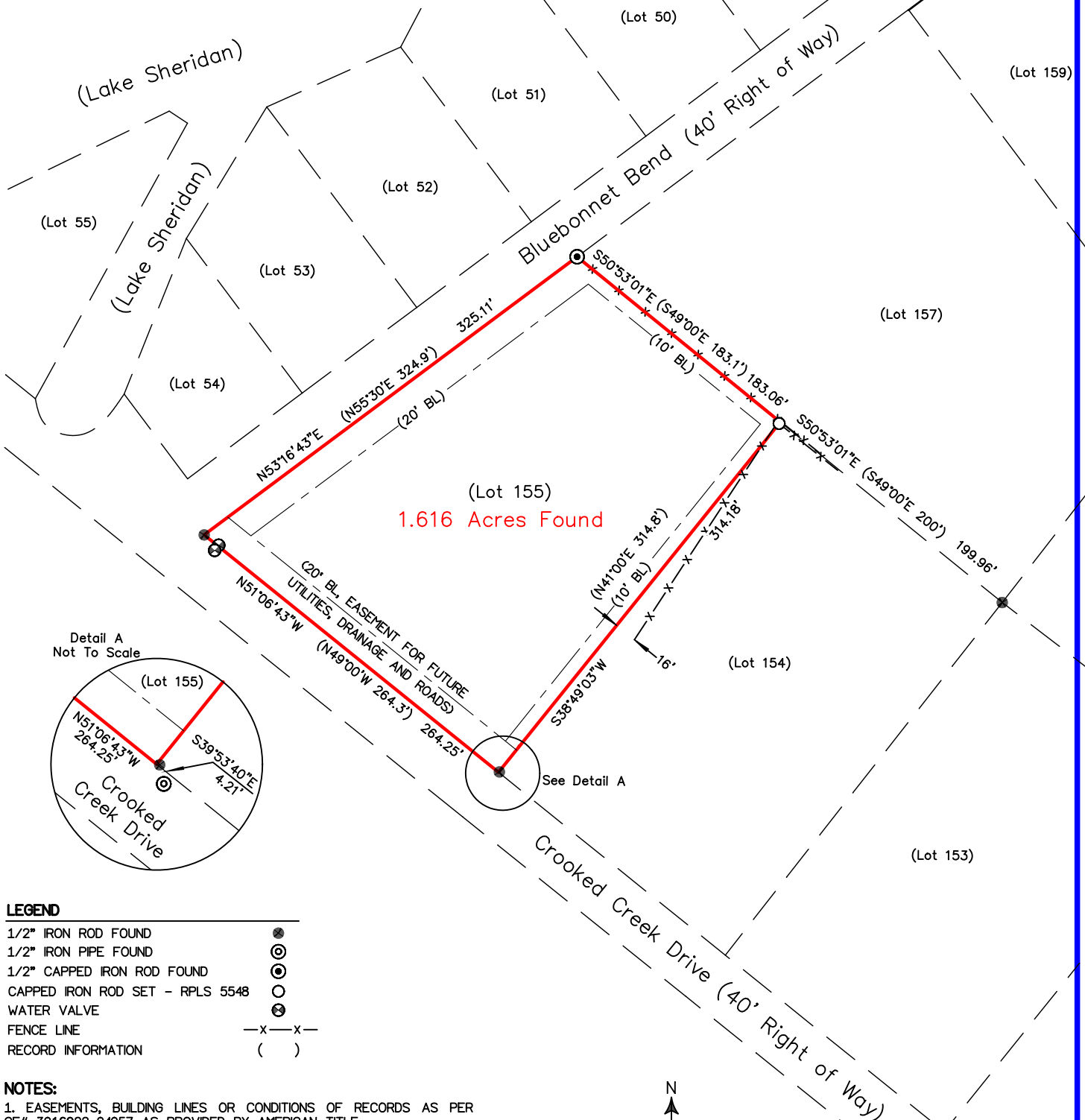
SURVEY PLAT of Lot 155, Lake Sheridan Estates, a subdivision in Colorado County, Texas, according to the plat as recorded in Volume 1, Page 71, Plat Records of Colorado County, Texas.

EASEMENTS, BUILDING LINES, AND/OR CONDITIONS OF RECORDS AS PER GF# 3016922-04057 AS PROVIDED BY AMERICAN TITLE.

Effective Date: December 7, 2022, 8:00a.m.

Issue Date: January 19, 2023

1. The following restrictive covenants of record itemized below: Restrictions as to building and usage, covenants, conditions and maintenance fees, for the said Lake Sheridan Estates Subdivision, and easements reserved for utility purposes, as provided in instrument recorded in Volume 266, Page 227 of the Deed Records of Colorado County, Texas; as amended and/or restated in instruments recorded in Volume 46, Page 27; Volume 204, Page 741, Volume 333, Page 211; Volume 408, Page 686; and Volume 720, Page 463, all of the Official Records of Colorado County, Texas; and as indicated on plat recorded in Slide 36 (formerly recorded in Volume 1, Page 71) of the Plat Records of Colorado County, Texas. And By-Laws of Lake Sheridan Estates, Inc., recorded in Volume 423, Page 630 of the Official Records of Colorado County, Texas; as amended by instrument recorded in Volume 876, Page 24 of the Official Records of Colorado County, Texas; and as corrected by instrument recorded in Volume 881, Page 733 of the Official Records of Colorado County, Texas. AFFECTS TRACT.
 10.j Easement in favor of Tennessee Gas Transmission Company, dated February 20, 1953, recorded in Volume 170, Page 159 of the Deed Records of Colorado County, Texas, INsofar AS same is subsisting and in effect. MAY AFFECT TRACT.
 10.k Easement in favor of State of Texas, acting through the State Highway Commission dated September 25, 1953, recorded in Volume 174, Page 103 of the Deed Records of Colorado County, Texas. DOES NOT AFFECT TRACT.
 10.l Easement in favor of San Bernard Electric Cooperative, Inc., dated November 5, 1964, recorded in Volume 259, Page 193 of the Deed Records of Colorado County, Texas, INsofar AS same affects said land. DOES NOT AFFECT TRACT.
 10.m Easement in favor of San Bernard Electric Cooperative, Inc., dated January 13, 1965, recorded in Volume 259, Page 194 of the Deed Records of Colorado County, Texas, INsofar AS same affects said land. BLANKET TYPE EASEMENT MAY AFFECT TRACT.



LEGEND

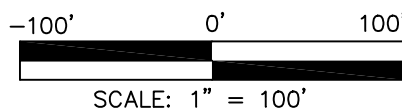
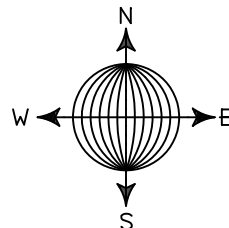
- 1/2" IRON ROD FOUND
- 1/2" IRON PIPE FOUND
- 1/2" CAPPED IRON ROD FOUND
- CAPPED IRON ROD SET - RPLS 5548
- WATER VALVE
- FENCE LINE
- RECORD INFORMATION

NOTES:

1. EASEMENTS, BUILDING LINES OR CONDITIONS OF RECORDS AS PER GF# 3016922-04057 AS PROVIDED BY AMERICAN TITLE.
2. BEARING BASIS GRID NORTH, LAMBERT CONFORMAL CONIC PROJECTION, STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, NAD83. GRID DISTANCES AND AREA HEREON.

SURVEYORS CERTIFICATION:

TO THE OWNER, LIENHOLDER, AND TITLE COMPANY, THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON AND TO THE BEST OF MY KNOWLEDGE IS CORRECT AND THERE ARE NO VISIBLE DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY SHOWN HEREON.



ADDRESS:
000 Crooked Creek Drive
Sheridan, Texas



STEUBING LLC
FIRM # 10194596
 525 TAHITIAN DRIVE
 BASTROP, TEXAS 78602
 PH# (512)-567-9256

DRAWING NAME: WA3532-2023 Graba Equity Corp.DWG
Robert C. Steubing 02/10/2023
 ROBERT C. STEUBING DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO 5548