

cm = control monument
 w = wood board fence
 OHE = overhead electric line
 pp = power (utility) pole
 gd = gravel drive
 p = porch
 bld = building
 g = guy wire
 D.R.W.C. = Deed Records of Washington County, Texas
 O.R.W.C. = Official Records of Washington County, Texas
 P.R.W.C. = Plat Records of Washington County, Texas
 BL = building line
 UE = utility easement

Bearings shown hereon are based on the record bearing for the Southeast line of Tract 3 of Bluebonnet Hills Subdivision, Section One (1), plat recorded in Plat Cabinet File No. 124A-124B, 125A & 145A, P.R.W.C.

Building lines and utility easements shown hereon per the recorded plat of Bluebonnet Hills Subdivision, Section One, recorded in Plat Cabinet File No. 124A-124B, 125A & 145A, Plat Records of Washington County, Texas.

The tract shown hereon may be subject to the following items:

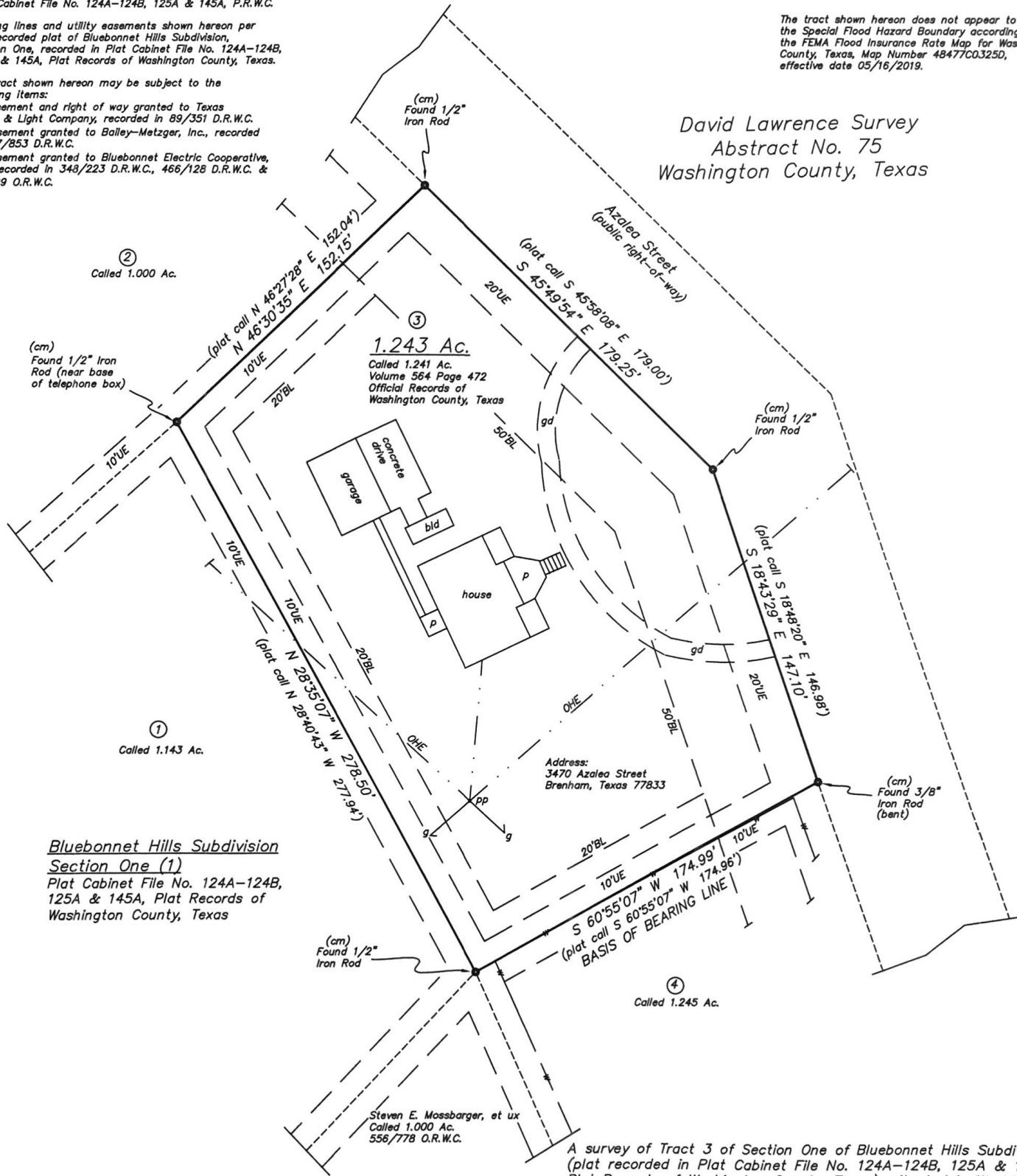
- 1) Easement and right of way granted to Texas Power & Light Company, recorded in 89/351 D.R.W.C.
- 2) Easement granted to Bailey-Metzger, Inc., recorded in 347/853 D.R.W.C.
- 3) Easement granted to Bluebonnet Electric Cooperative, Inc., recorded in 348/223 D.R.W.C., 466/128 D.R.W.C. & 563/99 O.R.W.C.

Scale 1" = 50'



The tract shown hereon does not appear to within the Special Flood Hazard Boundary according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477C03250, effective date 05/16/2019.

David Lawrence Survey
 Abstract No. 75
 Washington County, Texas

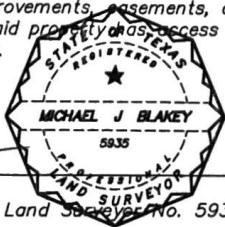


Bluebonnet Hills Subdivision
Section One (1)
 Plat Cabinet File No. 124A-124B,
 125A & 145A, Plat Records of
 Washington County, Texas

A survey of Tract 3 of Section One of Bluebonnet Hills Subdivision (plat recorded in Plat Cabinet File No. 124A-124B, 125A & 145A, Plat Records of Washington County, Texas), situated in Washington County, Texas, being out of the David Lawrence Survey, Abstract No. 75, and being the same property described in that deed dated June 11, 1987, from First American Title Company of Dallas to Robert E. Burnett and Regina F. Burnett, recorded in Volume 564, Page 472 of the Official Records of Washington County, Texas.

To: Robert E. Burnett and Regina F. Burnett, The Enclave at Chappell Hill, LLC, and Washington County Abstract Company, GF No. WCA2301520.

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on January 11, 2023, on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages of area, boundary line conflicts, encroachments at ground level, overlapping of improvements, easements, or apparent rights-of-way, except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon.



Michael J. Blakey
 Registered Professional Land Surveyor No. 5935

W.O.#2023-3396

Robert E. Burnett, et ux

Blakey Surveying, LLC

RPLS 4052  RPLS 5935

TEXAS FIRM REGISTRATION NO. 10085000

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 Burton, Texas 77835

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