

Fayette County, Texas

James Winn Survey Abstract 114 Round Top Oaks Subdivision Town of Round Top

Survey plat showing a 3.64 acre tract of land, being Tract 2 of the Round Top Oaks Subdivision, a subdivision in the Town of Round Top in the James Winn Survey Abstract 114 in Fayette County, Texas, according to the Second Revised Plat of Round Top Oaks as recorded in volume 2, page 107 of the Plat Records of Fayette County, Texas, and being a part of that certain tract as conveyed to The Juniper Hill Limited Partnership as recorded in volume 1188, page 386 of the Official Records of Fayette County, Texas.

This tract appears to be subject to any rights that may have been created by a certain Petition for the organization of Lee, Fayette, Colorado Counties, Cummins Creek Water Control and Improvement District No. 1 as shown in volume 288, page 370, volume 291, page 148 and volume 291, page 625 of the Deed Records of Fayette County, Texas.

Lines of this tract are only fenced as shown by the following line type:
-----x-----x-----

This Lot appears to be subject to the following
West End Water Supply corp. easements recorded in volume 772, page 62 of the D. R. F. C. T. volume 1205, page 574 volume 1231, page 107 volume 1295, page 672 of the O. R. F. C. T.

Bluebonnet Electric Coop easement recorded in volume 1307, page 700 of the O. R. F. C. T.

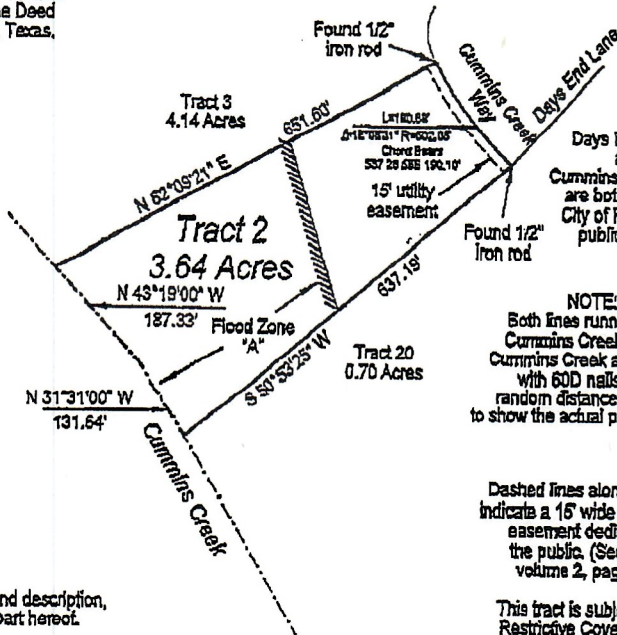
This tract is not subject to the Boundary Line Agreement volume 1214, page 434 of the O. R. F. C. T.

Reference is hereby made to a land description, attached hereto and made a part hereof.

Bearings based on deed call as applied to found monuments on the Northwest line of this tract.

According to the FEMA Flood Insurance Rate Map, Community Panel No. 480616, effective date October 29, 1976 it appears the land to the Southwest of Elevation 130' does lie within a Special Flood Hazard Zone "A" as shown hereon. (Elevations from the Second Revised Plat of Round Top Oaks.)

Scale: 1" = 100'
Date: 8-18-2006



NOTE:
Both lines running from Cummins Creek Way to Cummins Creek are marked with 60D nails set at random distances in order to show the actual property lines.

Dashed lines along all roads indicate a 15' wide public utility easement dedicated to the public. (See plat in volume 2, page 107)

This tract is subject to the Restrictive Covenants as set forth in volume 1210, pages 484 and 485 and volume 1248, page 482 of the Official Records of Fayette County, Texas.

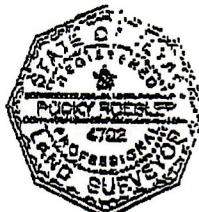
This tract appears to be subject to those exceptions, reservations and conditions as recorded in volume 677, page 814 of the Deed Records of Fayette County, Texas.

This tract is subject to the Fayette County Groundwater Conservation District rules as filed on April 3, 2004 and recorded in volume 1280, page 142 of the Official Records of Fayette County, Texas.

Handwritten signature: Laura M. Johnson

I hereby certify that this plat represents the facts as found during an on the ground survey made under my direct supervision on August 18, 2006, and that it substantially conforms to the current Standards and Specifications for a Category 1A, Conditional Survey.

Rocky Von Roesler
Rocky Von Roesler
Registered Professional Land Surveyor
Number 4702



Prepared by: **Rocky Von Roesler**
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(979) 247-4321

Drawn by: RVR Revision: 25187 WO # 26650

EXHIBIT "A"

STATE OF TEXAS)
COUNTY OF FAYETTE)

Land Description

BEING a 3.64 acre tract of land, being part of the James Wimm Survey, Abstract 114 of Fayette County, Texas, and being part of the City of Round Top, Texas, and being Tract 2 of the Round Top Oaks Subdivision according to the Second Revised Plat of Round Top Oaks as recorded in volume 2, page 107 of the Plat Records of Fayette County, Texas, and being part of that certain tract as conveyed to The Juniper Hill Limited Partnership as recorded in volume 1188, page 386 of the Official Records of Fayette County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2" iron rod found in the intersection of the Southwest line of Cummins Creek Way and the Southeast line of Days End Lane, both 60 foot wide City of Round Top public roads, also being in the Northwest line of Tract 20 for the East corner hereof;

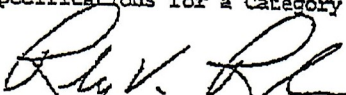
THENCE with the Northwest line of Tract 20 and following a line of 60D nails set to the mark the actual line South 50 deg. 53 min. 25 sec. West 637.19 feet to Cummins Creek for the West corner of Tract 20 and the South corner hereof;

THENCE with the Northeast line of Cummins Creek North 31 deg. 31 min. 00 sec. West 131.64 feet and North 43 deg. 19 min. 00 sec. West 187.33 feet to a point for the South corner of Tract 3 and the West corner hereof;

THENCE with the Southeast line of Tract 3 following a line of 60D nails set to mark the actual line North 62 deg. 09 min. 21 sec. East 651.60 feet to a 1/2" iron rod found in the Southwest line of Cummins Creek Way for the East corner of Tract 3 and the North corner hereof;

THENCE with the Southwest line of Cummins Creek Way with a curve to the left having a radius of 502.88 feet, a length of 190.89 feet and a chord which bears South 37 deg. 26 min. 58 sec. East 190.10 feet to the PLACE OF BEGINNING, containing 3.64 acres of land.

I hereby certify that this land description represents the facts as found during an on the ground survey made under my direct supervision on August 19, 2006, and that it substantially conforms to the current Standards and Specifications for a Category 1A, Condition II Survey.


Rocky Von Roessler
Registered Professional Land Surveyor
Number 4702

