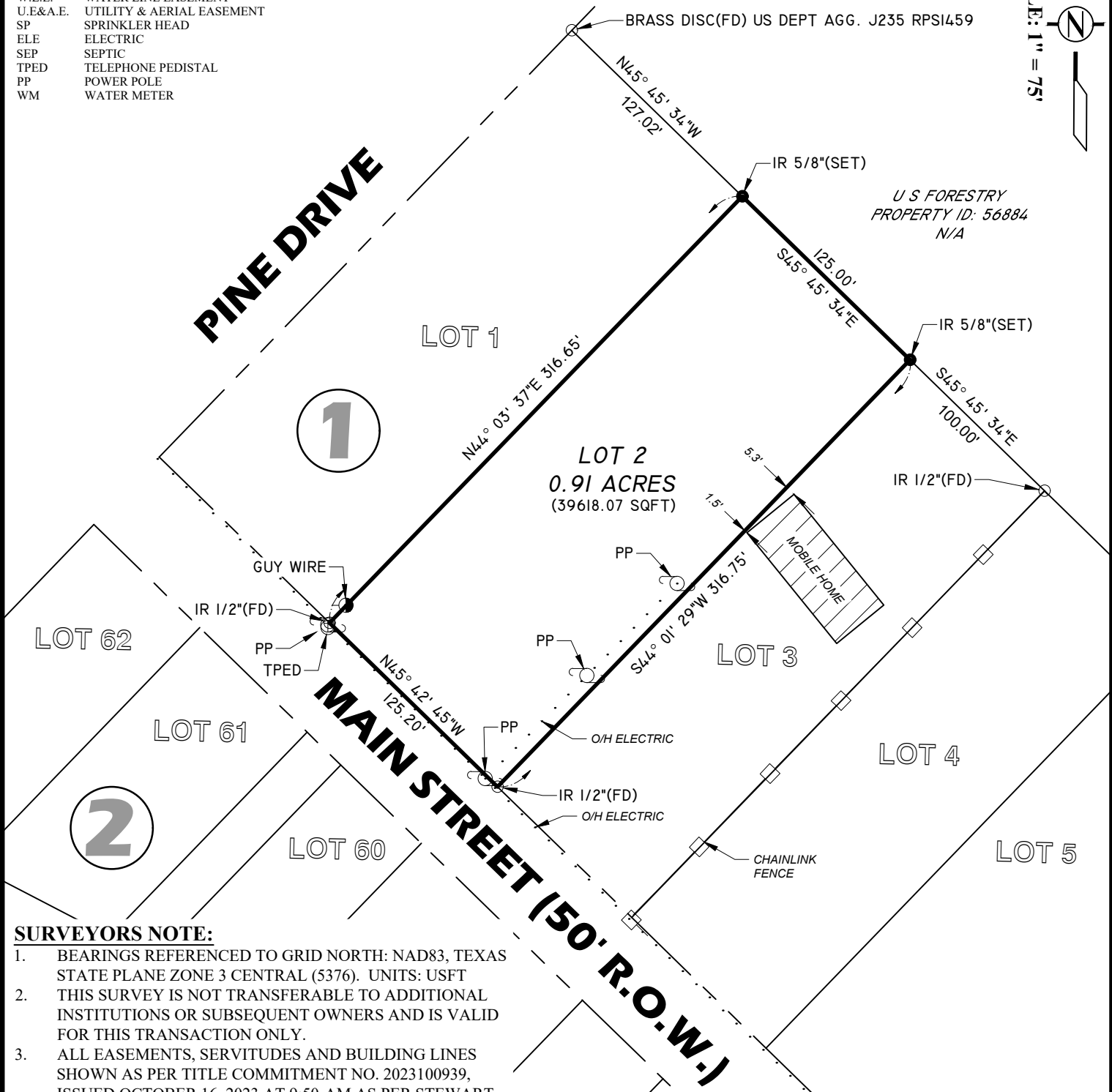


**LEGEND:**

R.O.W	RIGHT OF WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
STM.S.E.	STORM SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
U.E.&A.E.	UTILITY & AERIAL EASEMENT
SP	SPRINKLER HEAD
ELE	ELECTRIC
SEP	SEPTIC
TPED	TELEPHONE PEDISTAL
PP	POWER POLE
WM	WATER METER

# WATSON LAKE ESTATES, SEC. 2

SCALE: 1" = 75'



**SURVEYORS NOTE:**

1. BEARINGS REFERENCED TO GRID NORTH: NAD83, TEXAS STATE PLANE ZONE 3 CENTRAL (5376). UNITS: USFT
2. THIS SURVEY IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND IS VALID FOR THIS TRANSACTION ONLY.
3. ALL EASEMENTS, SERVITUDES AND BUILDING LINES SHOWN AS PER TITLE COMMITMENT NO. 2023100939, ISSUED OCTOBER 16, 2023 AT 9:50-AM AS PER STEWART TITLE GUARANTY COMPANY.
4. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY.

**REFERENCE MAP:**

1. PLAT OF WATSON LAKE ESTATES, SECTION 2 RECORDED IN VOLUME: 1. PAGE: 1 OF THE OFFICIAL PUBLIC RECORDS OF WALKER COUNTY, TEXAS.

**CERTIFICATION:**

I, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THE MAP/PLAT SHOWN HERON REPRESENTS A BOUNDARY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION WITH THE FOLLOWING MINIMUM STANDARDS SET FORTH IN A: CATEGORY: 1A - LAND TITLE SURVEY CONDITION: IV - RURAL AND THAT NO ENCROACHMENTS EXIST OTHER THAN WHAT IS SHOWN.

## LAND TITLE SURVEY MADE FOR LM5 HOLDINGS, LLC

**LOT TWO (2), BLOCK ONE (1) of WATSON LAKE ESTATES,  
SECTION TWO (2), a subdivision in the I. McGary Survey, A-404,  
Walker County, Texas according to the map or plat thereof recorded  
in Volume 1, Page 1 of the Plat Records, Walker County, Texas.**



RYAN J. FUSELIER, RPLS REG. NO. 5989  
150 BELLE TERRE DR. EUNICE, LA. 70535 (337)654-6403



**FUSELIER**  
SURVEYING + MAPPING  
RJ FUSELIER & ASSOCIATES LLC  
FIRM REG. #: LA (VF 790), TX (10194363)

PROJ. No.	23TX389
DRAFTED	LAB
DATE:	11/21/23
SHEET:	01

DATE	REVISION DESCRIPTION	BY