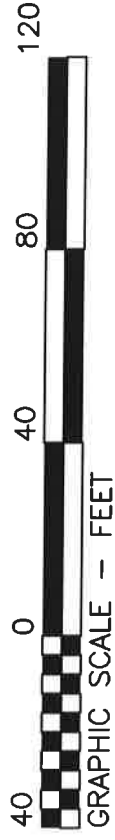
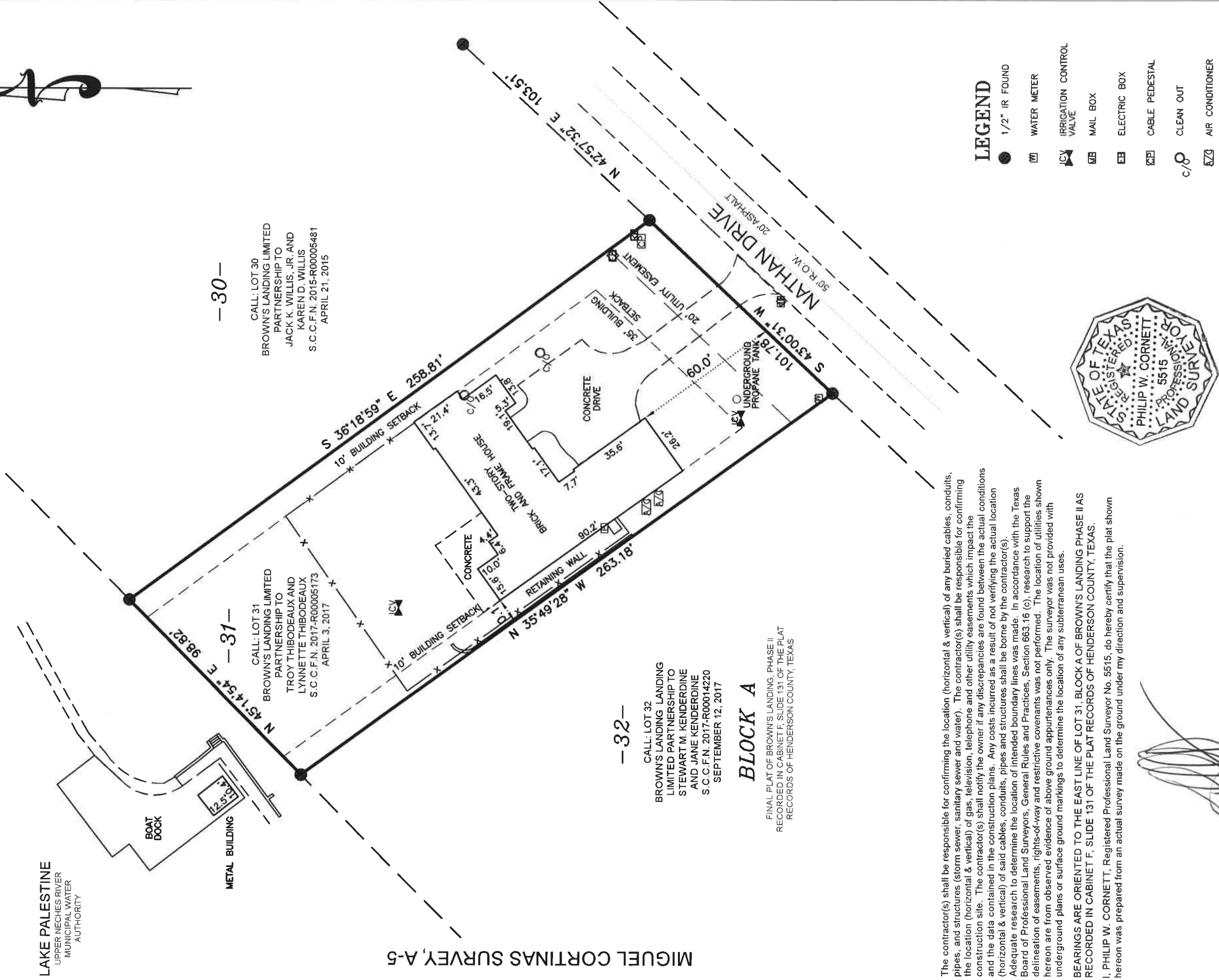


PLAT OF SURVEY FOR
TROY THIBODEAUX

SHOWING LOT 31, BLOCK A, OF THE BROWN'S
LANDING PHASE II RECORDED IN CABINET F, SLIDE
131, PART OF THE MIGUEL CORTINAS SURVEY, A-5,
HENDERSON COUNTY, TEXAS



LAKE PALESTINE
UPPER NECHES RIVER
MUNICIPAL WATER
AUTHORITY



---30---

CALL: LOT 30
BROWN'S LANDING LIMITED
PARTNERSHIP TO
JACK K. WILLIS, JR. AND
KAREN D. WILLIS
S.C.C.F.N. 2015-R00005481
APRIL 21, 2015

---31---

CALL: LOT 31
BROWN'S LANDING LIMITED
PARTNERSHIP TO
TROY THIBODEAUX AND
LYNNETTE THIBODEAUX
S.C.C.F.N. 2017-R00005173
APRIL 3, 2017

---32---

CALL: LOT 32
BROWN'S LANDING LANDING
LIMITED PARTNERSHIP TO
STEWART M. KENDERDINE
AND JANE KENDERDINE
S.C.C.F.N. 2017-R00014220
SEPTEMBER 12, 2017

BLOCK A

FINAL PLAT OF BROWN'S LANDING, PHASE II
RECORDED IN CABINET F, SLIDE 131 OF THE PLAT
RECORDS OF HENDERSON COUNTY, TEXAS

The contractor(s) shall be responsible for confirming the location (horizontal & vertical) of any buried cables, conduits, pipes, and structures (storm sewer, sanitary sewer and water). The contractor(s) shall be responsible for confirming the location (horizontal & vertical) of gas, television, telephone and other utility easements which impact the construction site. The contractor(s) shall notify the owner if any discrepancies are found between the actual conditions and the data contained in the construction plans. Any costs incurred as a result of not verifying the actual location (horizontal & vertical) of said cables, conduits, pipes and structures shall be borne by the contractor(s). Adequate research to determine the location of intended boundary lines was made. In accordance with the Texas Board of Professional Land Surveyors, General Rules and Practices, Section 663.16 (c), research to support the delineation of easements, rights-of-way and restrictive covenants was not performed. The location of utilities shown hereon are from observed evidence of above ground appearances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.

BEARINGS ARE ORIENTED TO THE EAST LINE OF LOT 31, BLOCK A OF BROWN'S LANDING PHASE II AS RECORDED IN CABINET F, SLIDE 131 OF THE PLAT RECORDS OF HENDERSON COUNTY, TEXAS.

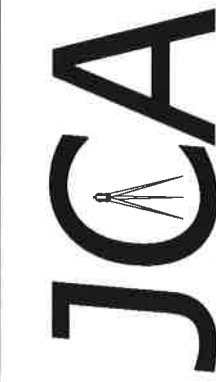
I, PHILIP W. CORNETT, Registered Professional Land Surveyor No. 5515, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my direction and supervision.



LEGEND

- 1/2" IR FOUND
- ☒ WATER METER
- ☒ IRRIGATION VALVE
- ☒ MAIL BOX
- ☒ ELECTRIC BOX
- ☒ CABLE PEDESTAL
- ☒ CLEAN OUT
- ☒ AIR CONDITIONER
- ☒ ELECTRIC METER

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5515



JOHN COWAN & ASSOCIATES, INC.

10147 CR 135 FLINT, TEXAS 75762
PH: (903) 581-2238 WWW.TXSURVEYS.COM
FIRM REGISTRATION CERTIFICATION NO. 10025500

DRAWN BY: O. RUBIO	CHECKED BY: P. CORNETT
SCALE: 1" = 40 FT.	FIELD BOOK: 1273/9 RE:
DATE: 07-18-2018	JOB NO.: T18-148 RE: BROWN'S LANDING PHASE 2
REVISE DATE:	DESCRIPTION: