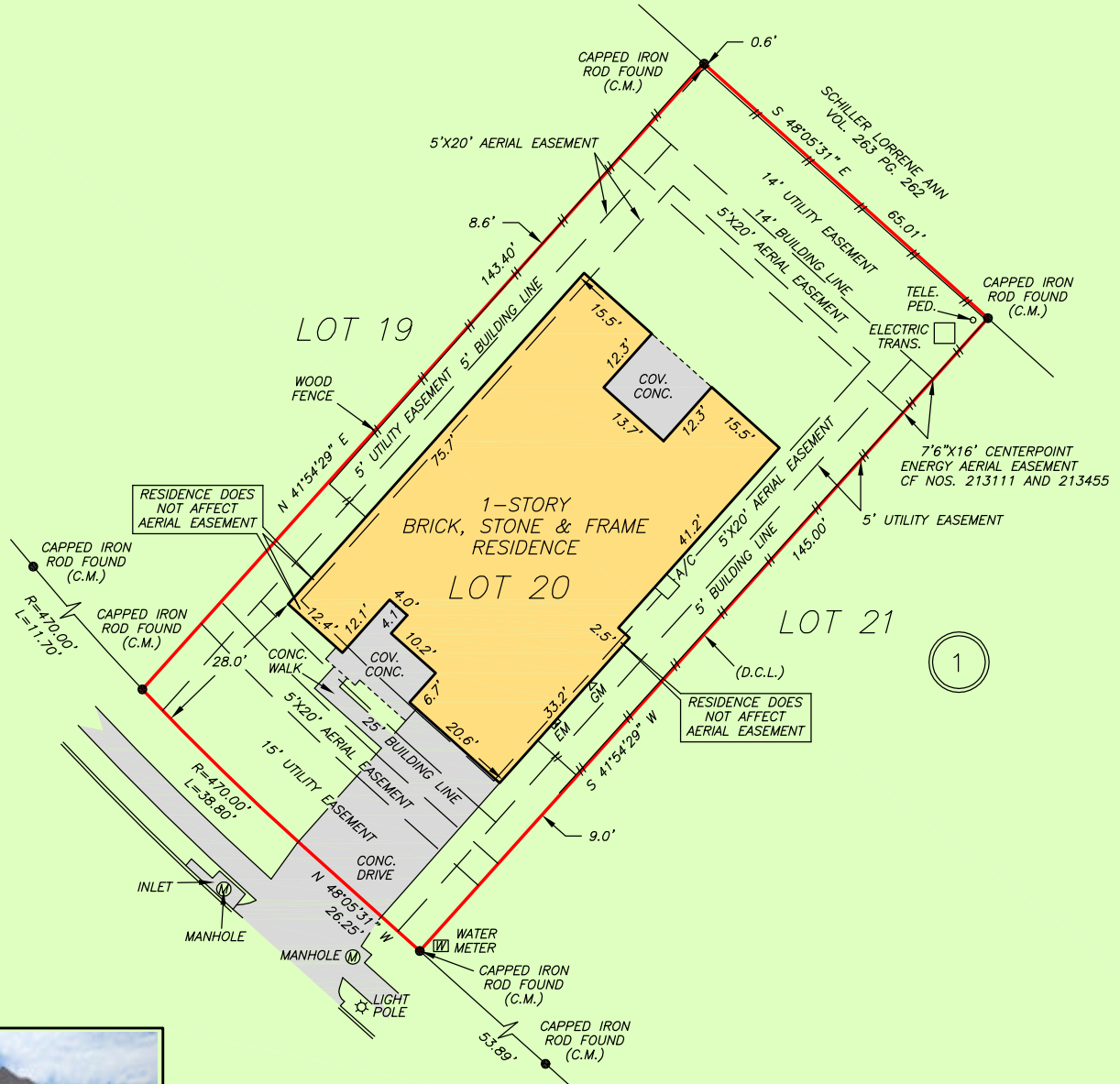


GF NO. 23125900SY OLD 300 TITLE
 ADDRESS: 439 HUNTERS CROSSING DRIVE
 SEALY, TEXAS 77474
 BORROWER: EDWARD R. HEMPHILL AND
 PAMELA L. HEMPHILL

LOT 20, BLOCK 1 HUNTERS CROSSING, SECTION 1

A 31.289 ACRE SUBDIVISION OF A PORTION OF 77.518 ACRES
 SAN FELIPE DE AUSTIN TOWN TRACT, ABSTRACT 5, CITY OF SEALY
 AUSTIN COUNTY, TEXAS, PLAT RECORDED IN VOLUME 2, PAGE 184
 OF THE PLAT RECORDS OF AUSTIN COUNTY, TEXAS
 AND RE-PLAT RECORDED IN VOLUME 2, PAGE 198 OF THE PLAT RECORDS
 OF AUSTIN COUNTY, TEXAS.

SCALE: 1" = 30'



RESIDENCE DOES NOT AFFECT AERIAL EASEMENT

RESIDENCE DOES NOT AFFECT AERIAL EASEMENT



NOTE: UTILITY EASEMENT AS PER CF NO. 214057
 NOTE: CORRECTION EASEMENT AGREEMENT GRANTED TO SEALY INDEPENDENT SCHOOL DISTRICT AS PER CF NO. 174854
 NOTE: EASEMENT AGREEMENT GRANTED TO SEALY INDEPENDENT SCHOOL DISTRICT AS PER CF NOS. 171001 AND 172975
 NOTE: RIGHT OF WAY AS PER VOL. 320 PG. 276
 NOTE: EASEMENT GRANTED TO CITY OF SEALY AS PER CF NO. 073751

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48015C 0320 F MAP REVISION: 10/18/2019 ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

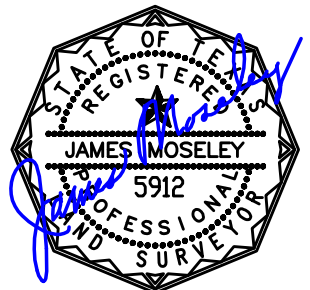
A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE RECORD BEARING: VOL. 2, PG. 198, A.C.P.R.

DRAWN BY: PC

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JAMES E. MOSELEY
 PROFESSIONAL LAND SURVEYOR
 NO. 5912
 JOB NO. 23-04259 A
 JUNE 9, 2023



BSR PROPERTIES
 KELLY TURNER
 281-391-6300



PRECISION
 surveyors

1-800-LANDSURVEY
 www.precisionssurveyors.com
 281-496-1586 FAX 281-496-1867 210-829-4941 FAX 210-829-1555
 950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217
 FIRM NO. 10063700