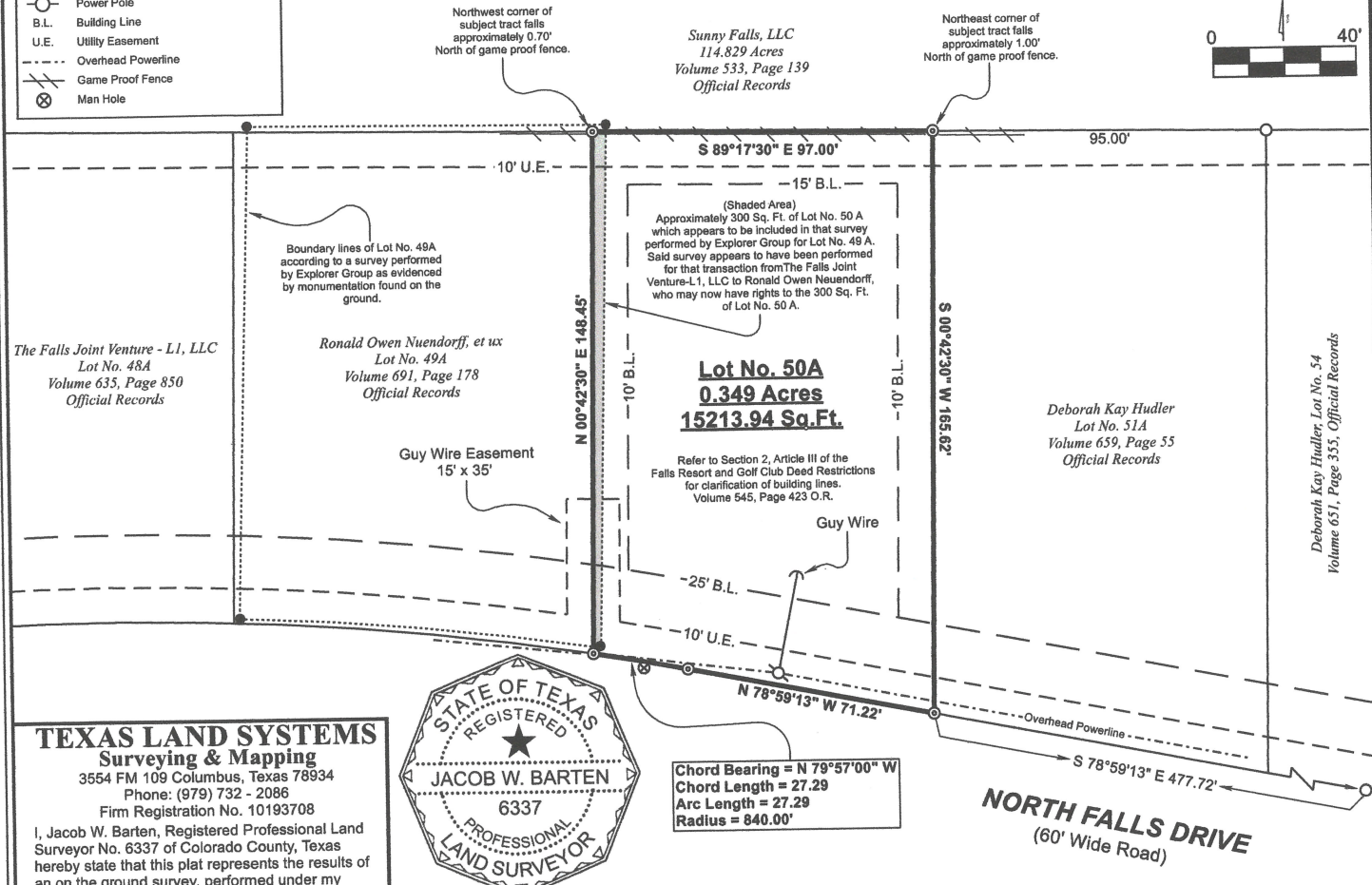


# COLORADO COUNTY, TEXAS THE FALLS SUBDIVISION REPLAT SECTION 1, BLOCK 3, LOT NO. 50A

Project No. 120117-151  
Date: December 14, 2017

- LEGEND**
- Found 5/8" Iron Rod
  - ⊙ Set 1/2" Iron Rod With Cap Stamped RPLS 6337
  - Found 1/2" Iron Rod With Plastic Cap Stamped Explorer Group
  - Power Pole
  - B.L. Building Line
  - U.E. Utility Easement
  - - - Overhead Powerline
  - Game Proof Fence
  - ⊗ Man Hole



This survey was performed in reference to a title commitment issued by Westcor Land Title Insurance Company with GF# CO-17-201 and an effective date of December 20, 2017.

Schedule B Items:

Covenants, conditions, reservations, easements, building lines and restrictions as shown on plat recorded under Slide No. 81, 82, 84, 85, 86, Plat Records of Colorado County, Texas, and as set forth in instruments recorded in Volume 492, Page 181, Deed Records of Colorado County, Texas, and recorded in Volume 154, Page 335, Volume 307, Page 130 and Volume 545, Page 423, Official Records of Colorado County, Texas and in Volume 630, Page 562, Volume 630, Page 567, Volume 632, Page 39 and Volume 632, Page 47, Official Records of Colorado County, Texas.

Right of way easement dated August 16, 1949, executed by A.J. Thompson to Sinclair Oil & Gas Company, recorded in Volume 145, Page 75, Deed Records of Colorado County, Texas. (Does not appear to affect subject tract)

Right of way agreement dated June 18, 1953, executed by A.J. Thompson and Carl Grimes to Tennessee Gas Transmission Company, recorded in Volume 172, Page 207, Deed Records of Colorado County, Texas. (There was no description as to the location of said easement found within the document; furthermore no evidence was visible on the ground that would suggest the herein referenced easement affects the subject property.)

Right of way agreement dated June 19, 1953, executed by Maxine Dopslauf, et al, to Tennessee Gas Transmission Company, recorded in Volume 172, Page 92, Deed Records of Colorado County, Texas. (There was no description as to the location of said easement found within the document; furthermore no evidence was visible on the ground that would suggest the herein referenced easement affects the subject property.)

Easements in favor of San Bernard Electric Cooperative, Inc., recorded in Volume 518, Page 77 and Volume 518, Page 84, Deed Records of Colorado County, Texas. (As shown hereon)

Easements in favor of San Bernard Electric Cooperative, Inc., recorded in Volume 518, Page 77, Page 81, Page 92, Page 95, Volume 522, Page 214, Volume 599, Page 294, Page 344, Deed Records of Colorado County, Texas, and Volume 181, Page 581, Volume 327, Page 45, Volume 362, Page 599, Volume 420, Page 647, Page 674, Volume 431, Page 265, Volume 524, Page 848, and Volume 544, Page 458, Official Records of Colorado County, Texas. (Does not affect subject tract)

This property is subject to the easements, restrictions, covenants, and conditions, which may be applicable, including, but not limited to those listed in referenced title commitment.

This property is subject to the rights of the public to any area located within a public roadway, street, or alley.

All fences are shown in their approximate location.

This survey was performed without the benefit of an abstract of title.

This is a boundary survey only with the exception of those improvements or easements visible on the ground at the time of survey or listed in referenced title commitment.

All original prints paid for by the client and supplied to the client remain the property of the client. Texas Land Systems retains copyright to all survey documents and depictions produced. No part of this document may be reproduced or altered.

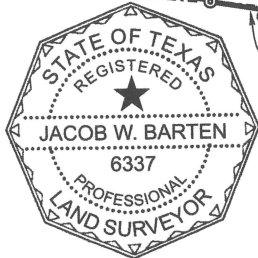
This survey is valid for this transaction from The Falls Joint Venture-L1, LLC to Deborah Kay Hudler only, and shall not be used for any further conveyance or transaction without written verification by Texas Land Systems.

This survey is considered an unofficial document unless having an original signature and seal of surveyor.

By the acceptance and use of this document you hereby acknowledge that you have read, understand and agree with the above notes.

## TEXAS LAND SYSTEMS Surveying & Mapping

3554 FM 109 Columbus, Texas 78934  
Phone: (979) 732 - 2086  
Firm Registration No. 10193708  
I, Jacob W. Barten, Registered Professional Land Surveyor No. 6337 of Colorado County, Texas hereby state that this plat represents the results of an on the ground survey, performed under my supervision.



Chord Bearing = N 79°57'00" W  
Chord Length = 27.29  
Arc Length = 27.29  
Radius = 840.00'

Survey plat of Lot No. 50A, in Block 3, of Section 1 of The Falls Subdivision, Colorado County, Texas, according to the replat thereof recorded in Slide 85 and 86 in the Colorado County Plat Cabinet; being part of the same land described in Deed dated November 18, 2009 from The Texas Falls Corporation to The Falls Joint Venture - L1, LLC, recorded in Volume 635, Page 850 of the Colorado County Official Records.

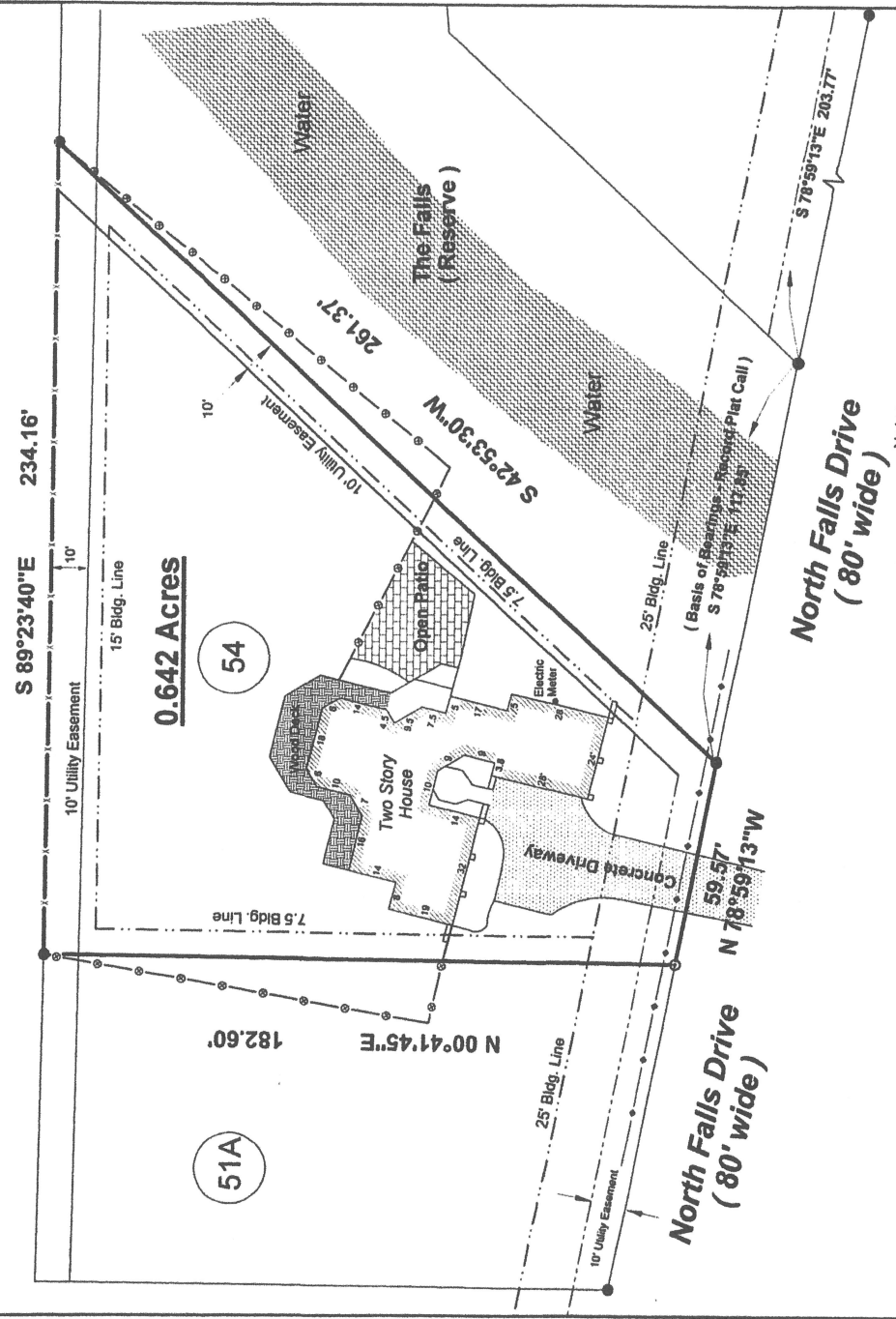
Jacob W. Barten, RPLS 6337

**COLORADO COUNTY, TEXAS**  
**THE FALLS SUBDIVISION**  
**SECTION ONE**  
**BLOCK NO. 3**



Scale 1" = 400'  
 March 18, 2010  
 File Name:  
 Easterling.Zak

Sunny Falls, LLC ( 100 Acres )  
 Volume 492, Page 643, Off. records



**LEGEND**

- ½" Iron Rod set with plastic cap stamped RPLS 4173
- ½" Iron rod found
- Set-Back Line
- - - Utility easement
- Overhead Power Line
- X-X- Wire Fence
- Wrought Iron Fence

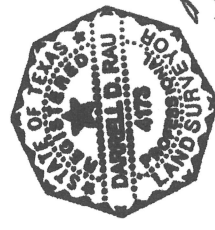
- Notes**
- (1) This survey was completed without the benefit of an abstract of title. Subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable.
  - (2) Title information was not furnished
  - (3) This property is subject to the rights of the public to any area located within a public roadway, street or alley.
  - (4) All fence lines are shown in their general locations and may not represent an exact location of the entire fence.
  - (5) Power is underground from overhead power line to meter.
  - (6) Property is subject to the easements, restrictions, covenants, conditions and ordinances recorded in Vol. 492, Pg. 181, Deed Records, Vol. 307, Pg. 130, & Vol. 545, Pg. 423, Off. Records, and Slide Nos. 85 & 86 of the plat records. According to the tax records of Colorado County this house was constructed prior to 2006, which would fall under the restrictions recorded in Vol. 492 and have a side building line of 7.5 feet. Any new construction would be subject to the restrictions recorded in Vol. 545, which change the side building line to 10 feet.

Survey Plat of a 0.642 acre tract of land situated in Colorado County, Texas and being Lot No. 54 in Block No. 3 of Section One, The Falls Subdivision, according to the re-plat recorded in Slide No. 86, Colorado County Plat Records and being that same land described in Deed dated December 23, 2002 from Jeffery White, et ux to Thomas M. Beard, et ux, recorded in Volume 421, page 626, Colorado County Official Records.

**Rau Surveying**  
 1276 Hwy. 71  
 P.O. Box 692 Columbus, Texas 78934  
 Phone: (979) 732-6494 Fax: (979) 732-6468

I, Darrell D. Rau, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground, under my supervision, of the property described hereon.

*Darrell D. Rau*  
 Darrell D. Rau, Registration No. 4173



*[Handwritten signature]*