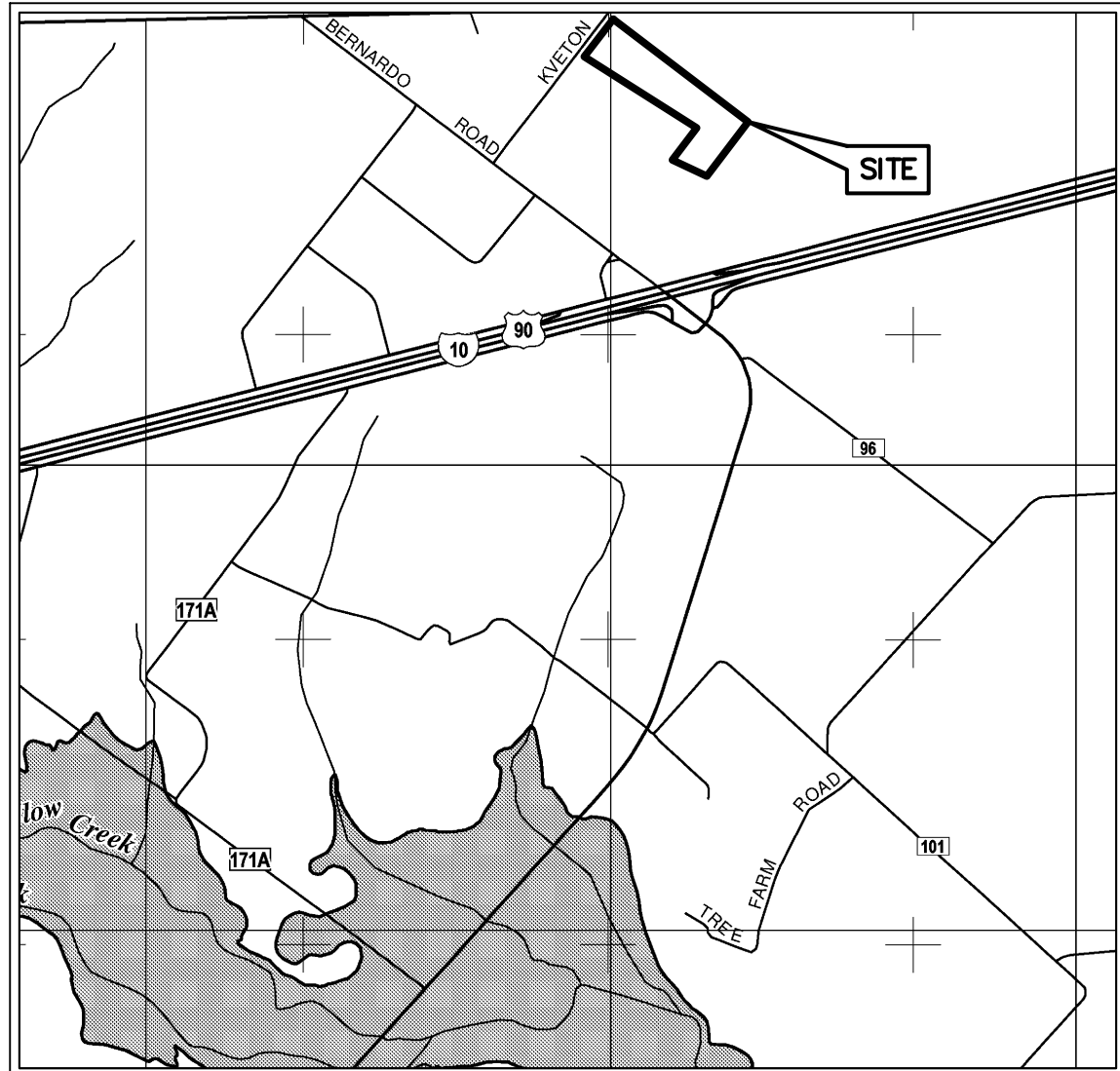


COLORADO COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'

SCHEDULE 'B' NOTES

- 10g. EASEMENT DATED FEBRUARY 21, 1985, TO SAN BERNARD ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 507, PAGE 421, DEED RECORDS OF COLORADO COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF SUCH DOCUMENT. (DOES NOT AFFECT SUBJECT TRACT)
- 10h. RIGHT OF WAY EASEMENT DATED JUNE 14, 2004, EXECUTED BY MICHAEL G. STRAUSS AND AGNES STRAUSS TO SAN BERNARD ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 486, PAGE 193, OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF SUCH DOCUMENT. (DOES NOT AFFECT SUBJECT TRACT)
- 10i. RIGHT OF WAY EASEMENT DATED JUNE 14, 2004, EXECUTED BY MICHAEL G. STRAUSS AND AGNES STRAUSS TO SAN BERNARD ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 486, PAGE 193, OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF SUCH DOCUMENT. (DOES NOT AFFECT SUBJECT TRACT)
- 10j. RIGHT OF WAY DEED DATED SEPTEMBER 30, 1937, EXECUTED BY CLARA GRANAU, INDIVIDUALLY AND AS INDEPENDENT EXECUTRIX OF THE ESTATE OF H. F. GRANAU, DECEASED, ET ALTO STATE OF TEXAS, RECORDED IN VOLUME 101, PAGE 429, DEED RECORDS OF COLORADO COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF SUCH DOCUMENT. (DOES NOT AFFECT SUBJECT TRACT)
- 10k. RIGHT OF WAY EASEMENT DATED NOVEMBER 8, 1947, EXECUTED BY E. L. GRANAU, ET ALTO COUNTY OF COLORADO, RECORDED IN VOLUME 135, PAGE 220, DEED RECORDS OF COLORADO COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF SUCH DOCUMENT. (SHOWN HEREON)
- 10l. RIGHT OF WAY DEED DATED MARCH 16, 1954, EXECUTED BY MRS. LOTTIE GRANAU STRAUSS AND HUSBAND, C. STRAUSS TO COUNTY OF COLORADO, RECORDED IN VOLUME 176, PAGE 634, DEED RECORDS OF COLORADO COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF SUCH DOCUMENT. (DOES NOT AFFECT SUBJECT TRACT)
- 10m. RIGHT OF WAY DEED DATED JUNE 21, 1958, EXECUTED BY LOTTIE GRANAU STRAUSS TO STATE OF TEXAS, RECORDED IN VOLUME 205, PAGE 23, DEED RECORDS OF COLORADO COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF SUCH DOCUMENT. (DOES NOT AFFECT SUBJECT TRACT)
- 10n. RIGHT OF WAY EASEMENT DATED FEBRUARY 21, 1985, EXECUTED BY LOTTIE G. STRAUSS ESTATE, H. C. STRAUSS, ADMINISTRATOR TO SAN BERNARD ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 507, PAGE 418, DEED RECORDS OF COLORADO COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF SUCH DOCUMENT. (DOES NOT AFFECT SUBJECT TRACT)
- 10o. RIGHT OF WAY EASEMENT DATED SEPTEMBER 20, 2002, EXECUTED BY TTL MARKETING, INC. TO SAN BERNARD ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 424, PAGE 259, OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF SUCH DOCUMENT. (SHOWN HEREON)
- 10p. RIGHT OF WAY EASEMENT DATED AUGUST 26, 2015, EXECUTED BY TIENO LEE TO SAN BERNARD ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 798, PAGE 29, OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF SUCH DOCUMENT. (SHOWN HEREON)

FLOOD INFORMATION



FLOOD INSURANCE RATE MAP COLORADO COUNTY, TEXAS AND INCORPORATED AREAS

PANEL 325 OF 700
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
COLORADO COUNTY 480144 0525 D

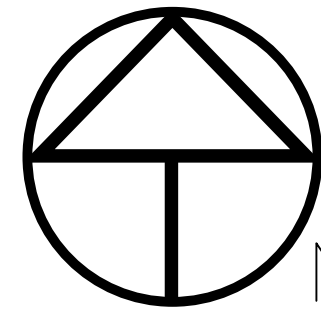
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
48089C032SD
MAP REVISED
FEBRUARY 4, 2011



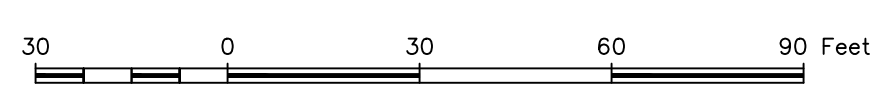
LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY			
• BO	— BOLLARD	PLM	— PIPELINE MARKER
• CH	— HANDICAP	UCS	— UNDERGROUND CABLE SIGN
• GM	— GAS METER	CTL	— CATHODIC TEST LEAD
• GV	— GAS VALVE	MW	— MONITORING WELL
• FH	— FIRE HYDRANT	P	— PIN FLAG/PAINT MARK
• WM	— WATER METER	TC	— TOP OF CURB
• WV	— WATER VALVE	G	— GUTTER
• CV	— IRRIGATION CONTROL VALVE	TO	— TOP OF GRATE
• GI	— GRATE INLET	FL	— FLOW LINE
• MI	— MANHOLE	HB	— HIGHBANK
• CO	— CLEANOUT	SAN	— SANITARY SEWER
• TP	— TELEPHONE PEDESTAL	STM	— STORM SEWER
• EB	— ELECTRIC BOX	OMP	— CORRUGATED METAL PIPE
• TSB	— TRAFFIC SIGNAL BOX	CPP	— CORRUGATED PLASTIC PIPE
• LP	— LIGHT POLE	KCP	— REINFORCED CONCRETE PIPE
• TLP	— TRAFFIC LIGHT POLE	TEL	— TELEPHONE
• GL	— GROUND/SPOT LIGHT	SWBT	— SOUTHWESTERN BELL TELEPHONE CO.
• PP	— POWER POLE	WTR	— WATER
• PP/T	— POWER POLE W/TRANSFORMER	UG	— UNDERGROUND
• PP/LT	— POWER POLE W/LIGHT	FND	— FOUND
• PP/CT	— POWER POLE W/CONDUIT	C.C.C.F.	— COLORADO COUNTY CLERK FILE
• MP	— METER POLE	C.C.D.R.	— COLORADO COUNTY DEED RECORDS
• SP	— SERVICE POLE	O.R.C.C.	— OFFICIAL RECORDS COLORADO COUNTY
GAC	— GUY ANCHOR	IP	— IRON PIPE
P	— OVERHEAD POWER LINE	IR	— IRON ROD
X	— BARBED WIRE FENCE	NO.	— NUMBER
—	— WROUGHT IRON FENCE	PG.	— PAGE
—	— WOOD FENCE	R.O.W.	— RIGHT-OF-WAY
—	— CHAINLINK FENCE	SQ. FT.	— SQUARE FEET
• GP	— GATE POST	VOL.	— VOLUME
(P)	— PER PLANS	F.C.	— FILM CODE
APPROX.	— APPROXIMATE	B.L.	— BUILDING LINE
—	— Highbank	U.E.	— UTILITY EASEMENT
•	— SIGN	•	— TREE/SHRUB



NORTH

GRAPHIC SCALE: 1" = 30'



CALLED 15.80 ACRES
TRACT 1
PAULA LAYNE SPITZENBERGER
AND GARRY PIERRE OUBRE
VOL. 791, PG. 544, O.R.C.C., Tx.

CALLED 16.25 ACRES
TRACT 2
PAULA LAYNE SPITZENBERGER
AND GARRY PIERRE OUBRE
VOL. 791, PG. 544, O.R.C.C., Tx.

18.951 ACRES
825,524 SQ. FT.

CALLED 67.914 ACRES
TIENO LEE
VOL. 678, PG. 332, O.R.C.C., Tx.

CALL 31.476 ACRES
THANH DUC NGUYEN
VOL. 468, PG. 767, O.R.C.C., Tx.

DESCRIPTION

A TRACT OR PARCEL CONTAINING 18.951 ACRE OR 825,524 SQUARE FEET OF LAND SITUATED IN THE M.A. POSEY SURVEY, ABSTRACT NO. 701, COLORADO COUNTY, TEXAS, BEING A PORTION OF A CALLED 67.914 ACRES CONVEYED TO TIENO LEE AS RECORDED UNDER VOLUME (VOL.) 678, PAGE (PG) 332, OFFICIAL RECORDS COLORADO COUNTY (O.R.C.C.) TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 1/2 INCH IRON ROD FOUND ON THE SOUTHEASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF KVEYTON ROAD (40.00' R.O.W.) AS RECORDED UNDER VOL. 135, PG. 220, OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS, FOR THE WEST CORNER OF A CALLED 16.25 ACRES TRACT OF LAND KNOWN AS TRACT 2, CONVEYED TO PAULA LAYNE SPITZENBERGER AND GARRY PIERRE OUBRE AS RECORDED UNDER VOL. 791, PG. 544, O.R.C.C., THE NORTH CORNER OF SAID 67.914 ACRE TRACT AND THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 52 DEG. 42 MIN. 26 SEC. EAST, ALONG THE SOUTHWEST LINE OF SAID 16.25 ACRES TRACT, A DISTANCE OF 1,701.48 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND ON THE NORTHEASTERLY LINE OF A CALLED 31.476 ACRES TRACT OF LAND, CONVEYED TO THANH DUC NGUYEN AS RECORDED UNDER VOL. 468, PG. 767, O.R.C.C., FOR THE SOUTH CORNER OF SAID 16.25 ACRES TRACT, THE EAST CORNER OF SAID 67.914 ACRES TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 37 DEG. 13 MIN. 27 SEC. WEST, ALONG THE NORTHWEST LINE OF SAID 3.476 ACRES TRACT, A DISTANCE OF 684.04 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 67.914 ACRES, THE FOLLOWING THREE (3) COURSES AND DISTANCES;

NORTH 64 DEG. 51 MIN. 49 SEC. WEST, A DISTANCE OF 382.18 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "RPK LAND SERVICES" SET FOR THE MOST SOUTHERLY WEST CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 37 DEG. 13 MIN. 27 SEC. EAST, A DISTANCE OF 404.52 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "RPK LAND SERVICES" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 57 DEG. 38 MIN. 49 SEC. WEST, A DISTANCE OF 1,335.44 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "RPK LAND SERVICES" SET FOR THE SOUTHEASTERLY R.O.W. LINE OF SAID KVEYTON ROAD, FOR THE NORTHERLY WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 37 DEG. 34 MIN. 04 SEC. EAST, ALONG THE SOUTHEASTERLY R.O.W. LINE OF SAID KVEYTON ROAD, A DISTANCE OF 475.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.951 ACRES OR 825,524 SQUARE FEET OF LAND.

GENERAL NOTES

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT FILE NO. 979426 OF STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE OF NOVEMBER 24, 2020, ISSUED DATE OF DECEMBER 16, 2020, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR COLORADO COUNTY, TEXAS, MAP NO. 48089C032SD REVISED/DATED FEBRUARY 4, 2011, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONING "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF RPK LAND SERVICES LLC.
- READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY RPK LAND SERVICES LLC.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.

SURVEYOR'S CERTIFICATION

TO: JACK COCHRAN AND SUZANNE COCHRAN
STEWART TITLE GUARANTY COMPANY

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION. THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY, TO THE BEST OF MY KNOWLEDGE.

RONALD P. KELL
Registered Professional Land Surveyor
Texas Registration No. 6424



12/22/2020
DATE



9984 NORHILL HEIGHTS LN. | BROOKSHIRE, TX 77423 | 281.436.0044
FIRM REGISTRATION NO. 101944141 PKELL@RPKLANDSERVICES.COM

LAND TITLE SURVEY OF
18.951 ACRES / 825,524 SQUARE FEET
OF LAND
SITUATED IN THE
M.A. POSEY SURVEY
ABSTRACT NO. 701
COLORADO COUNTY, TEXAS

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FIELD BY: RPK CHECKED BY: RPK JOB NO. 11-20-001
DRAWN BY: RPK/RV DATE: DECEMBER 2020 SHEET NO. 1 OF 1

REVISIONS

DATE	REASON	BY
11/12/21	CORRECTED ROAD NAME	RPK