



approximate limits of Zone "A"
100-year Flood Hazard Area, as
scaled from the FEMA Flood Insurance
Rate Map referenced below

Rhonda Kaczor
40.699 ac.
Vol. 5678, Pg. 710
O.P.R.G.C.T.

**S.A & M.G. Railroad
Co. Survey
Abstract No. 1141**

Easement Certification:
10(c). The blanket easement to Community Public Services Company, recorded in Volume 430, Page 104, D.R.G.C.T. DOES affect the subject property.
10(d). The location of channel easements to the State of Texas in Vol. 714, Pg. 308, D.R.G.C.T. DO AFFECT the subject property, as shown hereon.
10(e). The location of mutual access easements in Vol. 4055, Pg. 631 & Vol. 4078, Pg. 926, O.P.R.G.C.T. DO AFFECT the subject property, as shown hereon.

Bearing Base: Grid North, NAD83 Texas State Plane
Coordinate System, North Central Zone, as derived
by survey-grade Global Positioning System.

Owner: Hitchcock Properties, LLC
Buyer: TBD
Address: TBD Ole Ambrose Rd
Bells, Texas

This survey is for the sole benefit of the Owners stated hereon and a buyer for this transaction and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 3, TSPS Land Title Survey and is a true and correct representation of the property shown hereon to the best of my knowledge and belief.

Legal Description is as follows: Lots 2 and 3, Preston Brooke Addition, Phase One to the City of Bells, Texas, as per plat of record in Volume 17, Page 84, Plat Records, Grayson County, Texas.

A portion of the subject property shown hereon lies within the limits of a Zone "A" 100-year Flood Hazard Area, as scaled from the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0450 F, Revised Date: September 29, 2010.

Job No. AGB580923

Helvey-Wagner Surveying, Inc.
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TBPELS Firm Registration No. 10088100



Kate A. Wagner
Kate A. Wagner, R. P. L. S. No. 6578
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