APPROXIMATELY 0.001 OF SELLER: RONALD L. FULTON ET UX BUYER: ZBL PROPERTIES, LLC SECTION 43 G.F. NO.: 221706 AND IS NOT VALID FOR USE IN ANY OTHER THE SURVEY SHOWN HEREON IS FOR THE TRANSACTION UNDER ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, IF ANY, ARE AS SHOWN EAST LINE OF VILLAGES AN ACRE IN CONFLICT 0.6' EAST OF LINE THE FOLLOWING EASEMENTS APPARENTLY DO NOT AFFECT SUBJECT PROPERTY: 2504/781, 2014-00036537 & 3405/495 EASEMENTS AND RESTRICTIONS LISTED HEREON ARE LIMITED TO THOSE PROVIDED IN SCHEDULE B OF THE TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. TRANSACTION INVOLVING THE ABOVE REFERENCED PROPERTY BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. INDICATED BY THE PLAT: THE SIZE, LOCATION AND TYPE OF BUILDING AND IMPROVEMENTS ARE AS SHOWN, SET THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS TO THE BEST OF MY KNOWLEDGE THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF SOUTH SUBDIVISION, 0.7 EAST OF LINE CAB. B, SLD. 163-A (P.R.) CHANCE FLOOD (ZONE A - NO BASE FLOOD ELEVATIONS DETERMINED), AS SHOWN ON WITHIN SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL NOTE: BY GEOGRAPHIC PLOTTING A PORTION OF THE SUBJECT PROPERTY IS LOCATED RESTRICTIONS: NONE LISTED IN TITLE COMMITMENT OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS. CALLED 14. 184 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM JOHNNY L. SWANSON ET UX, JANICE D. SWANSON TO RONALD L. FULTON ET UX, SHARON ARLANA GRIFFITH, AS RECORDED IN VOLUME 7300, PAGE 440 OF THE LOCATED AT 19522 STATE HIGHWAY 155, FLINT, TEXAS 75762, BEING SITUATED IN THE DON THOMAS QUEVEDO SEVEN LEAGUE GRANT, ABSTRACT NO. 18, SECTION 46, AND BEING FURTHER DESCRIBED AS FOLLOWS: BEING PART OF THE RESIDUE OF THAT CERTAIN 48423C0460C, EFFECTIVE DATE SEPTEMBER 26, 2008. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE MAP NUMBER , JAMES CRAWFORD, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5984, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION OF THE PROPERTY SUBDIVISION, UNIT 4 BY. **VILLAGES SOUTH** CALLED 3.458 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO RONALD L. FULTON ET UX, SHARON A. GRIFFITH, AS RECORDED IN VOLUME BEARINGS ARE ORIENTED TO THE MONUMENTED WEST LINE OF THAT CERTAIN 7877, PAGE 324 OF THE OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS. SEE METES AND BOUNDS DESCRIPTION PREPARED EVEN DATE 0.3' EAST OF LINE anin -14--19-* P.O.B. & CM N 00 163.48 IS 00°01'39" W 164'32 ZONE X 20 WIDE RONALD L. FULTON AND WIFE, SHARON ARLANA GRIFFITH JOHNNY L. SWANSON AND WIFE, JANICE D. SWANSON ZONE A JAMES OFFSSIONAN PEGISTERS + PART OF RES. OF CALL: 14.184 AC. SURVETOR 5984 CRAWFORD 9 VOLUME 7300, PAGE 440 RONALD L. FULTON ET UX, SHARON A. GRIFFITH CAEEA CON MOX ₹≅0000 ZONE A VOLUME 7877, PAGE 324 CALL: 3.458 AC. JOHN WILLIS RAY CALL BY SUB. S 89°25' E 912.11' (7877/324) DON THOMAS QUEVEDO SEVEN LEAGUE GRANT PLAT OF SURVEY CALL: N 89°25' W ACT. N 89°19'21" W 912.34' CONTROLLING MONUMENT LEGEND APPROX. LOC. OF PIPELINE CONCRETE MONUMENT BURIED CABLE MARKER POINT OF BEGINNING OVERHEAD ELECTRIC IRON ROD FOUND CABLE PEDESTAL IRON ROD SET WATER METER **GUY ANCHOR** POWER POLE WIRE FENCE DRAWN BY: T.J.C. CHECKED BY: T.J.C. DATE: 7/14/2022 F.B./PG.: 48/88 JOB NUMBER: 21051852 SCALE: 1"=100" ABSTRACT NO. 18, SECTION 46 CALL: N 89°27'20" W 1037.25' (2011-00015581) ACT: S 89°19'21" E 1036.61' CALL: S 89°25' E ZONE A TEXĀS POWER & LIGHT CO, EASEMENT & ROW VOLUME 2504, PAGE 781 CALL: 4.118 AC. (TRACT 1) INST. NO.: 2011-00015581 TH2R PROPERTIES, LLC ZONE X DENOTES 1/2" IRF UNLESS OTHERWISE NOTED - DENOTES APPROXIMATE 15 METER ACCESS / WATER LINE EASEMENT VOLUME 5822, PAGE 341 O - DENOTES 1/2" IRS W/CAP MARKED "HALO 5984" UNLESS OTHERWISE NOTED LOCATION OF ZONE A. 3.671 Acres "SURVEYED" PROVINGE LOCATION OF PROVING OF MOUNT TON HTGIN WOA CULVERT S 43°54'43" W 46.22" -CON MON FND. 01.32 W " EAR P. 140 MARKER PIPELINE FILE: ZBL PROPERTIES, LLC G.F. NO.: 221706 STATE HICHWAY NAMADLE WIDTH, PICHTOR MAN TBPELS FIRM REGISTRATION NO. 10194259 BROKEN 9097 COUNTY ROAD 2193 WHITEHOUSE, TEXAS 75791 (903) 570-0857 SURVEYING, LLC GRAVEL 尉