

# PLAT OF SURVEY

## DON THOMAS QUEVEDO SEVEN LEAGUE GRANT ABSTRACT NO. 18, SECTION 46

I, 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 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 CALLED 14.184 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDORS LIEN FROM JOHNNY L. SWANSON TO RONALD L. FULTON ET UX, SHARON ARLANA GRIFFITH, AS RECORDED IN VOLUME 7300, PAGE 440 OF THE OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS.

EASEMENTS AND RESTRICTIONS LISTED HEREON ARE LIMITED TO THOSE PROVIDED IN SCHEDULE B OF THE TITLE COMMITMENT UNDER THE GR 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.

THE FOLLOWING EASEMENTS APPARENTLY DO NOT AFFECT SUBJECT PROPERTY: 2504/781, 2014-00036537 & 3405/495.

RESTRICTIONS: NONE LISTED IN TITLE COMMITMENT.

NOTE: BY GEOGRAPHIC PLOTTING A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANGE FLOOD (ZONE A - NO BASE FLOOD ELEVATIONS DETERMINED), AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE MAP NUMBER 48423C0480C, EFFECTIVE DATE SEPTEMBER 26, 2008.

### SECTION 43

VILLAGES SOUTH  
SUBDIVISION, UNIT 4  
CAB. B, SLD. 163-A (P.R.)  
-16- 0.3 EAST OF LINE  
-17- 0.6 EAST OF LINE  
-18- SOUTH SUBDIVISION, 0.7 EAST OF LINE  
-19- UNIT 4

SELLER: RONALD L. FULTON ET UX  
BUYER: ZBL PROPERTIES, LLC

SEE METERS AND BOUNDS DESCRIPTION PREPARED EVEN DATE.

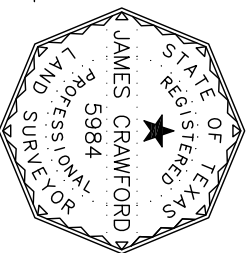
BEARINGS ARE ORIENTED TO THE MONUMENTED WEST LINE OF THAT CERTAIN CALLED 3.458 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDORS LIEN TO RONALD L. FULTON ET UX, SHARON A. GRIFFITH, AS RECORDED IN VOLUME 7877, PAGE 324 OF THE OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS.

TO THE BEST OF MY KNOWLEDGE THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDING AND IMPROVEMENTS ARE AS SHOWN, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED.

ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, IF ANY, ARE AS SHOWN.

THE SURVEY SHOWN HEREON IS FOR THE TRANSACTION UNDER G.F. NO.: 221706 AND IS NOT VALID FOR USE IN ANY OTHER TRANSACTION INVOLVING THE ABOVE REFERENCED PROPERTY.

BY:



X \_\_\_\_\_  
 P.O.B. \_\_\_\_\_  
 CM \_\_\_\_\_  
 CON MON \_\_\_\_\_  
 IRS \_\_\_\_\_  
 IRF \_\_\_\_\_  
 C \_\_\_\_\_  
 W \_\_\_\_\_  
 P.P. \_\_\_\_\_

**LEGEND**  
 WIRE FENCE  
 APPROX. LOC. OF PIPELINE  
 OVERHEAD ELECTRIC  
 POWER POLE  
 BURIED CABLE MARKER  
 GUY ANCHOR  
 CABLE PEDESTAL  
 WATER METER  
 IRON ROD FOUND  
 IRON ROD SET  
 CONCRETE MONUMENT  
 POINT OF BEGINNING  
 CONTROLLING MONUMENT

● DENOTES 1/2" IRF UNLESS OTHERWISE NOTED.  
 ○ DENOTES 1/2" IRS W/CAP MARKED  
 \*HALO 5984# UNLESS OTHERWISE NOTED.

