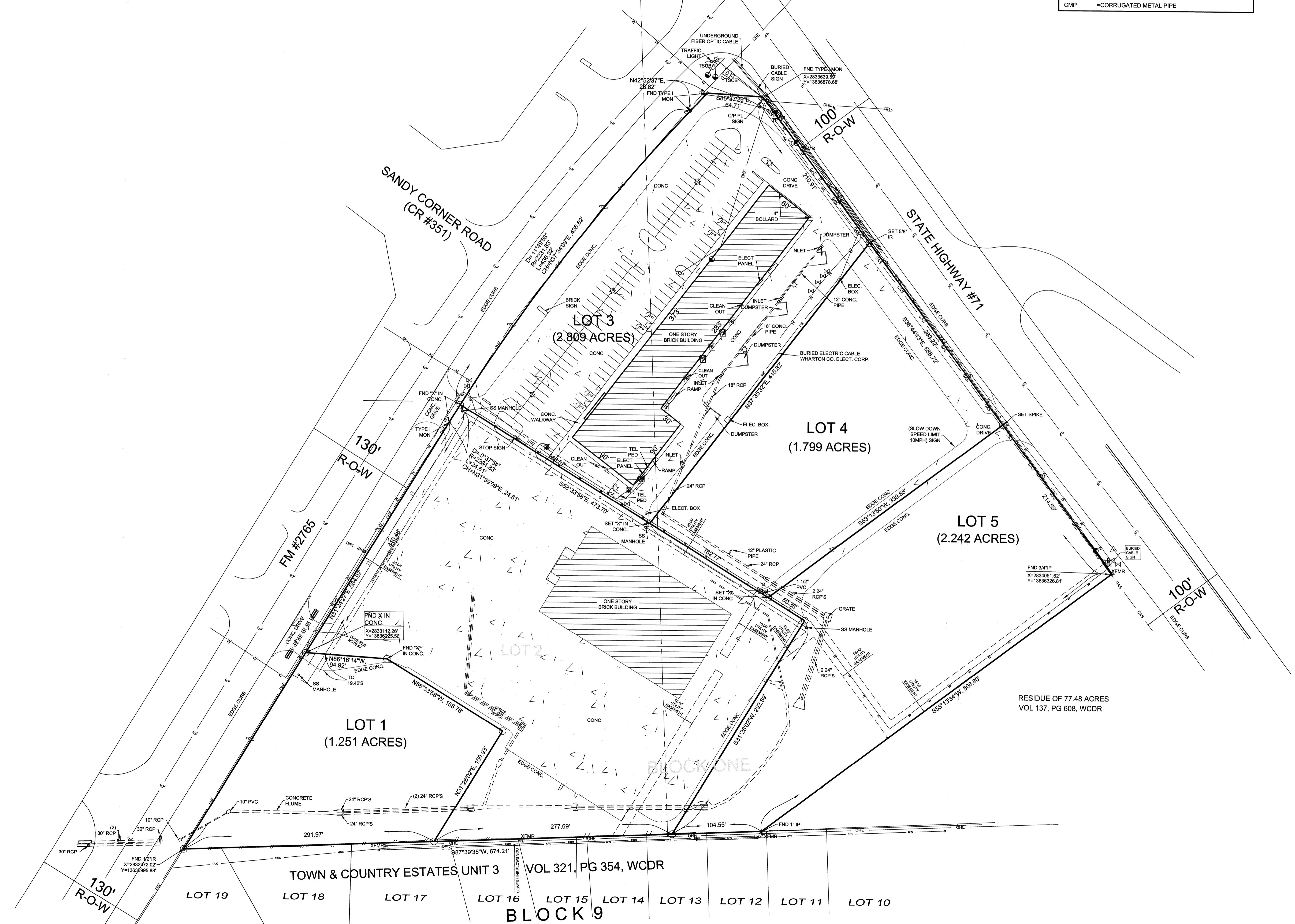


LEGEND	
ELECTRIC LINE	OHE
SEWER LINE (SL) SIZE NOTED	S
STORM SEWER LINE	---
WATER LINE (WL) SIZE NOTED	W
CENTER LINE (CL)	---
WOOD FENCE	---
PROPERTY BOUNDARY LINE	---
UNDERGROUND CABLE	UCC
WATER METER (WM)	⊕
FIRE HYDRANT (FH)	⊕
WATER VALVE (WV)	⊕
POLE (UNLESS SPECIFIED)	⊕
XFMR-POLE WITH TRANSFORMER	⊕
STORM INLET	⊕
LIGHT POLE	⊕
TEMPORARY BENCH MARK	⊕
BACK TO BACK	⊕
P.O.B.	⊕
REINFORCED CONCRETE PIPE	---
RCP	---
CENTER LINE	---
TELEPHONE PEDESTAL	⊕
TSCP	⊕
TRAFFIC SIGNAL CONTROL BOX	⊕
POLE GUYWIRE	---
CMP	---

1 inch = 60 ft.

I&GNRR, SEC 17, A-214
I&GNRR, SEC 16, A-216
SURVEY LINE (APPROX LOC)



CONCERNING TITLE COMMITMENT

WE HAVE BEEN PROVIDED A COPY OF COMMITMENT FOR TITLE INSURANCE, GF NO. 2011-0342, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: OCTOBER 12, 2011, 7:00 AM, ISSUED DATE: OCTOBER 26, 2011, 7:00AM. THE FOLLOWING EXCEPTIONS ARE CITED IN SAID DOCUMENT.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):

(D) TERMS, CONDITIONS AND STIPULATIONS OF OIL, GAS, AND MINERAL LEASE DATED JULY 18, 1983, FROM RAYMOND R. HALLING, ET AL TO DICKSON EXPLORATION, INC., RECORDED IN VOLUME 621, PAGE 692 OF THE DEED RECORDS OF WHARTON COUNTY, TEXAS. TITLE TO SAID LEASEHOLD INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT, SUBJECT HOWEVER, TO WAIVER OF SURFACE USAGE DATED OCTOBER 21, 2003 RECORDED IN VOLUME 535, PAGE 424 OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS. (NOT A SURVEY ITEM)

(E) TERMS, CONDITIONS AND STIPULATIONS OF OIL, GAS, AND MINERAL LEASE REFERRED TO IN MEMO DATED DECEMBER 18, 2001, FROM RAYMOND R. HALLING, ET AL TO HUNT OIL CO., RECORDED IN VOLUME 449, PAGE 525 OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS. TITLE TO SAID LEASEHOLD INTEREST NOT CHECKED SUBSEQUENT TO DATE OF AFORESAID INSTRUMENT, SUBJECT HOWEVER, TO WAIVER OF SURFACE USAGE DATED SEPTEMBER 16, 2003 RECORDED IN VOLUME 530, PAGE 53 OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS. (NOT A SURVEY ITEM)

(F) THAT CERTAIN MINERAL INTEREST, THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHT IN CONNECTION WITH SAID MINERAL RIGHTS, AS RESERVED IN PERPETUITY IN INSTRUMENT DATED MARCH 2, 2005, EXECUTED BY RAYMOND R. HALLING, ET AL, IN FAVOR OF DAVID NET LEASE NO. 1, L.P., RECORDED IN VOLUME 599, PAGE 287 OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS. TITLE TO SAID MINERAL INTEREST NOT CHECKED SUBSEQUENT TO THE DATE OF AFORESAID INSTRUMENT. (NOT A SURVEY ITEM)

(G) UTILITY EASEMENT AS SHOWN ON PLAT OF TOWN CENTER SUBDIVISION OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF WHARTON COUNTY, TEXAS. (AS SHOWN)

(H) NATURAL GAS PIPELINE ALONG AND WITHIN THE NORTHEAST LINE OF LOTS 3, 4, AND 5, AS SHOWN ON PLAT OF SAID SUBDIVISION OF RECORD IN THE OFFICE OF THE WHARTON COUNTY CLERK. (AS SHOWN)

- NOTES:**
- BEARINGS AND COORDINATES ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AND REFERENCED TO NGS STATIONS: "LEDBETTER CORRS ARP", PID #5370 "ADICKS 1795 CORRS ARP", PID #5999 "ANGLETON 1 CORRS ARP", PID #5352
 - DISTANCES SHOWN ARE GRID DISTANCES. TO CONVERT TO SURFACE DISTANCES DIVIDE GRID DISTANCES BY THE SCALE FACTOR: 0.9998634
 - ⊕ INDICATES 5/8" IRON ROD FOUND UNLESS SHOWN OTHERWISE.
 - DIVIDING AND SELLING PROPERTY BY METES AND BOUNDS WITHOUT BENEFIT OF A RECORDED PLAT IS A VIOLATION OF AND STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND/OR BUILDING PERMITS.
 - LOCATION OF GAS LINE ON WEST SIDE OF SH 71 IS APPROXIMATE, AND BASED ON INFORMATION FROM THE CITY OF EL CAMPO.
 - "TYPE I MON" INDICATES A TYPE I TxDOT CONCRETE RIGHT OF WAY MONUMENT AS LOCATED BY SURVEY CREW
 - PROPERTY IS ZONED C-2 GENERAL COMMERCIAL WHICH HAS THE FOLLOWING RESTRICTIONS MAX HEIGHT 3 STORIES OR 45 FEET, FRONT SETBACK 25 FEET, SIDE SETBACK NONE (10WHEN ADJACENT TO A RESIDENTIAL AREA), REAR SETBACK NONE (20WHEN ADJACENT TO A RESIDENTIAL AREA), PARKING SETBACK 10' (15WHEN ADJACENT TO A RESIDENTIAL AREA)
 - ACCORDING TO CITY OF EL CAMPO BUILDING INSPECTION OFFICIALS THERE ARE NO "FLOOR SPACE AREA RESTRICTIONS" FOR THE CITY OF EL CAMPO. SITE PLANS FOR ALL DEVELOPMENTS MUST BE APPROVED BY THE INSPECTION DEPARTMENT AND WILL NEED TO MEET THE PARKING RATIO REQUIREMENTS OF BUILDING SIZE TO NUMBER OF PARKING SPACES. (1 SPACE PER 200 SQ FT)
 - AEC UTILITY EASEMENTS AS ESTABLISHED BY PLAT OF TOWN CENTER SUBDIVISION SLIDE #2133 & 2134, WCOPR AND VOL. 636, PG. 753, WCOPR. (SHOWN HEREON)
 - PROPOSED 10' AEP/ISWPCO ELECTRICAL EASEMENT ESTABLISHED BY SEPARATE DOCUMENT.



I HEREBY CERTIFY THIS PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY, AND THAT IT SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, ESTABLISHED BY THE BOARD OF PROFESSIONAL LAND SURVEYING, AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT. (ART 5282C, VTCS)

Troy Maxwell
NOVEMBER 2, 2011
DATE
TROY MAXWELL
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5585

PLAT OF SURVEY OF
1.251 ACRE LOT 1, 2.809 ACRE LOT 3,
1.799 ACRE LOT 4, 2.242 ACRE LOT 5,
BLOCK ONE, TOWN CENTER SUBDIVISION,
SLIDE # 2133 & 2134, WCOPR,
VOL. 636, PG. 753, WCOPR
IN THE I&GNRR SURVEY, SEC. 16, A-216,
AND I&GNRR SURVEY, SEC. 17, A-214,
WHARTON COUNTY, TEXAS

JOHNSON & PACE INCORPORATED
SURVEYING - ARCHITECTURE - ENGINEERING
1201 NW LOOP 281, LB1, LONGVIEW, TEXAS 75604
(903)753-0663 FAX (903)753-8803
website: www.johnsonpace.com
DATE: NOVEMBER 2, 2011 JOB NO: 3422-11-003-00