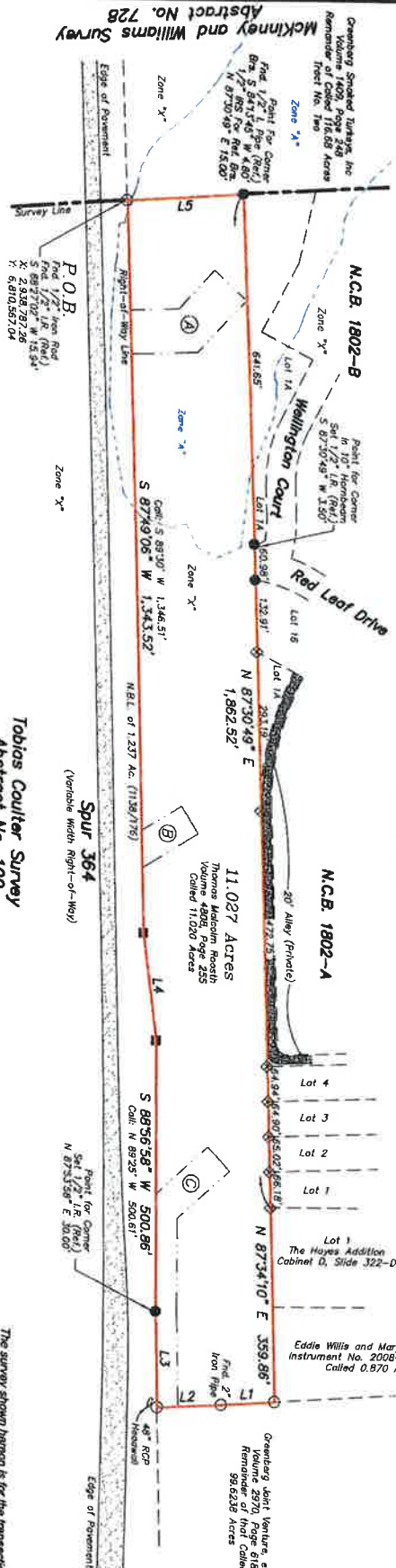


Plat of Survey

11.027 Acres

Being All that Called 11.020 Acre Tract
Recorded in Volume 4808, Page 255
Official Public Records of Smith County, Texas
Tobias Coulter Survey, Abstract No. 199
Smith County, Texas
Buyer/Borrower: Larry Cathey

Second Amending Plat
Cascades VI
Cabinet E, Slide 92-B

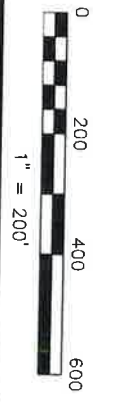


Tobias Coulter Survey
Abstract No. 199

- Ⓐ Channel Easement to State of Texas
Vol. 1136, Pg. 178
Parcel 15-E, Part 1 - Called 0.417 Acre
- Ⓑ Channel Easement to State of Texas
Vol. 1136, Pg. 178
Parcel 15-E, Part 2 - Called 0.145 Acre
- Ⓒ Channel Easement to State of Texas
Vol. 1136, Pg. 178
Parcel 15-E, Part 3 - Called 0.522 Acre

To the best of my knowledge the plat herein is a true, correct representation of the property as determined by survey; the lines and dimensions of said property were found to be as indicated by plat the size, location and type of the property are shown. There are no conflicts except as shown. This plat is filed only for the purpose of recording and does not constitute an offer of any kind. The plat was prepared on August 11, 2024.

Steven J. Freeman, II
Registered Professional Land Surveyor No. 6339



LINE	BEARING	DISTANCE
1	S 03°56'01" E	82.85'
2	S 03°13'31" E	119.40'
3	S 67°53'58" W	177.22'
4	S 82°13'11" W	201.06'
5	N 03°44'45" W	215.27'

LINE	BEARING	DISTANCE
1	S 00°53'50" E	119.19'
2	S 89°32' W	177.22'
3	S 83°44' W	199.00'
4	S 83°44' W	199.00'
5	N 01°37'00" W	214.56'

Flood Plain Statement: According to FEMA Map Panel No. 48423C0395D, dated April 18, 2014, part of the subject tract appears to be within Zone "X", areas determined to be outside the 0.2% annual chance floodplain and part of the subject tract appears to be within Zone "X", special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood event.

PHYSICAL: 10763 O.R. 127, Sta. D
MAILING: P.O. BOX 746
PLANT, TEXAS 75762
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Legend	
○	1/2" Iron Rod Found
●	Unless Otherwise Noted
○	1/2" Iron Rod Set With
○	Yellow Cap Stamped
○	Triangular Shaped
○	5/8" Iron Rod Found
○	With "1989" Cap
○	Concrete Monument

The survey shown herein is for the transaction under G.E. No. 6240789 and is not valid for use in any other transaction involving the above referenced property.

Base of Bearings: This survey is related to the Texas State Plane Coordinate System NAD 83 (2011), Texas North Central Zone (4202), U.S. Survey Feet from the TOPNET VRS Network System.

This plat is an integral part of a notice & bounds description of even date describing the same tract shown herein.

The following document appears to apply to the subject tract:
Vol. 1136, Pg. 178.

The following document does not appear to apply to the subject tract:
Vol. 1136, Pg. 176.

There maybe underground utilities on or near the subject tract. It is the contractor's and/or landowner's responsibility to verify the location of the underground utilities before any excavation is done.

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