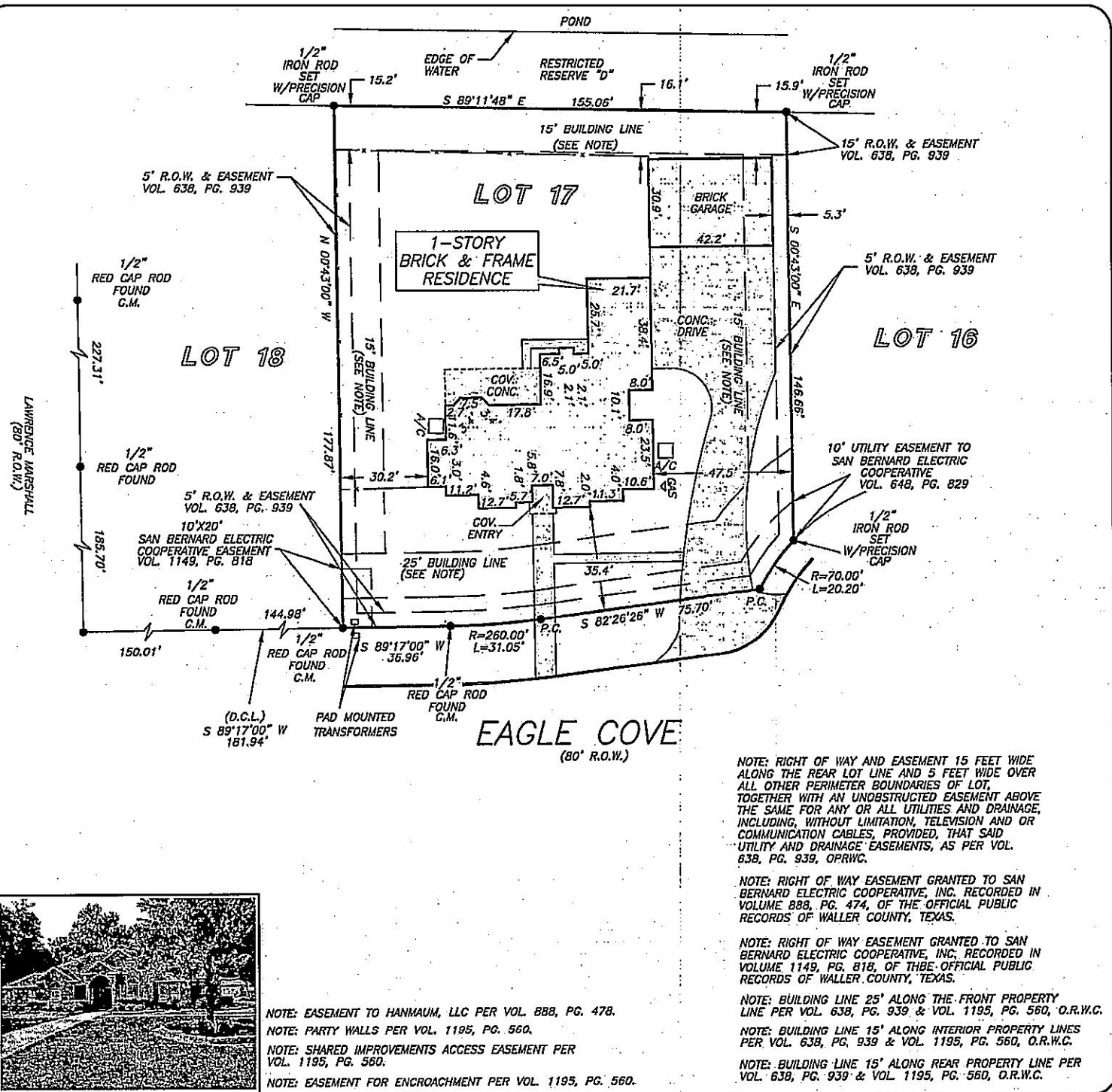


GF NO. 2360206HE UNIVERSITY TITLE
 ADDRESS: 320 EAGLE COVE
 HEMPSTEAD, TX 77445
 BORROWER: VERNON HAMNER AND
 DONNA HAMNER

LOT 17 REPLAT OF LEGENDARY OAKS

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN VOLUME 648, PAGE 829 OF THE OFFICIAL PUBLIC RECORDS
 OF WALLER COUNTY, TEXAS

SCALE: 1" = 50'



NOTE: RIGHT OF WAY AND EASEMENT 15 FEET WIDE ALONG THE REAR LOT LINE AND 5 FEET WIDE OVER ALL OTHER PERIMETER BOUNDARIES OF LOT, TOGETHER WITH AN UNOBSTRUCTED EASEMENT ABOVE THE SAME FOR ANY OR ALL UTILITIES AND DRAINAGE, INCLUDING, WITHOUT LIMITATION, TELEVISION AND OR COMMUNICATION CABLES, PROVIDED, THAT SAID UTILITY AND DRAINAGE EASEMENTS, AS PER VOL. 638, PG. 939, ORRWC.

NOTE: RIGHT OF WAY EASEMENT GRANTED TO SAN BERNARD ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 888, PG. 474, OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.

NOTE: RIGHT OF WAY EASEMENT GRANTED TO SAN BERNARD ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 1149, PG. 818, OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.

NOTE: BUILDING LINE 25' ALONG THE FRONT PROPERTY LINE PER VOL. 638, PG. 939 & VOL. 1195, PG. 560, O.R.W.C.

NOTE: BUILDING LINE 15' ALONG INTERIOR PROPERTY LINES PER VOL. 638, PG. 939 & VOL. 1195, PG. 560, O.R.W.C.

NOTE: BUILDING LINE 15' ALONG REAR PROPERTY LINE PER VOL. 638, PG. 939 & VOL. 1195, PG. 560, O.R.W.C.

NOTE: EASEMENT TO HANMAUM, LLC PER VOL. 888, PG. 478.
 NOTE: PARTY WALLS PER VOL. 1195, PG. 560.
 NOTE: SHARED IMPROVEMENTS ACCESS EASEMENT PER VOL. 1195, PG. 560.
 NOTE: EASEMENT FOR ENCROACHMENT PER VOL. 1195, PG. 560.



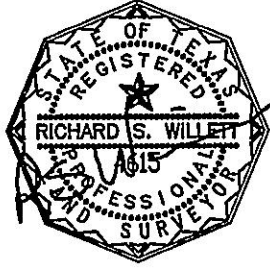
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48473C 0130 F MAP REVISION: 05/16/2019 ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

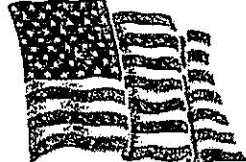
D.C.L. = DIRECTIONAL CONTROL LINE RECORD BEARING: VOL. 648, PG. 829 W.C.O.P.R.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

RICHARD S. WILLET
 PROFESSIONAL LAND SURVEYOR
 NO. 4615
 JOB NO. 23-03420
 MAY 12, 2023
 REVISED: MAY 16, 2023 (CORRECTED RECORDING)



DRAWN BY: AL/MM



UNIVERSITY
 TITLE COMPANY
 KELLI LUBTGB
 979-399-4090



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