

**NOTES:**

1. UNDERGROUND UTILITIES WERE NOT LOCATED PRIOR TO THE SURVEY BEING CONDUCTED. B-LINE SURVEYORS Inc. IS NOT LIABLE NOR RESPONSIBLE FOR THE LOCATING OF ANY UNDERGROUND UTILITIES THAT MAY BE ON OR WITHIN THE PROPERTY. CALL 811 BEFORE YOU DIG.
2. THIS PROPERTY LIES IN FLOOD ZONE X AS INDICATED ON PANEL 48361C0160D DATED 12/16/2021.
3. DIMENSIONS INDICATED HEREON ARE BASED UPON GLOBAL POSITIONING SYSTEM SURVEYING, TIED TO THE TRIMBLE RTK NETWORK, REFERENCED TO THE (NORTH AMERICAN DATUM OF 1983) TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), GRID SCALE FACTOR: 1.00030000000.

**SCHEDULE B:**

1. RESTRICTIVE COVENANTS RECORDED IN VOL. 108, PAGE 462, & VOL. 128, PAGE 527, D.R.O.C.
- 10(N). SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF ORANGE COUNTY DRAINAGE DISTRICT.
- 10(O). NON DRILLING AGREEMENT WITH LIMITED RIGHTS OF INGRESS AND EGRESS AS SET OUT IN VOL. 128, APGE 523, D.R.O.C.
- 10(Q). THE FOLLOWING ESMTS. / B.L. ON VOL. 3, PAGE 57, M.R.O.C.
  - 30' B.L. ALONG FRONT PROPERTY LINE
  - 18' ALLEY BEHIND PROPERTY
- 10(K). 5' B.L. ALONG INTERIOR LOT LINES, VOL. 108, PAGE 462, D.R.O.C.
- 10(I). 5' WIDE U.E. ALONG REAR LINE, VOL. 109, PAGE 256, D.R.O.C.



- LEGEND:**
- M = MEASURE
  - R = RECORD
  - I.R. = IRON ROD
  - I.P. = IRON PIPE
  - C.M. = CONCRETE MONUMENT
  - P.P. = PINCHED PIPE
  - U.E. = UTILITY ESMT.
  - B.L. = BUILDING LINE
  - A.E. = AERIAL ESMT.
  - D.E. = DRAIN ESMT.
  - S.L.E. = STREET LIGHT ESMT.
  - U.O.E. = UNDERGROUND ELECTRIC
  - ⊕ = POWER POLE
  - ⊖ = ELECTRIC LINE
  - ⊙ = ELECTRIC METER
  - ⊗ = SEPTIC
  - W.E. = WELL

LOT 1, BLOCK 10  
ORANGEVILLE  
VOL. 3, PAGE 57  
M.R.O.C.

LOT 3, BLOCK 10  
ORANGEVILLE  
VOL. 3, PAGE 57  
M.R.O.C.

LOT 2, BLOCK 10  
ORANGEVILLE  
VOL. 3, PAGE 57  
M.R.O.C.

FND 5/8" I.R.  
CAPPED WHITLEY  
N:10055574.36  
E:4372424.72

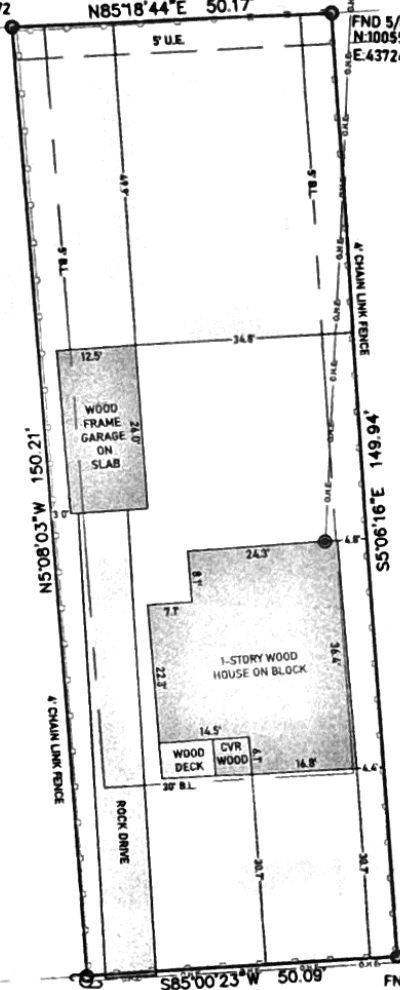
18' ALLEY  
(VOL. 3, PAGE 57 M.R.O.C.)

FND 5/8" I.R.  
N:10055578.46  
E:4372474.72

SURVEYED FOR:  
SHAWN LYON & DEBRA LYON  
  
3020 WESTERN AVENUE  
WEST ORANGE, TX 77630  
  
BEING ALL OF LOT 10, BLOCK 2  
ORANGEVILLE SUBDIVISION  
VOL. 3, PAGE 57  
M.R.O.C.  
  
M: 0.17 ACRES

LOT 9, BLOCK 10  
ORANGEVILLE  
VOL. 3, PAGE 57  
M.R.O.C.

LOT 11, BLOCK 10  
ORANGEVILLE  
VOL. 3, PAGE 57  
M.R.O.C.



FND 5/8" I.R.  
N:10055424.75  
E:4372438.16

FND 5/8" I.R.  
N:10055429.11  
E:4372488.06

WESTERN AVENUE  
(60.00' R.O.W.)

I, J.D. McCLENNAN DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAT OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, OF A 0.17 ACRE TRACT, BEING LOT 10, BLOCK 2, IN ORANGEVILLE SUBDIVISION IN THE JOHN HARMON SURVEY, ABSTRACT No. 12, ORANGE COUNTY, TEXAS AND SHOWING ALL VISIBLE IMPROVEMENTS THEREON. THERE ARE NO OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON. THERE ARE NO VISIBLE SIGNS OF ENCROACHMENTS AT THE TIME OF THE SURVEY EXCEPT AS SHOWN. THE UNDERSIGNED SURVEYOR DOES NOT WARRANT OR SUBSCRIBE TO THE ACCURACY OR SCALE OF FLOOD ZONE INFORMATION WHICH IS DERIVED FROM THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR ANY OTHER PARTIES IS AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

*J.D. McClellan*  
J.D. McClellan  
Registered Professional Land Surveyor  
Texas Registration Number 2512



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FIRM REGISTRATION NO. 10709900

DRAWN BY:	ANB	DATE:	08/19/2024
CHECKED BY:	JDMC	S.F. NO.:	24-814934-0C
JOB NO.:	24-596	SK/PS:	233/55