

COLORADO COUNTY, TEXAS

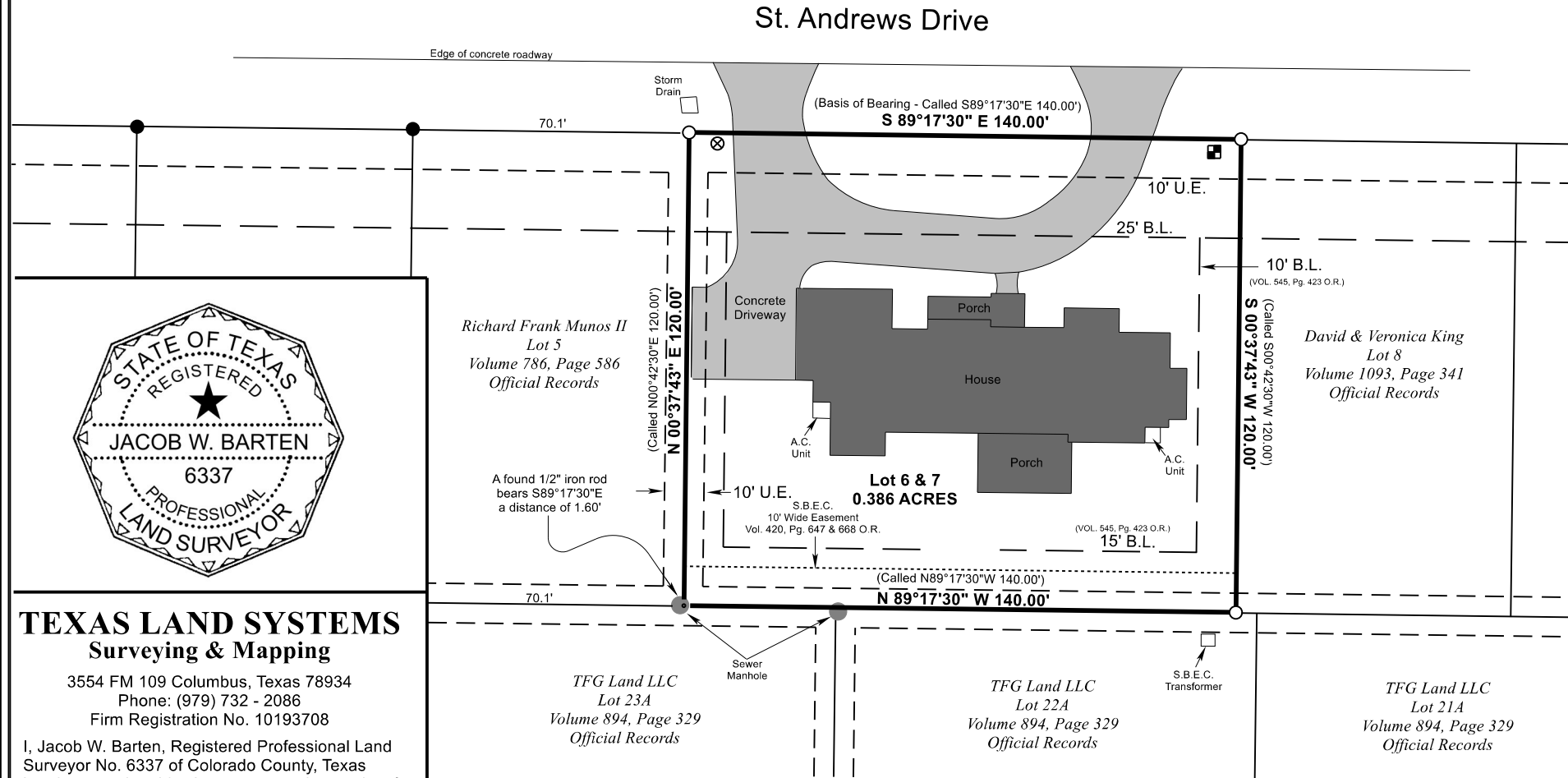
THE FALLS RE-PLAT SECTION 1

BLOCK 4, LOT 7.

LEGEND	
○	Found 1/2" Iron Rod
●	Found 5/8" Iron Rod
■	Water Meter
⊗	Clean-out
•	Point



Project No. 012826-012
Date: February 4, 2026



TEXAS LAND SYSTEMS Surveying & Mapping

3554 FM 109 Columbus, Texas 78934
Phone: (979) 732 - 2086
Firm Registration No. 10193708

I, Jacob W. Barten, Registered Professional Land Surveyor No. 6337 of Colorado County, Texas hereby state that this plat represents the results of an on the ground survey, performed under my supervision.

Jacob W. Barten
Jacob W. Barten, RPLS 6337

Survey plat of Lot 6 & 7 in Block 4 of The Falls Re-Plat Section 1, situated in Colorado County, Texas, according to that plat of record found in Slide 85-86 of the Colorado County, Plat Cabinet; and being all of Lot 6 conveyed from Cynthia Diane Henneke to David and Veronica King in Deed dated May 23, 2024 as recorded in Volume 1064, Page 818 of the Colorado County Official Records, and all of Lot 7 conveyed from TFG Land LLC to David and Veronica King in Deed dated July 26, 2024 as recorded in Volume 1070, Page 67 of the Colorado County Official Records.

This survey was performed in reference to title commitments issued by Old Republic National Title Insurance Company with GF No. 24130 and an effective date of June 28, 2024, and GF No. 24094 and an effective date of May 1, 2024.

Schedule B:

Restrictions as to building and usage, covenants and conditions, maintenance fees, building setback lines, and easements reserved for utility purposes, for The Falls, Section 1, as specified on plats of record in Slides 63, 85 and 86A and 86B, of the Plat Records of Colorado County, Texas, and as set forth in Declaration Instrument recorded in Volume 492, Page 181, of the Deed Records of Colorado County, Texas, and as amended by instrument recorded in Volume 154, Page 335; Volume 307, Page 130; and Volume 545, Page 423, and as assigned by instrument recorded in Volume 630, Page 557, all of the Official Records of Colorado County, Texas.

Easements in favor of San Bernard Electric Cooperative, Inc., recorded in Volume 518, Page 74, Volume 518, Page 77; Volume 518, Page 81; Volume 518, Page 84; Volume 518, Page 92; Volume 518, Page 95; Volume 522, Page 214; Volume 599, Page 294; and Volume 599, Page 344, and Volume 623, Page 83, of the Deed Records of Colorado County, Texas; and in Volume 181, Page 581 and Volume 431, Page 265, of the Official Records of Colorado County, Texas.

Easement in favor of San Bernard Electric Cooperative, Inc., dated February 18, 2002, recorded in Volume 420, Page 668 of the Official Records of Colorado County, Texas. (As shown hereon)

Easement in favor of Sinclair Oil & Gas Company, dated August 16, 1949, recorded in Volume 145, Page 75, of the Deed Records of Colorado County, Texas. (Blanket type easement)

Easement in favor of Tennessee Gas Transmission Company, dated June 18, 1953, recorded in Volume 172, Page 207, of the Deed Records of Colorado County, Texas. (Does not appear to affect subject tract)

Easement in favor of Tennessee Gas Transmission Company, dated June 19, 1953, recorded in Volume 172, Page 92, of the Deed Records of Colorado County, Texas. (Blanket type easement)

Easement in favor of Todd Stephen Coover and wife, Angeli Rene Coover and Brent Barrett and wife, Lisa Lea Barrett, dated October 8, 2003, recorded in Volume 443, Page 857, of the Official Records of Colorado County, Texas. (Does not affect subject tract)

Easement Agreement by and between The Texas Falls Corporation and Jo Beth Camp Swalm, Trustee of the Jo Beth Swalm Trust U/T/A dated July 18, 2007, as amended, article III, dated effective July 27, 2009, recorded in Volume 630, Page 541, of the Official Records of Colorado County, Texas. (Does not affect subject tract)

Easement in favor of San Bernard Electric Cooperative, Inc., dated February 14, 2002, recorded in Volume 420, Page 647, of the Official Records of Colorado County, Texas. (As shown hereon)

Surveyor's Notes

This property is subject to the easements, restrictions, covenants, and conditions, which may be applicable, including, but not limited to those listed in referenced title commitment.

This property is subject to the rights of the public to any area located within a public roadway, street, or alley.

This survey was performed without the benefit of an abstract of title.

This is a boundary survey only with the exception of those improvements or easements visible on the ground at the time of survey or listed in referenced title commitment.

All original prints paid for by the client and supplied to the client remain the property of the client. Texas Land Systems retains copyright to all survey documents and depictions produced. No part of this document may be reproduced or altered.

This survey is valid for this conveyance from David and Veronica King only, and shall not be used for any further conveyance or transaction without written verification by Texas Land Systems.

This survey is considered an unofficial document unless having an original signature and seal of surveyor.

By the acceptance and use of this document you hereby acknowledge that you have read, understand and agree with the above notes.