

NOTES CORRESPONDING TO SCHEDULE B

(1)(A) EASEMENTS AND BURDEN SETBACK LINES PER SLIDE 22-B, WHARTON COUNTY PLAT SURVEY BEING AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

(1) 8' EOL ALONG FRONT PROPERTY LINE AND STREET BEING PROPERTY LINE OF LOT 8

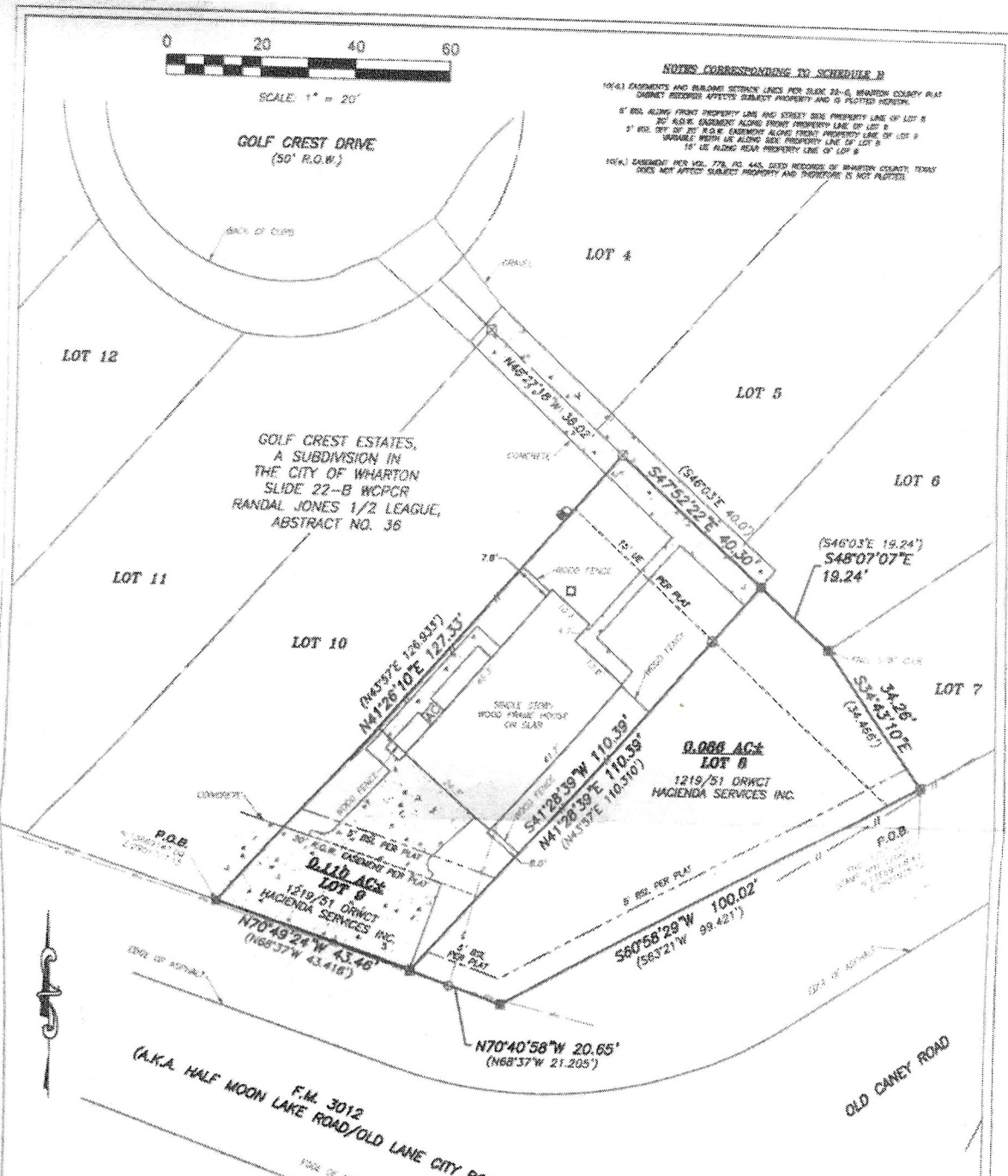
(2) 20' R.O.W. EASEMENT ALONG FRONT PROPERTY LINE OF LOT 8

(3) 5' EOL TRF OF 20' R.O.W. EASEMENT ALONG FRONT PROPERTY LINE OF LOT 8

(4) 5' EOL TRF OF 20' R.O.W. EASEMENT ALONG REAR PROPERTY LINE OF LOT 8

(5) 15' EOL ALONG REAR PROPERTY LINE OF LOT 8

(1)(K) EASEMENT PER VOT. 778, PG. 445, CODES RECORDED IN WHARTON COUNTY, TEXAS DOES NOT AFFECT SUBJECT PROPERTY AND THEREFORE IS NOT PLOTTED.



NOTES

- FENCES NUMBERED
- BEARINGS, DISTANCES AND ANGLES IN PARANTHESES ARE FROM RECORD INFORMATION.
- BOUNDARY BASED: TEXAS STATE PLANE COORDINATE SYSTEM (NAD83) USING 2011 SOUTH ZONATION. ZONAL CORRECTIONS FROM CORN NETWORK COORDINATES ARE FIRST ORDER. CORRECTIONS AND ANGLES FROM WHICH ARE REPORTED AT SURFACE VALUES BASED ON THE SURFACE ADJUSTMENT FACTOR OF 1.00015014.
- ACCORDING TO HORIZONTAL BOUNDARY FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 484010001M, DATED DECEMBER 21, 2012, THIS TRACT DOES NOT LIE WITHIN ZONE A OR ZONE AC.
- THIS SURVEY WAS DONE IN CONNECTION WITH TITLE COMMITMENT REF. NO. 231055-CBM, DATED 02/10/2023 PROVIDED BY FIRST FIDELITY TITLE AND FURTHER NOTE THE SURVEY IS HEREBY FOR THE AVAILABLE DEED AND/OR PLAT AS SHOWN, AND SAVED HEREON.
- THIS SURVEY SUBSTANTIALLY COMPLIED WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' MANUAL OF PRACTICE REQUIREMENTS OF A CATEGORY 1A, CATEGORY 2 STANDARD LAND SURVEY.

BOUNDARY SETBACKS

THIS PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF WHARTON AND FOR THE CITY OF WHARTON BEING THE CITY OF WHARTON DOES NOT REGULATE ZONING AND SUBJECT PROPERTY IS THEREFORE NOT SUBJECT TO ZONING RESTRICTIONS.

LEGEND

—	OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS
—	WHARTON COUNTY PLAT CABINET RECORDS
—	1/2\"
—	8\"
—	UTILITY POLE, OVERHEAD UTILITY LINE, CITY
—	WOOD FENCE
—	WOOD METER
—	SPRINKLER CONTROL VALVE
—	CLEARING
—	AC PILE
—	BOUNDARY SETBACK LINE
—	UTILITY EASEMENT

G.P. NO. 231055-CBM

2647 GOLF CREST DRIVE
WHARTON, TEXAS

JOB NUMBER: 23001188

CLIENT: WHARTON TITLE/LE

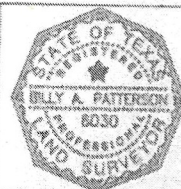
DATE: 5/7/2023

FIELD CREW: GM

OFFICE: J./JP

TS/PS: 23001188_RM.DWG

**LOT NUMBERS
EIGHT (8) & NINE (9),
GOLF CREST ESTATES,
A SUBDIVISION
SITUATED IN
WHARTON COUNTY, TEXAS**



TO PUBLIC PRINTED AND FIRST PRIORITY TITLE EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON 05/05/2023, AND THAT THERE ARE NO UNDISCOVERED ENCUMBRANCES OR CHALLENGES OF AUTHORITY, EXCEPT AS SHOWN ON NOTED RECORDS.

WHARTON COUNTY, TEXAS

19 BEAR HOLLOW LN. #140, WHEATON, TX 77678
(713) 486-9900

BILLY A. PATTERSON, P.L.S. NO. 8030
TS/PS: 23001188