

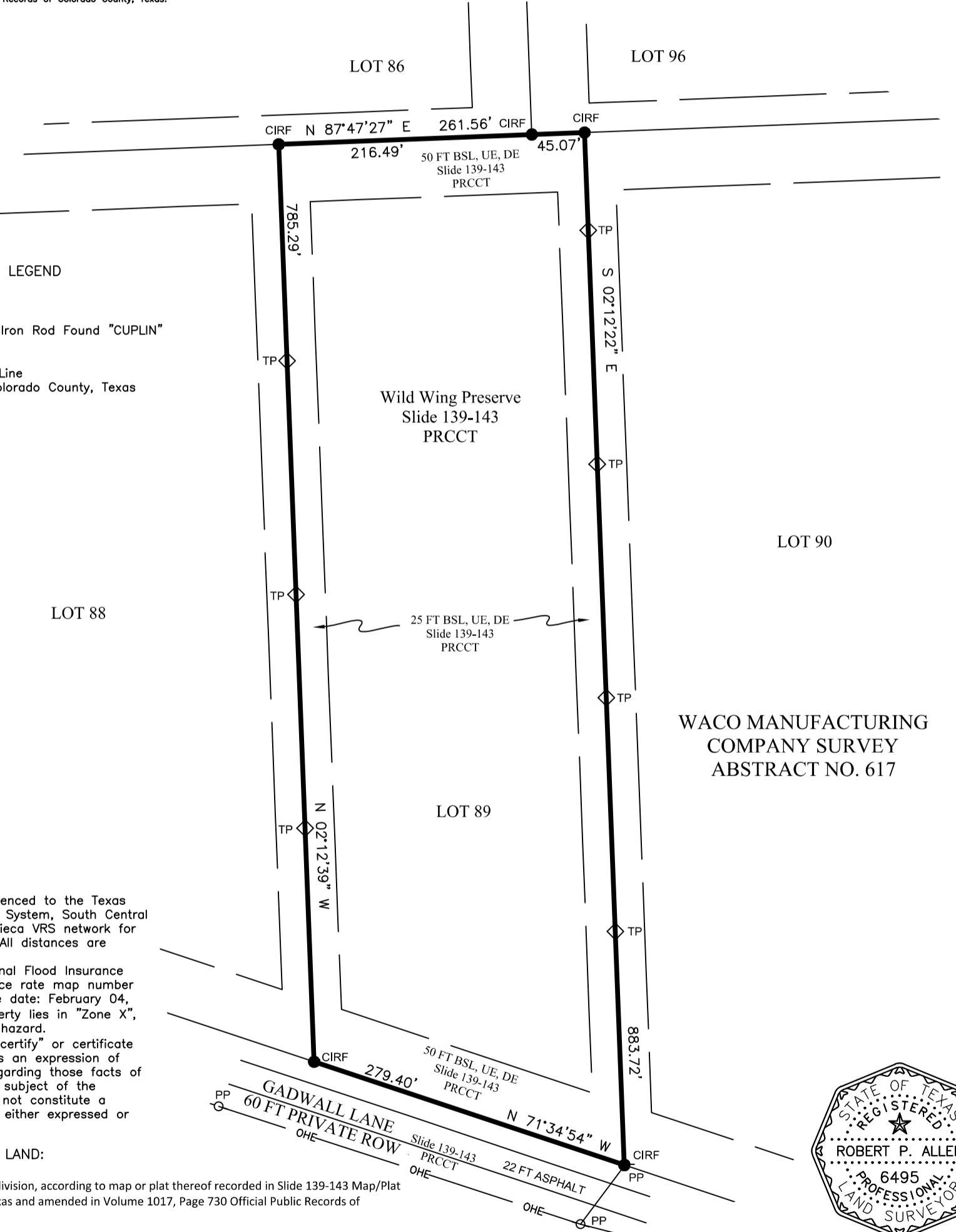
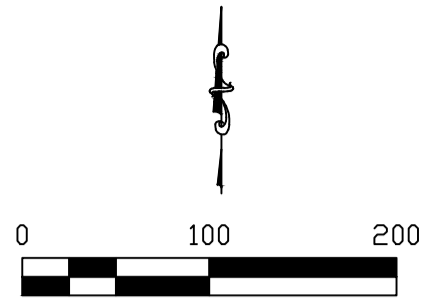
TSPS LAND TITLE SURVEY
WILD WING PRESERVE ADDITION
WACO MANUFACTURING COMPANY,
ABSTRACT NUMBER 617,
COLORADO COUNTY, TEXAS

TITLE COMMITMENT:

This survey was prepared with the benefit of a current title commitment issued by Old Republic National Title Insurance Company, GF Number 24004161-18, issued June 12, 2024 and having an effective date of May 24, 2024, and was relied upon for matters of record as listed below:

Schedule B(10):

- b. Easements, restrictions, reservations, covenants, zoning ordinances, set back line, and/or dedication of roads, if any as shown on the plat of Wild Wing Preserve Subdivision, as recorded in Slide No. 139-143, Volume 1016, Page 767, Volume 1017, Page 733, Volume 1017, Page 736, Volume 1017, Page 738, Volume 1017, Page 141, Volume 1017, Page 746, Volume 1017, Page 764, Volume 1018, Page 640, Volume 1030, Page 140, Volume 1030, Page 846, Volume 1038, Page 523, Volume 1054, Page 707, Colorado Records, Colorado County, Texas.
Does affect Subject tract.
- t. All terms, conditions, and provisions of that certain Right of Way/Easement from John B. Brock, IV to San Benard Electric Cooperative, Inc., a cooperative corporation in Instrument dated July 5, 2001 recorded in Volume 384, Page 783, of the Official Records of Colorado County, Texas.
Does not affect Subject tract.
- u. All terms, conditions, and provisions of that certain Right of Way/Easement from R.E. Smith to San Benard Electric Cooperative, Inc., a cooperative corporation in Instrument dated June 26, 1968 recorded in Volume 278, Page 183, of the Deed Records of Colorado County, Texas.
Does not affect Subject tract.
- v. All terms, conditions, and provisions of that certain Right of Way/Easement from John B. Brock, to San Benard Electric Cooperative, Inc., a cooperative corporation in Instrument dated October 22, 1997 recorded in Volume 311, Page 369, of the Official Records of Colorado County, Texas.
Can not locate from description.
- w. All terms, conditions, and provisions of that certain Right of Way/Easement from R.E. Smith Testamentary Trusts and Estate of Vivian L. Smith to San Benard Electric Cooperative, Inc., a cooperative corporation in Instrument dated March 11, 1991 recorded in Volume 619, Page 352, of the Deed Records of Colorado County, Texas.
Does not affect Subject tract.
- x. All terms, conditions, and provisions of that certain Pipeline Easement from Mr. John B. Brock, IV to Shanghai Energy Corporation in instrument dated September 01, 1997, recorded in Volume 242, Page 630, of the Official Public Records of Colorado County, Texas; Termination of Easement as recorded in Volume 1008, Page 979, of the Official Public Records of Colorado County, Texas.
Does not affect Subject tract.
- z. Reservation of a strip of land 20 feet in width, along the westerly and southerly boundary line of said 10.00 acre tract for public road purpose, as provided in deed recorded in Volume 39, Page 177, of the Deed Records of Colorado County, Texas.
Does not affect Subject tract.



LEGEND

PP = Power Pole
TP = T-Post Set
CIRF = 1/2 Inch Capped Iron Rod Found "CUPLIN"
DE = Drainage Easement
UE = Utility Easement
BSL = Building Set Back Line
PRCCT = Plat Records, Colorado County, Texas

WACO MANUFACTURING
COMPANY SURVEY
ABSTRACT NO. 617

- NOTES:**
1. Basis of bearings referenced to the Texas State Plane Coordinate System, South Central Zone, NAD83 via the Lieca VRS network for South Central Texas. All distances are surface distances.
 2. According to the National Flood Insurance Program, flood insurance rate map number 48089C0425D, effective date: February 04, 2011 the subject property lies in "Zone X", area of minimal flood hazard.
 3. The use of the word "certify" or certificate used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty of guarantee, either expressed or implied.

LEGAL DESCRIPTION OF LAND:

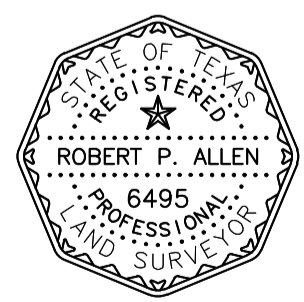
Lot 89, Wild Wing Preserve Subdivision, according to map or plat thereof recorded in Slide 139-143 Map/Plat Records of Colorado County, Texas and amended in Volume 1017, Page 730 Official Public Records of Colorado County, Texas.


Buyer: Keith Anthony Jenkins and Alise Ashley Jenkins
Seller:
Address: 544 Gadwall Lane, Columbus, Tx

CERTIFICATION:

I, ROBERT P. ALLEN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO Keith Anthony Jenkins and Alise Ashley Jenkins, THAT THIS SURVEY SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND SUPERVISION ON July 2, 2024 AND THAT ALL CORNERS ARE AS SHOWN. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

Robert P. Allen
ROBERT P. ALLEN
R.P.L.S. No. 6495
07-03-2024



 **ALLEN LAND SURVEYING, LLC**
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TBPELS Firm No. 10194839