

NOTES

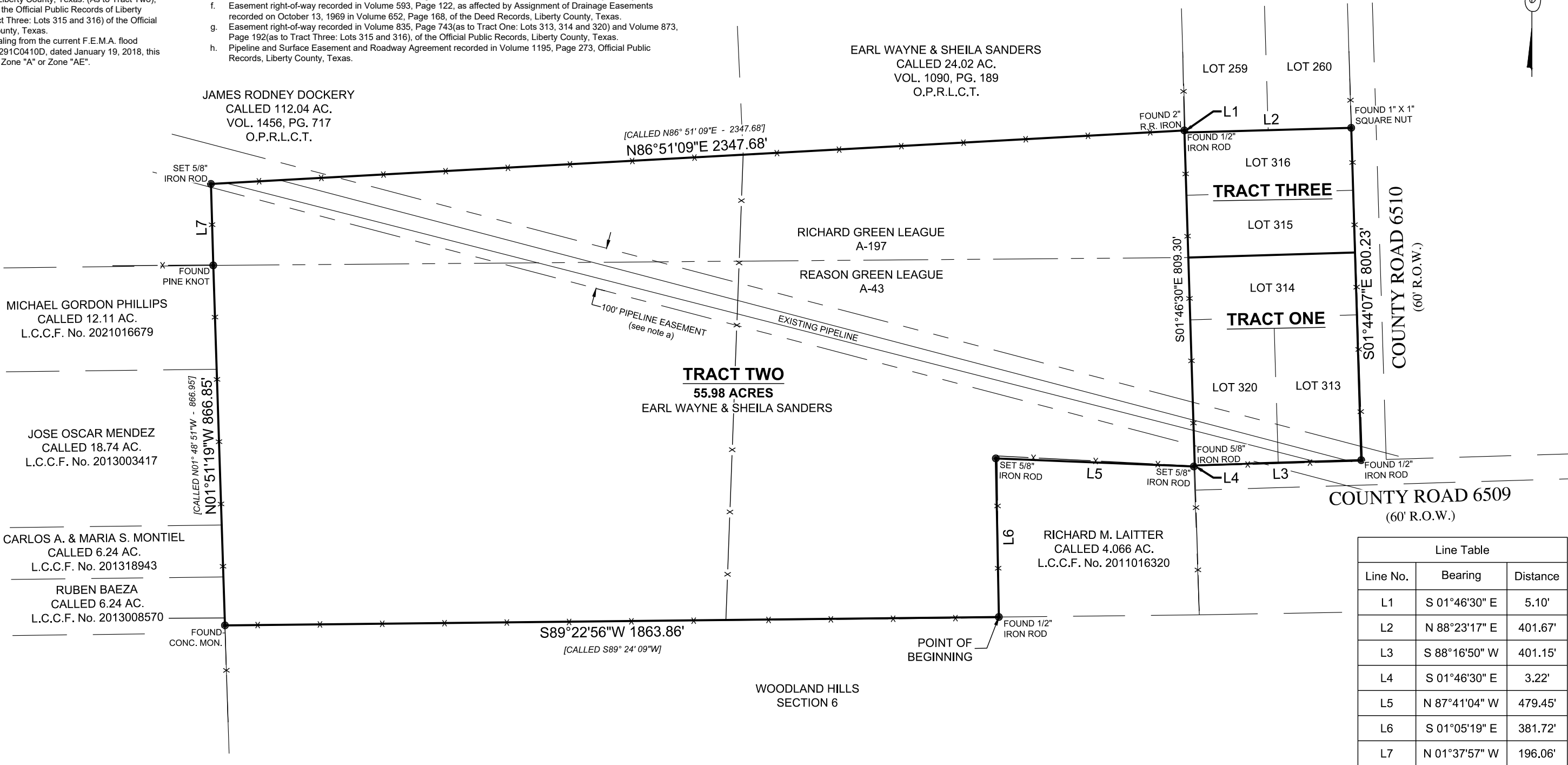
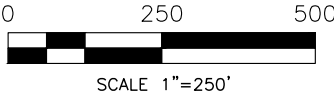
1. This survey was done in conjunction with title commitment G.F. No. 133003050, dated June 26, 2023, provided by First American Title Guaranty Company. This Surveyor did not research the deed records for previous conflicts in title or easement, therefore, certain easements may have been granted which are not reflected hereon.
2. Restrictive covenants as recorded in Volume 593, Page 122, Deed Records; Volume 1467, Page 31, County Clerk's File No(s). 2002054414 and 2013004689, of the Official Public Records of Liberty County, Texas. (As to Tracts One and Three); Volume 835, Page 743, of the Official Public Records of Liberty County, Texas. (As to Tract One: Lots 313, 314 and 320); Volume 747, Page 419, of the Official Public Records of Liberty County, Texas. (As to Tract Two); Volume 873, Page 192, of the Official Public Records of Liberty County, Texas. (As to Tract Three: Lots 315 and 316) of the Official Public Records, Liberty County, Texas.
3. According to horizontal scaling from the current F.E.M.A. flood insurance rate Map no. 48291C0410D, dated January 19, 2018, this tract DOES NOT lie within Zone "A" or Zone "AE".

NOTES CORRESPONDING TO SCHEDULE B

- a. The Natural Gas Pipeline Co. of America easement(s) as set out on plat/map in Volume 8, Pages 15, 16, 17, 51, 52 and 53 of the Map and/or Plat Records of Liberty County, Texas.
- b. Easement: granted to Transcontinental Gas Pipe Line Corporation recorded in Volume 332, Page 295, of the Deed Records, Liberty County, Texas.
- c. Easement granted to Natural Gas Pipeline Company of America recorded in Volume 740, Page 132, of the Deed Records, Liberty County, Texas.
- d. Easement granted to Sam Houston Electric Cooperative, Inc. recorded in Volume 1152, Page 826 and Volume 1152, Page 828, of the Official Public Records, Liberty County, Texas.
- e. Pipeline Right-of-way and other rights granted to Natural Gas Pipeline Co. of America in Condemnation Suit Styled Natural Gas Pipeline Co. of America vs. Lakecroft Beach Estates, Inc. under Cause No. 2426, Liberty County, Texas as described in deed recorded in Volume 1687, Page 780, of the Official Public Records of Liberty County, Texas.
- f. Easement right-of-way recorded in Volume 593, Page 122, as affected by Assignment of Drainage Easements recorded on October 13, 1969 in Volume 652, Page 168, of the Deed Records, Liberty County, Texas.
- g. Easement right-of-way recorded in Volume 835, Page 743(as to Tract One: Lots 313, 314 and 320) and Volume 873, Page 192(as to Tract Three: Lots 315 and 316), of the Official Public Records, Liberty County, Texas.
- h. Pipeline and Surface Easement and Roadway Agreement recorded in Volume 1195, Page 273, Official Public Records, Liberty County, Texas.

LEGEND

- UE UTILITY EASEMENT
- BL BUILDING SETBACK LINE
- OHE — OVERHEAD ELECTRIC WIRE
- X — WIRE FENCE



			I, Andrew P. Titcomb, certify that this survey was performed under my supervision on July 19, 2023; that there were no encroachments except as shown; that this survey conforms to T.S.P.S. Standards for a Category 1a, Condition III Survey. This certifies only to easements and building lines as referenced in Title Commitment as noted in Note #1 hereon.  ANDREW P. TITCOMB, R.P.L.S. #6951	570 COUNTY ROAD 6510 DAYTON, TEXAS 77535	
SURVEY OF: TRACTS ONE, TWO, AND THREE, SITUATED IN THE RICHARD GREEN LEAGUE, A-197, AND THE REASON GREEN LEAGUE, A-43, LIBERTY COUNTY, TEXAS, AND BEING PART OF A CALLED 60.0009 ACRE TRACT RECORDED IN VOLUME 747, PAGE 419 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS, AND BEING LOTS 313, 314, 315, 316 AND 320, OF WINTER VALLEY SUBDIVISION, A SUBDIVISION IN LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.				TC SURVEY & MAPPING 9711 MASON RD. STE. 125 #416 RICHMOND, TEXAS 77407 PHONE (832) 600-2510 atitcomb@tcsurveyandmapping.com TBPELS Firm 10194775	
JOB NUMBER: 23281_R0					
SURVEY MADE FOR: Geovana Jazmon Bernal Garcia and Pablo Espinoza					
DATE: 07/24/2023					
FIELD CREW: KB					
OFFICE: JL, AW, AT					