



PLAT SHOWING THE SURVEY OF 30.000 ACRES OF LAND LYING AND SITAUTED IN THE H. T. & B. R. R. SURVEY A-448 IN HILL COUNTY, TEXAS. SAID LAND IS A PART OF THAT CERTAIN 260.57 ACRE TRACT DESCRIBED IN A DEED FROM J. HALL HIMMEL ET UX, PAULINE HIMMEL TO LESLIE GORDON IRVIN ET UX, BARBARA B. IRVIN RECORDED IN VOLUME 572, PAGE 960 OF THE DEED RECORDS OF HILL COUNTY.

FIELD NOTES OF EVEN DATE ACCOMPANY THIS PLAT.

SURVEYORS CERTIFICATE
TO THE LIEN HOLDERS AND/OR THE OWNERS AND/OR THE PURCHASERS OF THE PREMISES SURVEYED
AND TO: MICRO TITLE HILL COUNTY, LLC.

The undersigned does hereby certify that the field notes hereon represent the results of a survey made on the ground under my direction and supervision and that the property legally described hereon is correct and that there are no visible discrepancies, conflicts, encroachments, overlapping of improvements, easements or right-of-way except as shown hereon, the lines and dimensions of said property being as indicated. This survey is based on deeds, easements and/or recorded plats and other records when furnished by the client or the clients representative, as well as significant and visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this certification is not a representation of warranty of title or guarantee of ownership. This survey was performed exclusively for the above mentioned parties.
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY IS INTENDED FOR USE FOR THE ABOVE TRANSACTION ONLY AND ANY SUBSEQUENT USE OR FILING IS PROHIBITED WITHOUT EXPRESS WRITTEN CONSENT FROM INCE SURVEYING & ENGINEERING.

THE FOLLOWING EASEMENTS OF RECORD DO NOT AFFECT THE SUBJECT PROPERTY:
V. 340, P. 316 V. 1902, P. 84
V. 522, P. 1010 V. 1870, P. 429
V. 1843, P. 818 V. 940, P. 771

EASEMENTS RECORDED IN V. 518, P. 667 AND V. 751, P. 297 ARE BLANKET EASEMENTS FOR UNDERGROUND UTILITIES AND CANNOT BE LOCATED FROM RECORD INSTRUMENT

FLOOD STATEMENT: A portion of this property does lie within the 100-yr flood plain as delineated by the Federal Insurance Administration's "Flood Insurance Rate Map" Map Number 48217C0275C.



BARBARA IRVIN
SURVEYED BY
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SCALE 1"=200' SN170805.2 08/05/17