

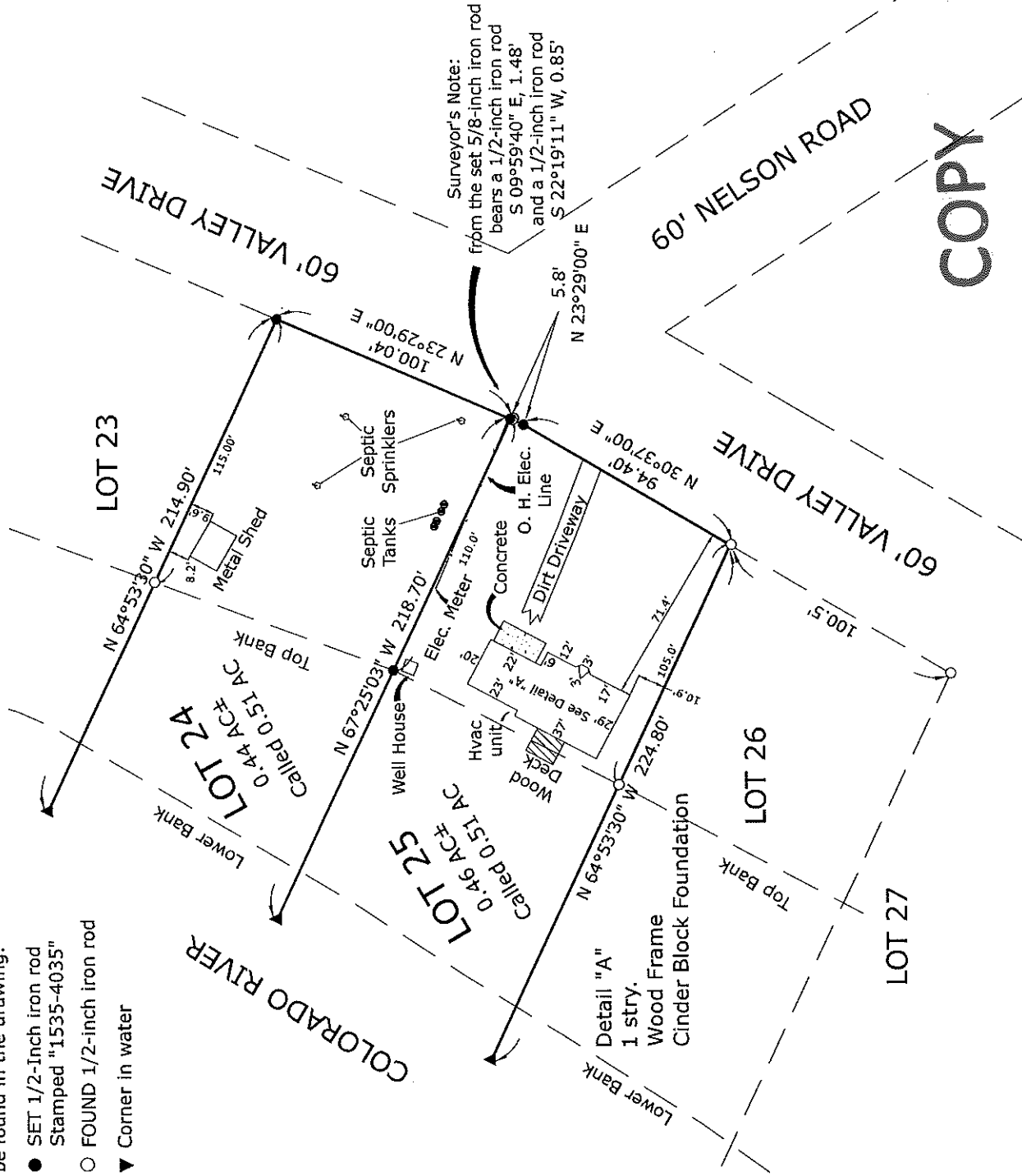
SURVEY MADE FOR
KATHLEEN FABER
703 PECAN VALLEY DRIVE
WHARTON, TX. 77488

SURVEY PLAT OF LOT TWENTY-FOUR (24) AND TWENTY-FIVE (25), PECAN VALLEY ON THE COLORADO, A SUBDIVISION IN THE FRANCIS BIGGAM LEAGUE, ABSTRACT No. 7 AND JAMES TUMLINSON LEAGUE, ABSTRACT No. 63, WHARTON COUNTY, TEXAS, AS SHOWN BY PLAT THEREOF RECORDED IN VOLUME 1, PAGE 111 OF THE WHARTON COUNTY PLAT BOOK RECORDS, AND RE-FILED IN SLIDE 6A OF THE WHARTON COUNTY PLAT CABINET RECORDS, BEING THE SAME REAL PROPERTY SPECIFICALLY DESCRIBED IN DEED DATED MARCH 4, 2022 FROM VIVIAN CUNNINGHAM TO KELLY ANNE UTECHT, RECORDED IN VOLUME 1256, PAGE 942 OF THE OFFICIAL DEED RECORDS OF WHARTON COUNTY, TEXAS.

LEGEND

These standard symbols will be found in the drawing.

- SET 1/2-Inch iron rod
Stamped "1535-4035"
- FOUND 1/2-inch iron rod
- ▼ Corner in water



SURVEYOR'S NOTES:

1. According to the Federal Emergency Management Agency (FEMA) flood insurance rate map No. 48481 C0365 F, Revised Date of December 21, 2017, Wharton County, Texas, lies within Zone "AE" Regulatory Floodway.
2. This property is not located within any City Limits or it's ETJ's.
3. TITLE COMMITMENT NOTE: This Survey reflects and is limited to matters of record affecting this tract as called out on FIDELITY NATIONAL TITLE INSURANCE COMPANY Title Commitment GF No. 2023-0803, effective date July 14, 2023, 7:00 am., issued August 10, 2023, at 7:00 am.

SURVEYOR'S NOTE:
UNDER SCHEDULE B:
EXCEPTIONS FROM COVERAGE

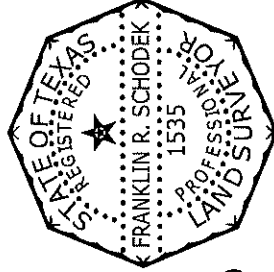
10- (d)
Is not within subjects property.
VOL. 391, PG. 459

The undersigned does hereby certify that this survey was this date made on the ground of the property legally described hereon, and is correct, and that there are no encroachments, discrepancies, conflicts, shortages in area, boundary line conflicts, overlapping of improvements, easements or rights-of-way, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.

The field work was completed on August 16, 2023.

Date of Plat or Map: August 19, 2023.

Franklin R. Schodek
Registered Professional Land Surveyor No. 1535



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