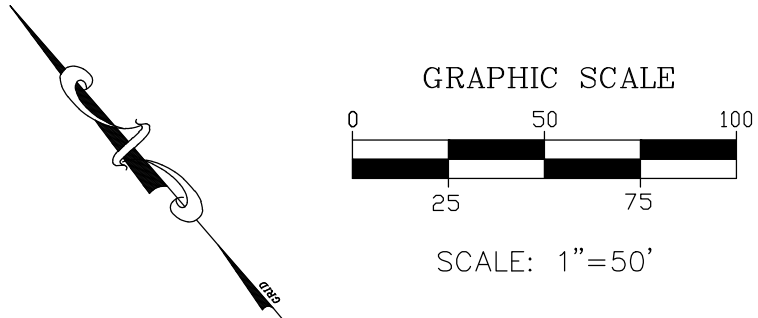
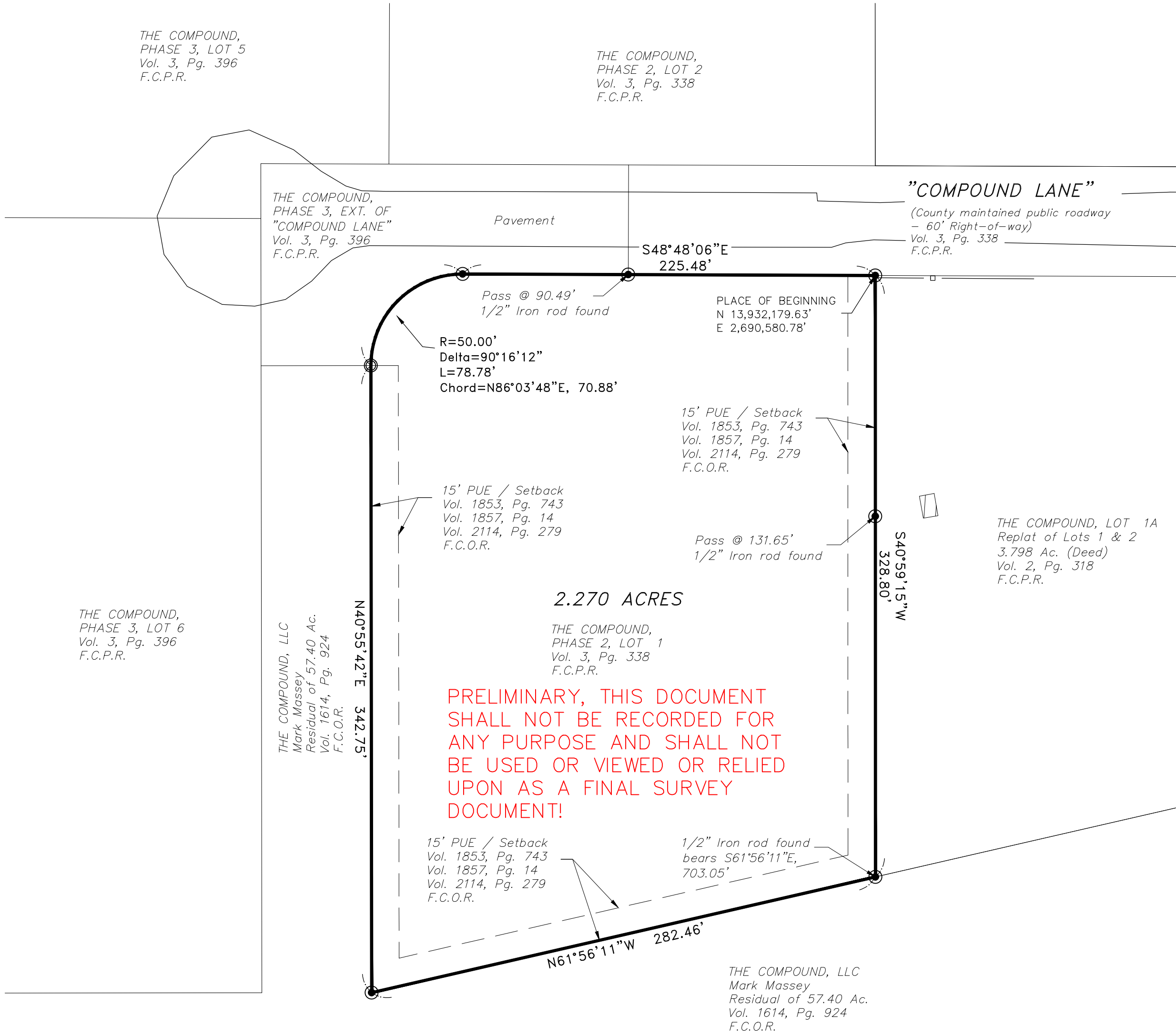




LEGEND

- - 1/2" Iron rod found (or as noted)
- - 1/2" Iron rod set
- - Wood fence

Bearings, distances and coordinates shown hereon are "GRID" based on the Texas State Plane Coordinate System - South Central Zone - NAD 83 (2011).

Convergence = +01°07'09"
Combined Factor = 0.99992185

NOTE: Subject tract is designated unshaded ZONE "X" according to F.E.M.A. Flood Insurance Rate Map No. 48149C0150C dated October 17, 2006.

EASEMENTS/ MATTERS OF RECORD
(Botts Title Company: GF No. FA2-26-015 issued April 20, 2026 and effective April 15, 2026.)

Covenants, conditions, reservations, easements, building lines and restrictions
15' PUE along side and rear lot lines
15' Side & rear setbacks
Vol. 2, Pg. 316
Vol. 2, Pg. 318
Vol. 3, Pg. 338
F.C.P.R.
Vol. 2053, Pg. 201
Vol. 2053, Pg. 203
Vol. 2085, Pg. 38
Vol. 1853, Pg. 743
Vol. 1857, Pg. 14
Vol. 1875, Pg. 911
Vol. 2114, Pg. 279
F.C.O.R.
(PUE & setbacks shown hereon)

Fayette County Groundwater Conservation District Rules
Vol. 1260, Pg. 142
Vol. 1384, Pg. 493
F.C.O.R.

Cummins Creek Water Control and Improvement District No. 1 Petition for Organization
Vol. 286, Pg. 370
Vol. 291, Pg. 148
Vol. 291, Pg. 625
F.C.D.R.
Vol. 1842, Pg. 435
Vol. 1874, Pg. 160
Vol. 1976, Pg. 380
Vol. 2025, Pg. 172
Vol. 2109, Pg. 777
Vol. 2156, Pg. 851
F.C.O.R.

Flood Damage Prevention Regulations
Vol. 1822, Pg. 706
F.C.O.R.

Fayette County
0.85 Ac.
Vol. 144, Pg. 21
F.C.D.R.
(Within the right-of-way of State Highway 237)

Texas Power & Light Company
Electric easement
Vol. 146, Pg. 105
F.C.D.R.
(Located by specific description Southeast of Subject tract on Parent tract. Does not directly affect Subject tract.)

DCP Intrastate Network, LLC
30' Pipeline easement
Vol. 730, Pg. 48
F.C.D.R.
Vol. 1847, Pg. 147
F.C.O.R.
(Located by specific description Southeast of Subject tract on Parent tract. Does not directly affect Subject tract.)

Bluebonnet Electric Coop. Inc.
30' Overhead electric easement
20' Underground electric easement
Vol. 1710, Pg. 577
Vol. 1759, Pg. 66
F.C.O.R.
(No locative description, to be centered on as-installed electric lines)

STATE OF TEXAS
COUNTY OF FAYETTE

I, Charles Tait, a Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of the survey, and that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition III TSPS Land Title Survey.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT!

Charles Tait, R.P.L.S.
Registration No. 6732
BEFCO ENGINEERING, INC.
Firm No. 10001700
La Grange, Texas
979-968-6474
April 27, 2026

TSPS LAND TITLE SURVEY

S:_PROJECTS\26-9508 PIETSCH\DWG\26-9508A.DWG
BEFCO Job No. 26-9508