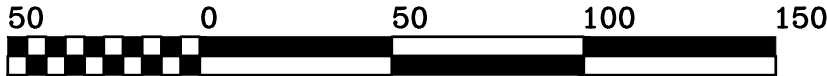
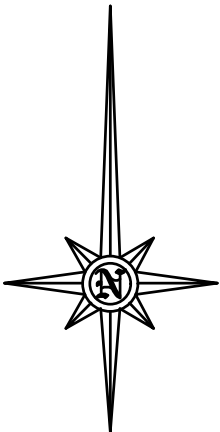


GIBSON KUYKENDALL  
SURVEY, A-71  
WASHINGTON COUNTY, TEXAS



GRAPHIC SCALE - FEET

Bearings and distances are based on the Texas Coordinate System of 1983-Central Zone as obtained by GPS observations.

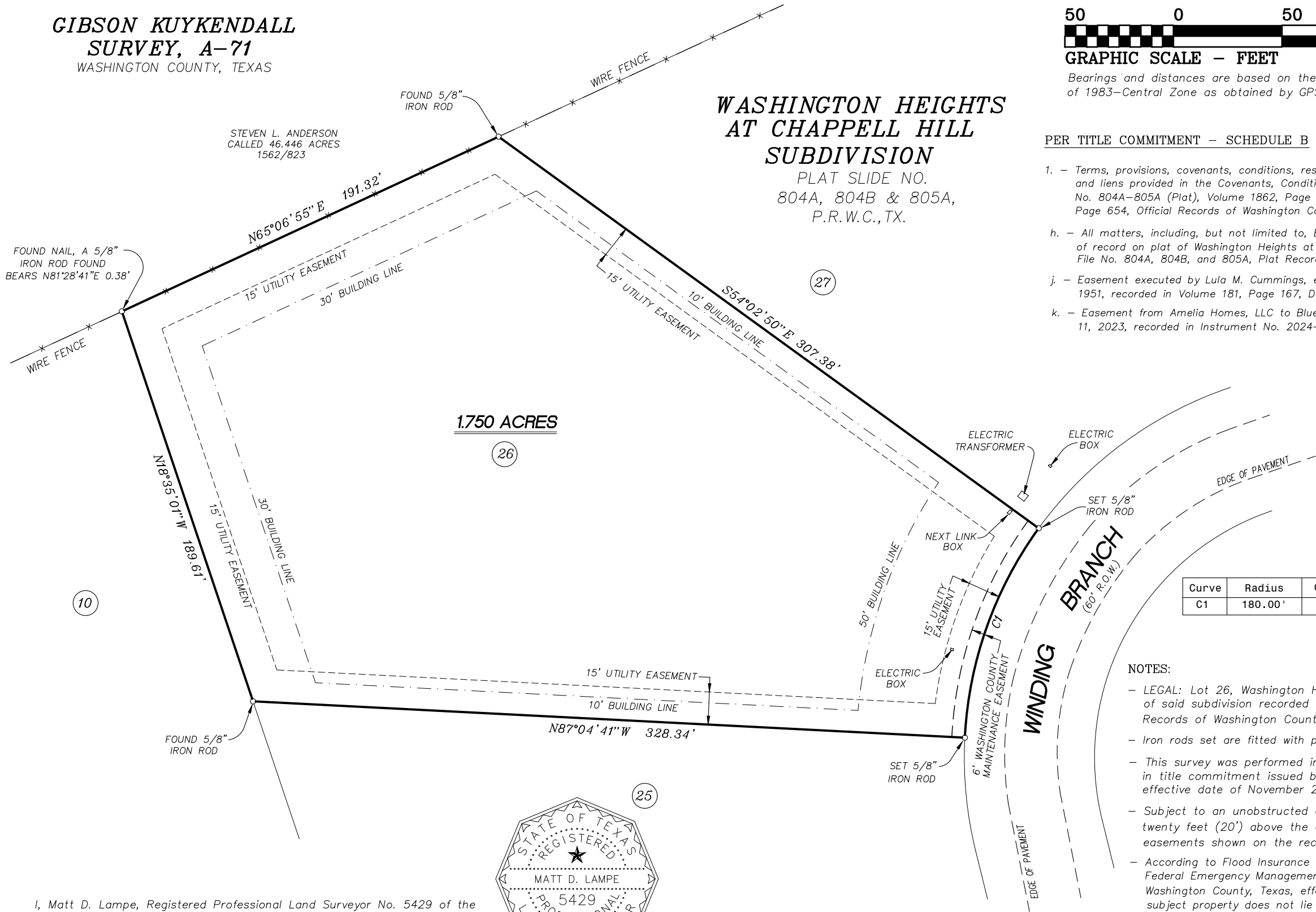


WASHINGTON HEIGHTS  
AT CHAPPELL HILL  
SUBDIVISION

PLAT SLIDE NO.  
804A, 804B & 805A,  
P.R.W.C., TX.

PER TITLE COMMITMENT - SCHEDULE B

- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Document No. 804A-805A (Plat), Volume 1862, Page 460, Volume 1863, Page 700, Volume 1874, Page 654, Official Records of Washington County, Texas.
- All matters, including, but not limited to, Easements and/or building lines as shown of record on plat of Washington Heights at Chappell Hill, recorded in Plat Cabinet File No. 804A, 804B, and 805A, Plat Records of Washington County, Texas.
- Easement executed by Lula M. Cummings, et al to the State of Texas, dated August 6, 1951, recorded in Volume 181, Page 167, Deed Records of Washington County, Texas.
- Easement from Amelia Homes, LLC to Bluebonnet Electric Cooperative, Inc., dated April 11, 2023, recorded in Instrument No. 2024-1509, Official Records of Washington County, Texas.



| Curve | Radius  | Central Angle | Length  | Chord   | Chord Bearing |
|-------|---------|---------------|---------|---------|---------------|
| C1    | 180.00' | 33°01'38"     | 103.76' | 102.33' | S19°25'53\"W  |

NOTES:

- LEGAL: Lot 26, Washington Heights at Chappell Hill Subdivision, according to the plat of said subdivision recorded in Plat Cabinet File Slide Nos. 804A-805A, Plat Records of Washington County, Texas.
- Iron rods set are fitted with plastic cap stamped Lampe Surveying.
- This survey was performed in conjunction with the transaction described in title commitment issued by South Land Title, LLC, GF No. WCA2501986 effective date of November 21, 2025.
- Subject to an unobstructed aerial easement five feet (5') wide from a plane twenty feet (20') above the ground upward, located adjacent to all easements shown on the recorded subdivision plat.
- According to Flood Insurance Rate Map (F.I.R.M.), compiled by the Federal Emergency Management Agency, Map No. 48477C0500D, Washington County, Texas, effective date of May 16, 2019, the subject property does not lie within the Special Flood Hazard Area.

I, Matt D. Lampe, Registered Professional Land Surveyor No. 5429 of the State of Texas, do hereby certify that this plat accurately represents the results of an on the ground survey made under my direction.

Dated this the 11th day of December, 2025.

*Matt Lampe*  
Matt D. Lampe  
R.P.L.S. No. 5429  
Lampe Surveying, Inc



SURVEY OF  
LOT 26, WASHINGTON HEIGHTS  
AT CHAPPELL HILL  
FOR  
STANLEY CONE AND CHRISTINE CONE

LAMPE SURVEYING, INC  
PROFESSIONAL LAND SURVEYORS

1408 WEST MAIN STREET  
P. O. BOX 2037  
BREHAM, TEXAS 77834  
(979) 836-6677  
TBPELS FIRM NO. 10040700  
WO 4307 4307S1.DWG 4307CONE.CRD