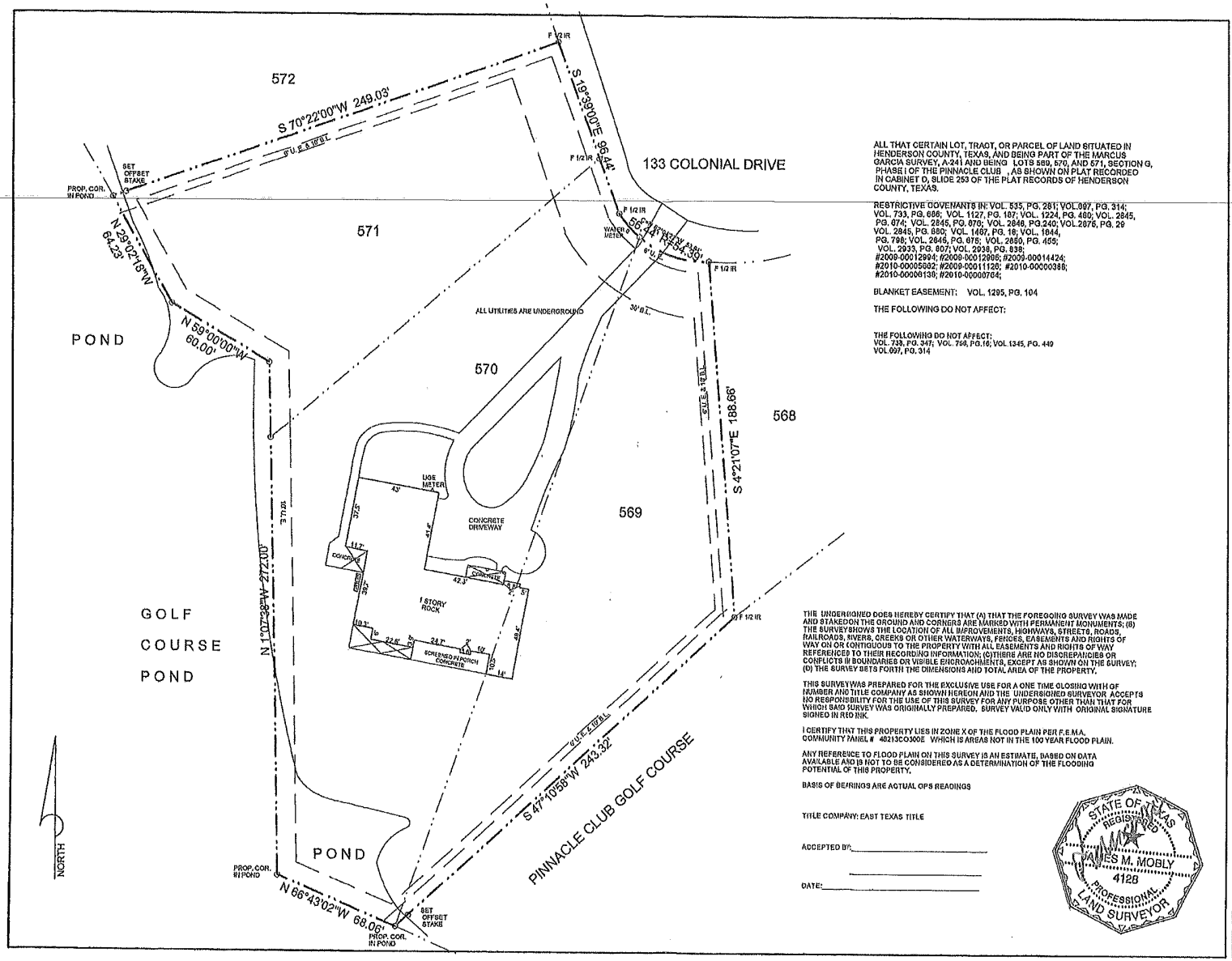

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN HENDERSON COUNTY, TEXAS, AND BEING PART OF THE MARCUS GARCIA SURVEY, A-241 AND BEING LOTS 569, 570, AND 571, SECTION G, PHASE I OF THE PINNACLE CLUB , AS SHOWN ON PLAT RECORDED IN CABINET D, SLIDE 253 OF THE PLAT RECORDS OF HENDERSON COUNTY, TEXAS.

RESTRICTIVE COVENANTS IN: VOL. 535, PG. 281; VOL.897, PG. 314; VOL. 733, PG. 686; VOL. 1127, PG. 187; VOL. 1224, PG. 460; VOL. 2845, PG. 674; VOL. 2845, PG. 670; VOL. 2846, PG.240; VOL.2876, PG. 29 VOL. 2845, PG. 660; VOL. 1487, PG. 18; VOL. 1844, PG. 798; VOL. 2846, PG. 678; VOL. 2850, PG. 455; VOL. 2933, PG. 807; VOL. 2938, PG. 838; #2009-00012994; #2009-00012995; #2009-00014424; #2010-00005982; #2009-00011126; #2010-00000386; #2010-00006136; #2010-00000764;

BLANKET EASEMENT: VOL. 1295, PG. 104

THE FOLLOWING DO NOT AFFECT:

THE FOLLOWING DO NOT AFFECT:
VOL. 733, PG. 347; VOL. 758, PG.16; VOL 1345, PG. 449
VOL.897, PG. 314

THE UNDERSIGNED DOES HEREBY CERTIFY THAT (A) THAT THE FOREGOING SURVEY WAS MADE AND STAKED ON THE GROUND AND CORNERS ARE MARKED WITH PERMANENT MONUMENTS; (B) THE SURVEY SHOWS THE LOCATION OF ALL IMPROVEMENTS, HIGHWAYS, STREETS, ROADS, RAILROADS, RIVERS, CREEKS OR OTHER WATERWAYS, FENCES, EASEMENTS AND RIGHTS OF WAY ON OR CONTIGUOUS TO THE PROPERTY WITH ALL EASEMENTS AND RIGHTS OF WAY REFERENCED TO THEIR RECORDING INFORMATION; (C)THERE ARE NO DISCREPANCIES OR CONFLICTS IN BOUNDARIES OR VISIBLE ENCROACHMENTS, EXCEPT AS SHOWN ON THE SURVEY; (D) THE SURVEY SETS FORTH THE DIMENSIONS AND TOTAL AREA OF THE PROPERTY.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE FOR A ONE TIME CLOSING WITH GF NUMBER AND TITLE COMPANY AS SHOWN HEREON AND THE UNDERSIGNED SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN THAT FOR WHICH SAID SURVEY WAS ORIGINALLY PREPARED. SURVEY VALID ONLY WITH ORIGINAL SIGNATURE SIGNED IN RED INK.

I CERTIFY THAT THIS PROPERTY LIES IN ZONE X OF THE FLOOD PLAIN PER F.E.M.A. COMMUNITY PANEL # 48213C0300E WHICH IS AREAS NOT IN THE 100 YEAR FLOOD PLAIN.

ANY REFERENCE TO FLOOD PLAIN ON THIS SURVEY IS AN ESTIMATE, BASED ON DATA AVAILABLE AND IS NOT TO BE CONSIDERED AS A DETERMINATION OF THE FLOODING POTENTIAL OF THIS PROPERTY.

BASIS OF BEARINGS ARE ACTUAL OPS READINGS

TITLE COMPANY: EAST TEXAS TITLE

ACCEPTED BY:_____

DATE:_____

STATE OF TEXAS REGISTERED JAMES M. MOBLY 4128 PROFESSIONAL LAND SURVEYOR

REVISIONS

MOBLY AND ASSOCIATES, LLC
170 THUNDERBIRD DR.
GUN BARREL CITY, TX 75156
469-853-3782 RPLS 4128
FIRM NO. 10193765 MOBANDASSOC@GMAIL.COM

GF NUMBER 19-364MGB

SCALE 1"=30'

DATE 7-01-2019

FILE NUMBER 19-289

SHEET NUMBER 1 OF 1 SHEETS

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