

## SURVEYOR'S NOTES

**RECORD ENCUMBERANCES** - Except as specifically stated or shown on this map of survey, this survey does not purport to reflect any of the following which may be applicable to the subject property: subdivision restrictions; zoning or other land-use regulations and/or septic tank restrictions.

**BOUNDARY DIMENSIONS** - Bearings, distances and coordinates shown on this map of survey are grid, GPS derived and are based on The Texas Coordinate System, Central Zone, NAD83. Dimensions shown on this map of survey are measured. For record dimensions, see the documents noted hereon. RP Shelley is the record surveyor for this Subdivision.

**FLOOD PLAIN NOTE** - The property shown on the map of survey does not lie within a Flood Hazard Area according to the Flood Boundary and Floodway Map No. 48055C0370F, Dated Dec. 30, 2020, as published by the U. S. Department of Housing and Urban Development, Federal Insurance Administration. No surveying was performed to determine this Zone, this statement does not imply that the subject tract of land is totally free of potential flood hazard. Localized flooding can occur due to natural and/or man-made influences. This flood statement shall not create any liability on the part of the undersigned Surveyor.

**RECORD DOCUMENTS** - This map of survey shows the dedications, restrictions and easements as listed on the Title Commitment from First National Title Insurance Company, GF #22-668441-LT

**BOUNDARY RESEARCH** - The undersigned surveyor conducted research of public real property records focused on the boundary of the subject property. No research was conducted for: easements, restrictions, dedications or other record encumbrances. The undersigned surveyor does not guarantee that all easements, restrictions or encumbrances (either record or not of record) which may affect the subject property are shown hereon.

**PURPOSE OF SURVEY** - This survey represents the results of a land title survey and as such is not suitable for: engineering or architectural design or construction.

**OWNERSHIP** - Ownership of the subject property shown hereon is not implied by this map of survey or metes and bounds description. Ownership of real property can only be determined by a court of law.

**ADJOINING PROPERTIES** - The adjoining properties were not surveyed and are shown hereon for informational purposes only.

**UTILITIES** - All statements within the certification and other references located elsewhere hereon that are related to: utilities, easements, servitudes and encroachments are based on visible, aboveground evidence unless otherwise noted. Lacking excavation, the location of underground utilities cannot be accurately known. For definitive answers to questions regarding utilities shown hereon, contact the respective utility companies. Visible utility structures that were observed while conducting this survey may indicate a possible easement.

**SUBSURFACE CONDITIONS** - No statement is made concerning subsurface conditions or the existence or nonexistence of underground containers or facilities which may affect the use or development of this tract of land. Environmental and subsurface conditions were not examined as a part of this survey.

**ROADWAYS AND DRIVEWAYS** - Roadways or driveways shown hereon are as found. The undersigned surveyor does not represent that said roadways or driveways are publicly maintained nor that an easement or right of way for the use of these accessways benefits the subject property.

**FENCES** - Fences, long standing, along or near a boundary line may indicate a transfer of title by unwritten means. They should not be moved, or removed without agreement of land owners on both sides of the fence.

### LAND TITLE SURVEY OF:

LOT 2  
 SUBDIVISION J&S Subdivision, Unit 3  
 PLAT CABINET D SLIDE(S) 14 PLAT RECORDS  
Luling, Caldwell COUNTY, TEXAS  
 ADDRESS 224 Spruce Ave.  
 BUYER Austin Allen

PREPARED BY:

#### TEXAS LAND SURVEYORS

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