

NOTES

- 1) 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) EPOCH 2010.30, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH-CENTRAL ZONE.
3) ILLUSTRATED UTILITIES ARE BASED ON FOUND VISIBLE EVIDENCE. THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION. THIS SURVEY DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY OF SERVICE TO, OR THE STATUS OF THE UTILITIES ON THIS SITE.
4) THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
5) NO ARCHAEOLOGICAL REVIEW FOR THIS SITE HAS BEEN ADDRESSED BY THIS SURVEY.
6) NO WETLAND OR BIRD-HABITAT INFORMATION HAS BEEN ADDRESSED BY THIS SURVEY.
7) THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONES AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 18060C0205F, DATED SEPTEMBER 29, 2010 FOR BEAR COUNTY, TEXAS AND INCORPORATED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.FEMA.GOV. ZONE A, DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED"; ZONE AE, DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED"; ZONE X (UNSHADED), DEFINED AS "OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN";...

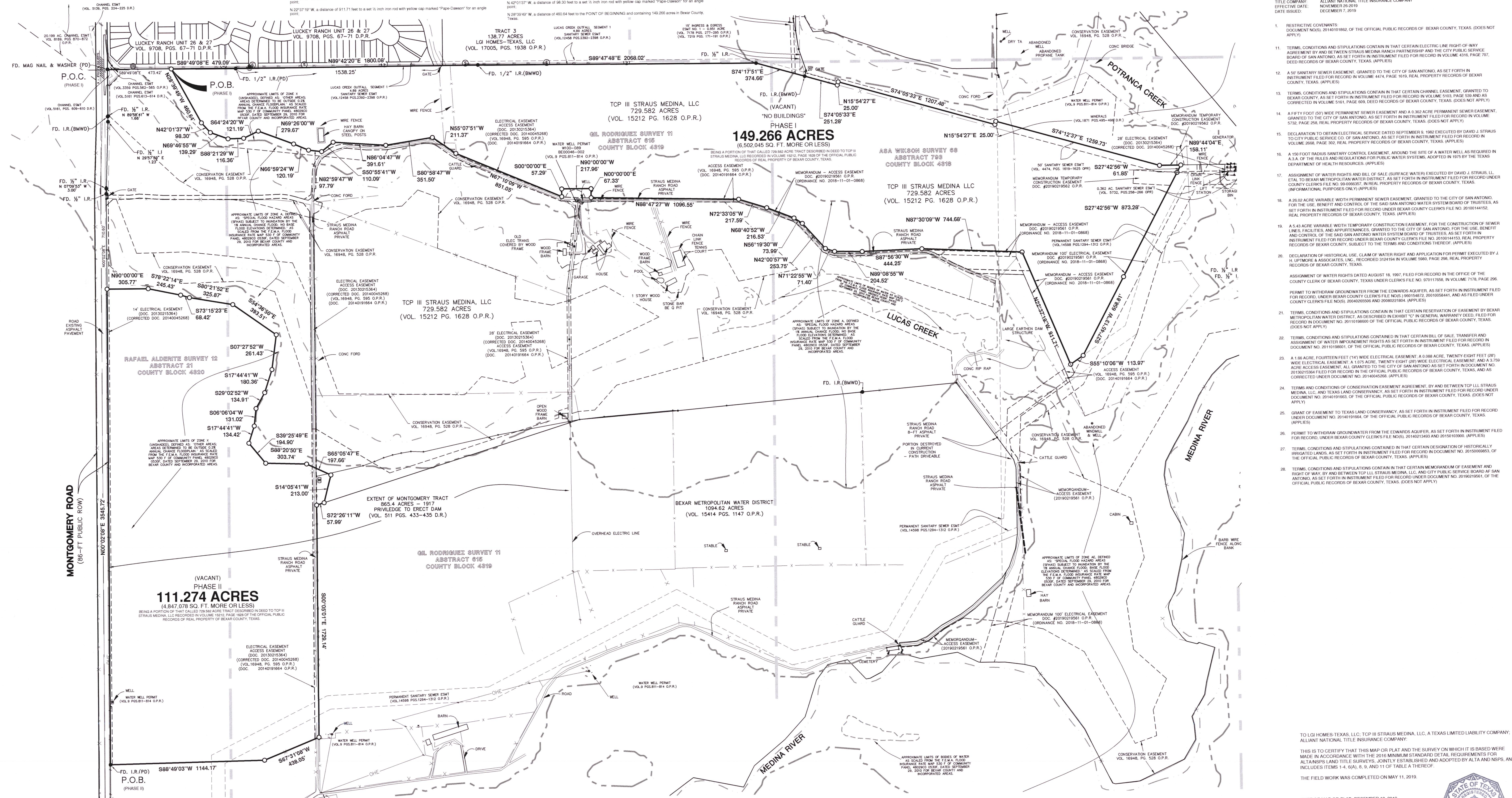
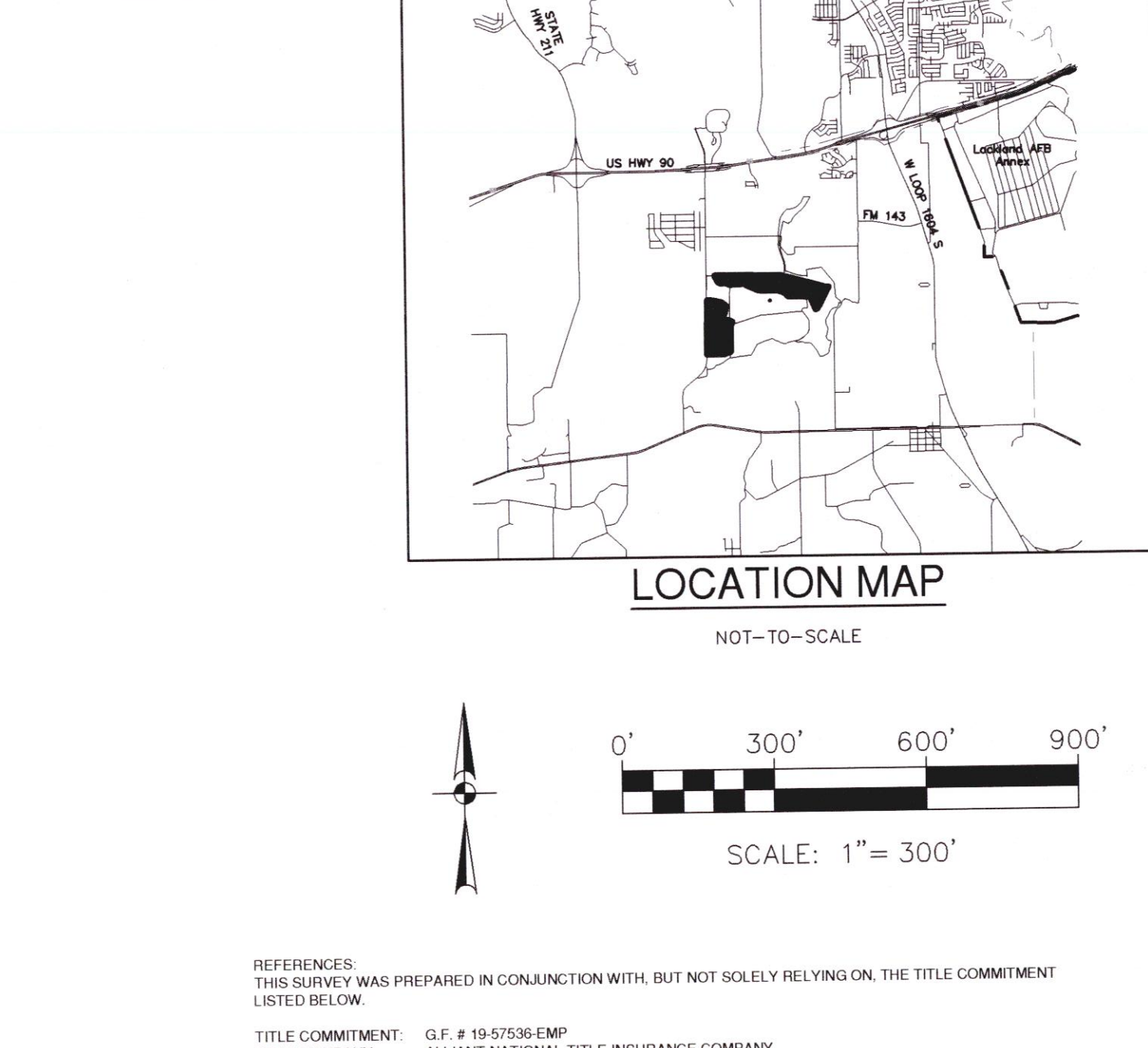
FLOOD LIMIT LINES DO NOT REPRESENT THAT THE PROPERTY WILL OR WILL NOT FLOOD. SUCH LIMITS AND AREAS ARE FROM SAID FEDERAL EMERGENCY MANAGEMENT AGENCY DATA SOURCES AND ARE STATISTICAL ONLY. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.

THE SUBJECT PROPERTY IS NOT AFFECTED BY LETTERS OF MAP REVISION (L.O.M.R.) OR EFFECTIVE LETTERS OF MAP CHANGE (L.O.M.C.) AS FOUND ON THE WEBSITE WWW.MSC.FEMA.GOV AND VERIFIED BY DATA REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ONLINE PUBLIC REPORTS AT HTTPS://HARRIS.FEMA.GOV/FEMA/CSPAL/WEBSITE/PORTAL ON SEPTEMBER 16, 2011.

8) THE 10-FOOT WATERLINE UTILITY EASEMENT WAS ADDED TO THE TRACTS CONVEYED ON THE FIRST PAGE OF THE DEED RECORDED IN VOLUME 1776, PAGE 277 AND RECORDED IN VOLUME 2219, PAGE 171 BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, WITH NO OTHER EXPLANATION IT HAS BEEN UNDERSTOOD BY THE SURVEYOR TO BE INTENDED TO BE OUTSIDE THE EXISTING FOOT ACCESS, INGRESS, EGRESS AND UTILITY EASEMENT PREVIOUSLY ESTABLISHED. IT HAS BEEN SHOWN THAT WAY - WIDENING THE EASEMENT TO A TOTAL OF 80 FEET.

METES AND BOUNDS DESCRIPTION FOR PHASE I
A 149,298.00 AC. or 6,502,045 square feet, more or less, tract of land being a portion of that called 729,582 acre tract described in deed to TCP III Straus Medina, LLC recorded in Volume 1512, Page 1628 of the Official Public Records of Bear County, Texas,...

METES AND BOUNDS DESCRIPTION FOR PHASE II
A 111,274.00 AC. or 4,847,078 square feet, more or less, tract of land being a portion of that called 729,582 acre tract described in deed to TCP III Straus Medina, LLC recorded in Volume 1512, Page 1628 of the Official Public Records of Bear County, Texas,...



LINE LEGEND
- BARBED WIRE FENCE
- OVERHEAD UTILITY
- SANITARY SEWER CLEANSUIT
- WATER VALVE
- SANITARY SEWER MANHOLE

DEED/PLAT REFERENCE
D.P.R. DEED RECORDS OF BEAR COUNTY, TEXAS
P.R. PLAT RECORDS OF BEAR COUNTY, TEXAS
D.P.R. DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS

TO LQI HOMES, TEXAS, LLC, TCP III STRAUS MEDINA, LLC, A TEXAS LIMITED LIABILITY COMPANY, ALLIANT NATIONAL TITLE INSURANCE COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSP/LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSP, AND INCLUDES THE FOLLOWING TABLES: 14, 56A, 6, 9, 5, AND 11 OF TABLE THEREOF.
THE FIELD WORK WAS COMPLETED ON MAY 11, 2019.



ALTA/NSP LAND TITLE SURVEY OF PHASE I
ALTA/NSP LAND TITLE SURVEY OF PHASE II
DAVID CASANOVA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4251
DCASANOVA@PAPE-DAWSON.COM
JOB NO. 9081-19
DATE: DECEMBER 18, 2019
CHECKED: TP DRAWN: VMR
CIVIL JOB NO.
REFERENCE:
SHEET 1 OF 1