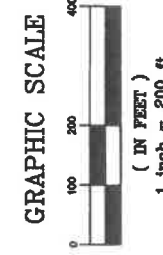


U.S. HIGHWAY 77
(Variable width right-of-way)

THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT. SUBJECT TRACT MAY BE SUBJECT TO ANY CONDITIONS, EASEMENTS, RESTRICTIONS OR EXCEPTIONS THAT A CURRENT TITLE COMMITMENT MIGHT DISCLOSE.

NOTE: TYPICAL Right-of-way maps, survey monuments and deeds of record used to establish the US 77 right-of-way lines on this survey disagree with the location of the right-of-way shown on the subdivision plat.

State of Texas
Right-of-way deed
Vol. 64, Pg. 317
L.C.D.R.



- LEGEND
- ⊙ - 5/8" iron rod found
 - - 1/2" iron rod set
 - - Concrete monument found
 - - 3" Steel pipe post found
 - - Overhead electric line
 - - Utility Pole
 - X - Wire fence/line
 - - Vinyl fence
 - - Wood fence

Bearings, distances and coordinates shown hereon are "GRID" based on the Texas State Plane Coordinate System - Central Zone - NAD 83 (2011).
Convergence = +01'45.21"
Combined Factor = 0.999986917

NOTE: A small portion of the subject tract is designated ZONE "A" according to F.E.M.A. Flood Insurance Rate Map No. 48287C0365C dated APRIL 16, 2014. Remainder of tract is UNSHADED ZONE "X".

PLAT SHOWING THE SURVEY OF A 20.065 ACRE TRACT SITUATED IN THE JESSE BARKER SURVEY, A-32, IN LEE COUNTY, TEXAS, BEING TRACT 1 OF THE NEWMAN SUBDIVISION ACCORDING TO THE PLAT RECORDED IN SLIDE 96-B2 OF THE PLAT RECORDS OF LEE COUNTY, ALSO BEING THAT SAME TRACT DESCRIBED AS 20.000 ACRES IN A DEED FROM FORREST STEWART, TRUSTEE TO ALLEN COHRS, ET UX, DATED FEBRUARY 4, 2022 AND RECORDED IN VOLUME 1314, PAGE 884 OF THE REAL PROPERTY RECORDS OF LEE COUNTY

STATE OF TEXAS
COUNTY OF LEE

I, Kevin Von Minden, 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 II, Condition III TSPS Standard Land Survey.



Kevin Von Minden, R.P.L.S.
Registration No. 4438
BEFCO ENGINEERING, INC.
Firm No. 10007700
10 Grange, Texas
979-988-8474
May 4, 2022

S:\Kevin\LP3\22-8370
Beico Job No. 22-8370

EXHIBIT "A"

To contract concerning 00 Hwy 77 S., Giddings, Texas 78942

(SPECIAL PROVISIONS:)

Restrictions:

1. The property shall only be used for single family residential dwellings and complimentary office, barns, garages, and other service buildings for livestock and agricultural purposes and related buildings. Residence shall have a minimum of 1200 square feet living area. Only site built and/or manufactured housing (three years old or less) allowed.
2. The property or any part thereof shall not be used as a junkyard, wrecking yard, derelict car, truck or vehicle lot, or trailer park. No abandoned or junk cars, junk tractors or other such vehicles are permitted on the property or any part thereof.
3. No part of the property may be used as a dump or landfill or the storage of garbage, refuse, trash or hazardous waste.
4. The property may not be used as a RV Park, a mobile home park, or mobile home subdivision.

The Deed provided at closing will include the following clause:

Grantor, as the fee simple owner of the Property, establishes the Restrictions as covenants, conditions, and restrictions, whether mandatory, prohibitive, permissive, or administrative, to regulate the structural integrity, appearance, and uses of the Property and the improvements placed on it. Grantor and Grantee stipulate that (a) the Restrictions touch and concern the Property; (b) privity of estate exists by reason of the ownership of the Property; (c) notice is given by filing this instrument in the real property records of the county in which the Property is situated; and (d) the Restrictions are reasonable, their purposes being for the common benefit of Grantor and Grantee, who are affected by the structural integrity, appearance, and uses of the Property. The Restrictions run with the land making up the Property; are binding on Grantee and Grantee's successors and assigns forever, and inure to the benefit of Grantor and Grantee and their successors and assigns forever.