

0' 300' 600' 900'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SURVEY LINE
- ASPHALT
- CONCRETE
- FENCE LINE
- OVERHEAD ELECTRIC
- NATURAL GAS PIPELINE
- FIBER OPTIC LINE
- WATER VALVE
- WATER METER BOX
- FIBER OPTIC MARKER
- TELEPHONE PEDESTAL
- UTILITY POLE
- PIPELINE MARKER
- GUY WIRE
- CONTROL MONUMENT

NOTES:

- SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.
- THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED DECEMBER 1, 2022 BY NATIONAL INVESTORS TITLE INSURANCE COMPANY, GF No. 2238243. NO EASEMENT RESEARCH WAS PERFORMED BY THIS SURVEYOR AND/OR SURVEY COMPANY. SCHEDULE B OF SAID COMMITMENT REFLECTS THE FOLLOWING EASEMENTS OF RECORD:
  - SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN RIGHT-OF-WAY EASEMENT RECORDED IN VOLUME 518, PAGE 600, DEED RECORDS, HILL COUNTY, TEXAS IS BLANKET IN NATURE. BASED UPON THE RECORDED DESCRIPTION, THE EASEMENT IS LIMITED TO A STRIP 20 FEET IN WIDTH, THE CENTERLINE BEING THE PIPELINE AS INSTALLED.
  - SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN RIGHT-OF-WAY EASEMENT RECORDED IN VOLUME 1044, PAGE 365, DEED RECORDS, HILL COUNTY, TEXAS APPEARS TO AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON.
  - THE SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS ADOPTED ON AUGUST 20, 2019, BY THE COMMISSIONERS COURT OF HILL COUNTY, TEXAS. PRIOR TO BEGINNING CONSTRUCTION, CONSULT WITH HILL COUNTY DEVELOPMENT SUPPORT TEAM TO DETERMINE IF THIS PROPERTY IS SUBJECT TO PLATTING REQUIREMENTS. A PERSON COMMITS A CLASS B MISDEMEANOR OFFENSE IF THE PERSON KNOWINGLY OR INTENTIONALLY VIOLATES A REQUIREMENT ESTABLISHED BY OR ADOPTED UNDER THESE REGULATIONS.

FLOOD STATEMENT:

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR HILL COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL No. 480857-0120-D, VERSION No. 2.3.3.3, MAP REVISED DATE DECEMBER 20, 2019, A PORTION OF THIS PROPERTY, BY SCALE, APPEARS TO BE LOCATED IN FLOOD ZONE 'A'. SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.

SURVEY SHOWING  
191.22 ACRES IN THE  
ALBERT HENDRIX SURVEY, ABSTRACT No. 412,  
HIRAM H. DEATON SURVEY, ABSTRACT No. 226,  
& ALEXANDER WELLS SURVEY, ABSTRACT No. 988  
HILL COUNTY, TEXAS.

ALEXANDER WELLS SURVEY,  
ABSTRACT No. 988

ALBERT HENDRIX SURVEY, ABSTRACT No. 412

JOHN P. McDONALD SURVEY,  
ABSTRACT No. 226

SURVEYOR'S DECLARATION  
This plat represents an actual survey made on the ground under my supervision on January 9, 2023, and is correct to the best of my knowledge and belief.  
*Donny Peede*  
Donny Peede, RPLS No. 5137  
BEARINGS BASED PER SPCS T&NCZ.



Job No. 111622 CDH  
**PEEDE & ASSOCIATES  
LAND SURVEYORS, LTD**  
125 N. COVINGTON STREET  
P.O. BOX 533  
HILLSBORO, TEXAS 76645  
PHONE: (254) 582-3231  
Company Registration No. 10006800

