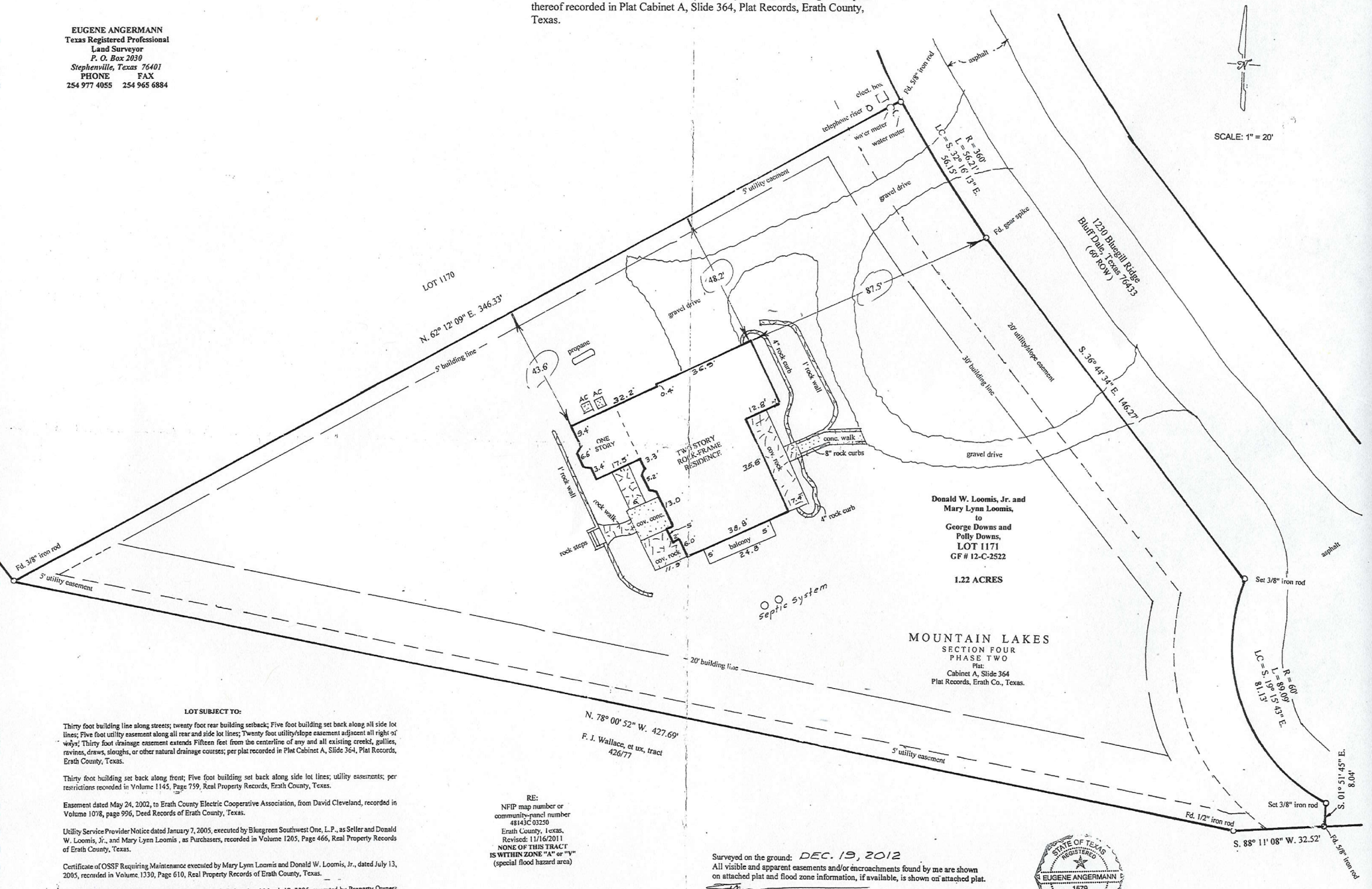
THE STATE OF TEXAS:
COUNTY OF ERATH : Plat of Lot 1171 of Mountain Lakes, Section Four, Phase Two, an Addition in Erath County, Texas, according to the plat thereof recorded in Plat Cabinet A, Slide 364, Plat Records, Erath County, Texas.

EUGENE ANGERMANN
Texas Registered Professional Land Surveyor
P. O. Box 2030
Stephenville, Texas 76401
PHONE 254 977 4055 FAX 254 965 6884



LOT SUBJECT TO:

Thirty foot building line along streets; twenty foot rear building setback; Five foot building set back along all side lot lines; Five foot utility easement along all rear and side lot lines; Twenty foot utility/slope easement adjacent all right of ways; Thirty foot drainage easement extends Fifteen feet from the centerline of any and all existing creeks, gullies, ravines, draws, sloughs, or other natural drainage courses; per plat recorded in Plat Cabinet A, Slide 364, Plat Records, Erath County, Texas.

Thirty foot building set back along front; Five foot building set back along side lot lines; utility easements; per restrictions recorded in Volume 1145, Page 759, Real Property Records, Erath County, Texas.

Easement dated May 24, 2002, to Erath County Electric Cooperative Association, from David Cleveland, recorded in Volume 1078, page 996, Deed Records of Erath County, Texas.

Utility Service Provider Notice dated January 7, 2005, executed by Bluegreen Southwest One, L.P., as Seller and Donald W. Loomis, Jr., and Mary Lynn Loomis , as Purchasers, recorded in Volume 1205, Page 466, Real Property Records of Erath County, Texas.

Certificate of OSSF Requiring Maintenance executed by Mary Lynn Loomis and Donald W. Loomis, Jr., dated July 13, 2005, recorded in Volume 1330, Page 610, Real Property Records of Erath County, Texas.

Notice of Filing of Dedicatory Instruments for Mountain Lakes dated March 12, 2006, executed by Property Owners Association of Mountain Lakes, filed May 12, 2006, recorded in Volume 1279, Page 530, Real Property Records of Erath County, Texas; Supplemental Notice dated November 8, 2006, recorded in Volume 1309, Page 221, Real Property Records of Erath County, Texas; and Second Supplemental Notice dated November 13, 2009, recorded under Document No. 2009-05402, Official Public Records of Erath County, Texas.

RE:
NFIP map number or community-panel number
48143C 03250
Erath County, Texas,
Revised: 11/16/2011
NONE OF THIS TRACT IS WITHIN ZONE "A" or "V"
(special flood hazard area)

Surveyed on the ground: DEC. 19, 2012
All visible and apparent easements and/or encroachments found by me are shown on attached plat and flood zone information, if available, is shown on attached plat.

Eugene Angermann, Texas Registered Professional Land Surveyor No. 1579.

STATE OF TEXAS REGISTERED EUGENE ANGERMANN 1579 PROFESSIONAL LAND SURVEYOR