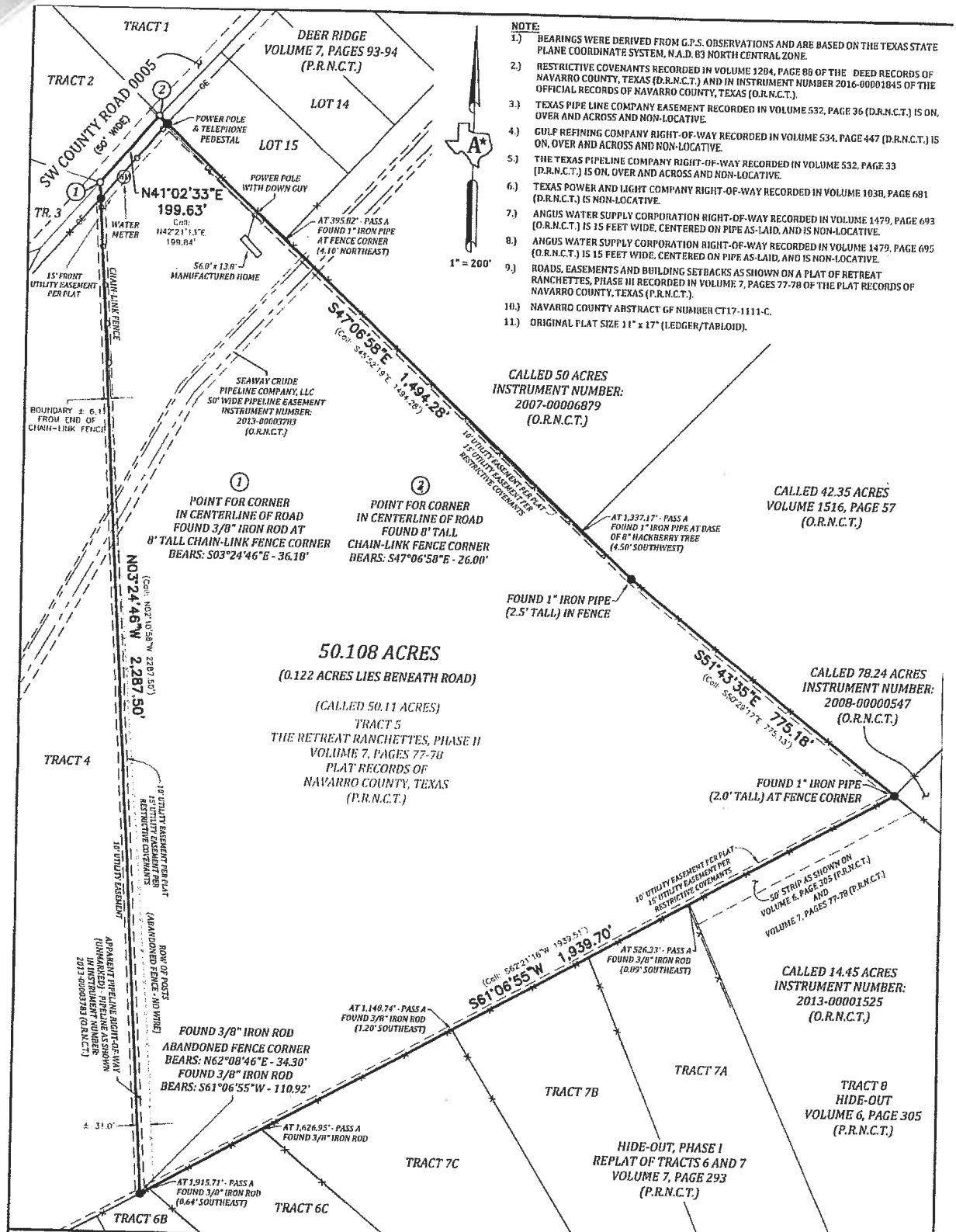

NOTE:

1.) BEARINGS WERE DERIVED FROM G.P.S. OBSERVATIONS AND ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 NORTH CENTRAL ZONE.

2.) RESTRICTIVE COVENANTS RECORDED IN VOLUME 1204, PAGE 88 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS (D.R.N.C.T.) AND IN INSTRUMENT NUMBER 2016-00001845 OF THE OFFICIAL RECORDS OF NAVARRO COUNTY, TEXAS (O.R.N.C.T.).

3.) TEXAS PIPE LINE COMPANY EASEMENT RECORDED IN VOLUME 532, PAGE 36 (D.R.N.C.T.) IS ON, OVER AND ACROSS AND NON-LOCATIVE.

4.) GULF REFINING COMPANY RIGHT-OF-WAY RECORDED IN VOLUME 534, PAGE 447 (D.R.N.C.T.) IS ON, OVER AND ACROSS AND NON-LOCATIVE.

5.) THE TEXAS PIPELINE COMPANY RIGHT-OF-WAY RECORDED IN VOLUME 532, PAGE 33 (D.R.N.C.T.) IS ON, OVER AND ACROSS AND NON-LOCATIVE.

6.) TEXAS POWER AND LIGHT COMPANY RIGHT-OF-WAY RECORDED IN VOLUME 1038, PAGE 681 (D.R.N.C.T.) IS NON-LOCATIVE.

7.) ANGUS WATER SUPPLY CORPORATION RIGHT-OF-WAY RECORDED IN VOLUME 1479, PAGE 693 (O.R.N.C.T.) IS 15 FEET WIDE, CENTERED ON PIPE AS-LAID, AND IS NON-LOCATIVE.

8.) ANGUS WATER SUPPLY CORPORATION RIGHT-OF-WAY RECORDED IN VOLUME 1479, PAGE 695 (O.R.N.C.T.) IS 15 FEET WIDE, CENTERED ON PIPE AS-LAID, AND IS NON-LOCATIVE.

9.) ROADS, EASEMENTS AND BUILDING SETBACKS AS SHOWN ON A PLAT OF RETREAT RANCHETTES, PHASE III RECORDED IN VOLUME 7, PAGES 77-78 OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS (P.R.N.C.T.).

10.) NAVARRO COUNTY ABSTRACT GF NUMBER CT17-1111-C.

11.) ORIGINAL PLAT SIZE 11" x 17" (LEDGER/TABLOID).

SURVEY:	ENOCH FRIER, A-3		
DESCRIPTION:	TRACT 5 OF THE RETREAT RANCHETTES, PHASE III AS SHOWN ON PLAT IN VOLUME 7, PAGES 77-78 (P.R.N.C.T.)		
COUNTY:	NAVARRO COUNTY, TEXAS		
SURVEY FOR:	TRAVIS AND LAURIE BEDSOLE		
SCALE:	1" = 200'	FIELD BOOK:	10
DATE:	10/31/2017	DRAWN BY:	RCA
JOB NO:	2017-0241	SHEET NUMBER:	1 OF 1

ANDRESS SURVEYING, LLC
506 Richardson Street ~ Athens, Texas 75751
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AndressSurveying.com TBPLS Firm No. 10194120

I, ROSS C. ANDRESS, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6464, DECLARE THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION ON OCTOBER 30, 2017 AND THIS SURVEY COMPLIES WITH THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS STANDARDS EFFECTIVE SEPTEMBER, 1992.

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SUPERVISOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

ROSS C. ANDRESS
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR No. 6464

DISCLAIMER:
THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES; NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY, EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION. IT IS CERTIFIED FOR THIS TRANSACTION ONLY.

THIS PLAT IS NOT VALID WITHOUT A RAISED SEAL.