

A PLAT OF
101 PLEASANT VALLEY LANE
WEATHERFORD, TX 76087

LOT 1, OF SOUTH HILLS ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 362A, PAGE 90, OF THE PLAT RECORDS, PARKER COUNTY, TEXAS, NOW BEING KNOWN AS CABINET A, SLIDE 434, PLAT RECORDS, PARKER COUNTY, TEXAS, AND CERTIFICATE OF CORRECTION OF ERROR, DATED JANUARY 22, 1985, RECORDED IN VOLUME 1277, PAGE 588, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS.

PROVIDENCE TITLE
Commitment No. 118005329
Exhibit B

As of December 31, 2016 the following items are shown on Schedule B of the Commitment issued in connection with this transaction:

1. The following, all according to the plat recorded in Volume 362A, Page 90 of the Plat Records, Parker County, Texas:
Ten foot (10') utility easement along the north property line.
Does Affect

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Aldeo Gas Company, Ltd.
Purpose: easement and right of way
Recording No: Volume 1004, Page 1125
Does Affect

3. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document Recording No: Volume 418, Page 642; Volume 693, Page 575; Volume 1237, Page 1271
Said mineral interest not traced subsequent to the date of the above-cited instrument.

4. Rights of parties in possession. (Owner Title Policy Only)

5. Visible and apparent easements not shown by the public records.

6. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

7. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
(NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO THE COMPANY, THIS EXCEPTION WILL BE DELETED. COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PER ITS EXAMINATION OF SAID SURVEY)

I HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED JANUARY 28, 2017. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

*SURVEYORS NOTES:
1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET
3) SURVEYORS SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES
4) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:
Texas Board of Professional Land Surveying
12100 Park 35 Circle, Bldg. A, Suite 156, me230
Austin, Tx 78753
Phone: (512) 2395263



839-2300

