

# EXHIBIT "A"

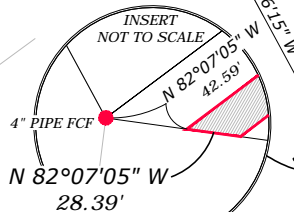
## LEGEND

	EASEMENT
	LOT LINE
	RECORD LINE
	EDGE OF ROAD
	EXISTING EASEMENT LINE
	FENCE CORNER FOUND
	MONUMENT FOUND
	1/2" STEEL ROD WITH CAP MARKED "CANYON" FOUND
	1/2" STEEL ROD WITH CAP MARKED "CANYON" SET
	MAGNETIC SPIKE SET



**PEDRO VARELA ELEVEN LEAGUE GRANT  
ABSTRACT No. 30  
LIMESTONE COUNTY, TEXAS**

FIRST TRACT 59 ACRES  
DEED WITH VENDOR'S LIEN  
J. W. NASH AND MARY E. NASH  
TO  
D. A. KERZEE  
VOLUME 66/309



CALLED 218.15 ACRE TRACT  
WARRANTY DEED WITH VENDOR'S LIEN  
PATTY MURPHY MONCUS AND JOSHUA MILLER  
TO  
ELEGANT DREAM ACRES INC  
DOCUMENT # 2022-0000551

CALLED 15.05 ACRES  
CORRECTION DEED (CORRECTING 1033/519)  
PATTY MURPHY MONCUS AND JOSHUA MILLER  
TO  
LIMESTONE COUNTY  
VOLUME 1185, PAGE 228

## NOTES:

- 1) BEARING BASIS IS THE STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL, (ZONE 4203).
- 2) THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN THAT AFFECT THE PROPERTY.
- 3) THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 4) IN PROVIDING THIS SURVEY, NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SUBJECT PROPERTY WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED AND NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- 5) THE EASEMENT AS SHOWN HEREON LIES WITHIN ZONE X - AREA OF MINIMAL FLOOD HAZARD ACCORDING TO FEMA MAP NUMBER 48293C02000C, EFFECTIVE DATE 11/16/2011.
- 6) THERE MAY BE BURIED UTILITIES ALONG THE MARGINS OF COUNTY ROAD No. 469.
- 7) ALL CORNERS SHOWN HEREON AS FOUND ARE CONTROLLING TO THIS SURVEY.
- 8) IT IS THE OWNER'S RESPONSIBILITY TO VERIFY EASEMENTS PRIOR TO CONSTRUCTING ANY IMPROVEMENTS.

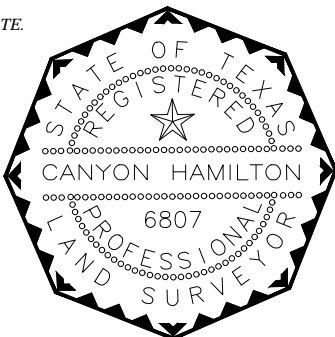
SEE METES AND BOUNDS DESCRIPTION PREPARED ON EVEN DATE.

## SURVEYOR'S STATEMENT

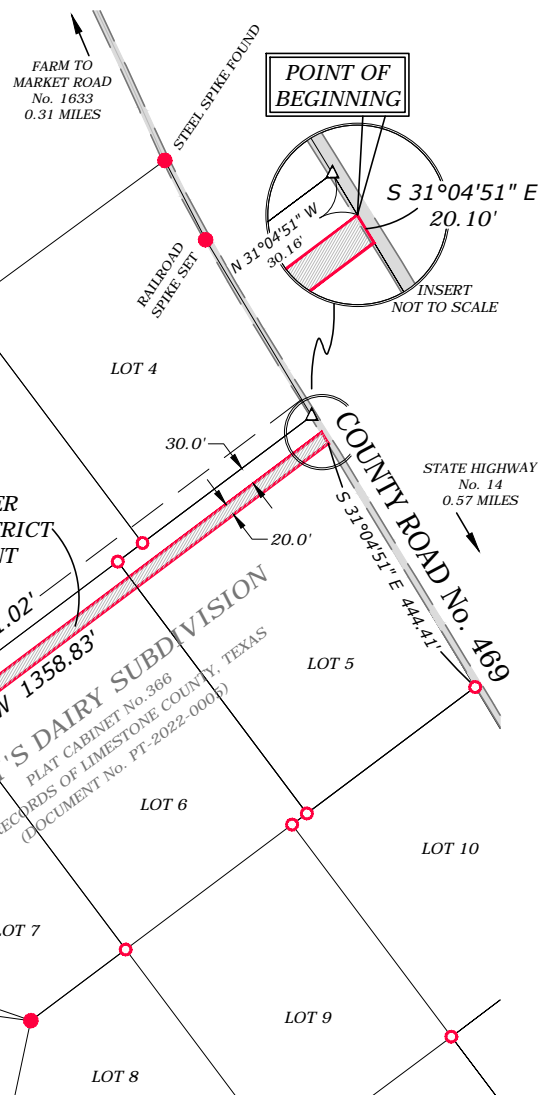
I, CANYON HAMILTON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6807, DO HEREBY CERTIFY THAT THE EXHIBIT SHOWN HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY DIRECTION AND SUPERVISION ON THE GROUND DURING THE MONTHS OF DECEMBER 2021, MARCH, AUGUST, AND SEPTEMBER 2022.

GIVEN UNDER MY HAND & SEAL, THIS THE 1ST DAY OF MAY 2023.

CANYON HAMILTON  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6807



DRAWN BY: B.C. CHECKED BY: C.H. DATE: 05/01/2023 SCALE: 1"=300' FILE: MURPHY'S DAIRY WATER ESMTS NORTH



**EXHIBIT "A"**  
**WHITE ROCK WATER  
SPECIAL UTILITY DISTRICT  
20 FOOT WIDE EASEMENT ACROSS  
LOTS 5, 6, & 7**

**MURPHY'S DAIRY SUBDIVISION  
PLAT CABINET No. 366  
PLAT RECORDS OF  
LIMESTONE COUNTY, TEXAS**

**CANYON**  
**LAND SURVEYING, LLC**  
107 COUNTY ROAD 3118  
JACKSONVILLE, TEXAS 75766  
(903) 721-3035  
TBPELS FIRM REGISTRATION NO. S-10194569