

Murning Chen and wife
Kylie Nicole Chen
Called 20.00 Acres
Tract Two
MCC# 2018000564
O.P.R.M.C.T.

S 52°42'30" W
30.01'

POINT OF BEGINNING

15.000 Acres

N 52°42'30" E
[N 52°42'10" E]

N 49°16'28" W 887.65'

[illegible]

Beverly G. Rhea
Called 16.00 Acres
MCC# 2019000595
O.P.R.M.C.T.

LEGEND

-  Power Pole
  AC Air Conditioner
-  Septic System
  E Electric Meter
- – Denotes 1/2" Steel Rod Found Marked "M&A"
 - – Denotes 1/2" Steel Rod Set Marked "RPLS 6176"
 - ▲ – Denotes Magnetic Nail Found In Asphalt
- D.R.M.C.T. – Deed Records McLennan County Texas
- O.P.R.M.C.T. – Official Public Records McLennan County Texas
- [Record Information]**
- _____X_____X_____Fence_____X_____X_____
- _____F_____Overhead Electric_____F_____

NOTES:

1. RECORD EASEMENTS, RESTRICTIONS, AND/OR COVENANTS ARE ADDRESSED/SHOWN HEREON AS PER ITEMS LISTED IN TITLE COMMITMENT PROVIDED BY TITLE COMPANY NAMED HEREON. ADDITIONAL RECORDED AND/OR UNRECORDED EASEMENTS, RESTRICTIONS, AND/OR COVENANTS THAT MAY EXIST, ARE NOT SHOWN HEREON.
2. NO FLOOD ZONE DETERMINATION WAS MADE AS PART OF THIS SURVEY.
3. ABSTRACT LINE SHOWN HEREON WAS SCALED FROM AVAILABLE REFERENCE MAPS. THE LEGAL LOCATION OF THIS LINE WAS NOT DETERMINED BY FIELD SURVEYING.

FIDELITY NATIONAL TITLE INSURANCE
Home Abstract and Title Company
Effective Date: November 13, 2020
Issued Date: November 25, 2020
G.F. No. 20202977

1.a) Vesting Deed (MCC# 2017010723) does not show any setback lines or easements that cross subject property.

10.b,p,r) Utility Easements (MCC# 2010033891, MCC# 2017034341) are blanket in nature, 20' in width centered on overhead electric lines as installed. Surface evidence of overhead electric lines is shown hereon.

10.c) Utility Easement (1093-345) is blanket in nature with no specified width centered on petroleum pipeline. Surface evidence of petroleum pipeline markers is shown hereon.

10.d,e,f) Utility Easements (812-295, 536-247, 386-220) are blanket in nature with no specified width centered on overhead electric lines. Surface evidence of overhead electric lines is shown hereon.

10.s) General Utility Easement (MCC# 2016037760) is blanket in nature with no specified width.

TBPLS Firm# 10194191

SUNBELT
Technical Service

Surveying • Land Planning • Consulting

P. O. Box 253
Elm Mott, Texas 76640
(254) 292-0641

BOUNDARY SURVEY

15.000 ACRES
ABRAHAM KELKER SURVEY, A-1091
MCLENNAN COUNTY, TEXAS

STS Job No: 20-3210

Property Address:
1197 Prairie Chapel Rd.
Crawford, Texas 76638

Sheet 1 of 2
Field Notes Attached

Prepared For:
Home Abstract and Title
Company
G.F. No. 20202977