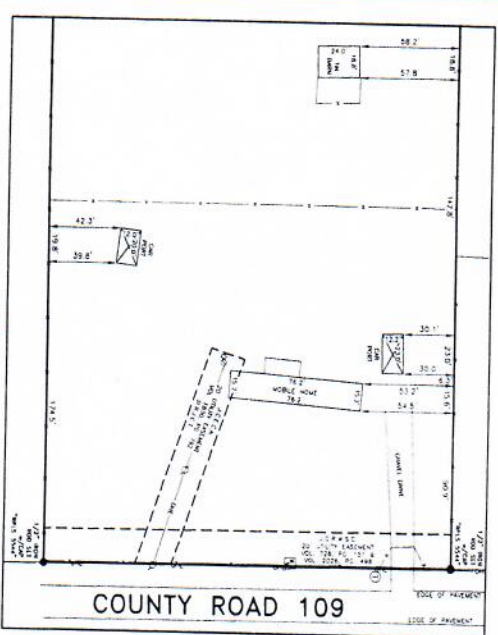
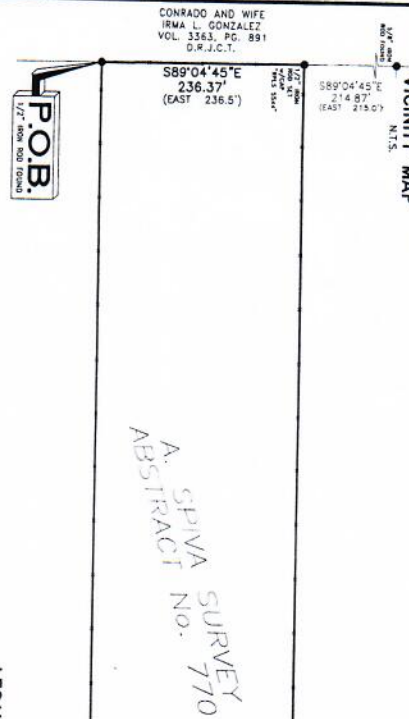




FLOOD PLAIN NOTE:
 ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PANEL MAP No. 48251C0128 F, COMMUNITY PANEL No. 480879 0128 F, EFFECTIVE SEPTEMBER 27, 1991, THE SUBJECT TRACT APPEARS TO BE IN ZONE X. THE FLOOD PLAIN HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

BASIS OF BEARINGS:
 BEARINGS AND DISTANCES SHOWN HEREON ARE BASED UPON GPS OBSERVATIONS PERFORMED ON 04/25/2008, USING NAD83 TEXAS NORTH CENTRAL ZONE WITH A COMBINED SCALE FACTOR OF 0.99990642743.



DETAIL
 1" = 50'

() DENOTES RECORD DATA.

- GF No. 14780-08-00073**
- EASEMENT AND RIGHT-OF-WAY FROM JAMES E. KEMP TO JOHNSON COUNTY RURAL WATER SUPPLY CORPORATION, RECORDED IN VOLUME 1728, PAGE 151 OF THE DEED RECORDS JOHNSON COUNTY, TEXAS. SHOWN HEREON.
 - UTILITY RIGHT-OF-WAY FROM J.M. WELLS TO JOHNSON COUNTY ELECTRIC COOPERATIVE ASSOCIATION, RECORDED IN VOLUME 1830, PAGE 792 OF THE REAL RECORDS OF JOHNSON COUNTY, TEXAS. SHOWN HEREON.
 - EASEMENT AND RIGHT-OF-WAY FROM J.M. WELLS TO JOHNSON COUNTY RURAL WATER SUPPLY CORPORATION, RECORDED IN VOLUME 2026, PAGE 498 OF THE REAL RECORDS OF JOHNSON COUNTY, TEXAS. SHOWN HEREON.

LEGAL DESCRIPTION:
 BEING A CERTAIN TRACT OF LAND OUT OF THE ANDREW SPIVA SURVEY, ABSTRACT NUMBER 770, JOHNSON COUNTY, TEXAS, BEING A PORTION OF TRACT 10.996 ACRES, DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.J.C.T.) SAID TRACT ALSO BEING THAT AS CONVEYED TO BCP & ASSOCIATES, LLC IN VOLUME 4315, PAGE 274, D.R.J.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDARIES AS FOLLOWS:
 BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID BCP TRACT AND THE NORTHWEST CORNER OF A TRACT CONVEYED TO DOYLE BLAKE WELLS AND CHERRY ELAINE MARRIUM IN VOLUME 4112, PAGE 488, D.R.J.C.T.; SAID IRON ALSO BEING LOCATED IN THE SOUTH LINE OF A TRACT OF LAND AS CONVEYED TO CONRADO GONZALEZ AND WIFE IRMA L. GONZALEZ AS RECORDED IN VOLUME 3363, PAGE 891, D.R.J.C.T.;
 THENCE South 89°04'45" East, ALONG THE COMMON LINE BETWEEN SAID BCP AND GONZALEZ TRACTS, A DISTANCE OF 236.37 FEET, TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "SP15 5544", BEING THE NORTHEAST CORNER OF SAID BCP TRACT AND THE NORTHWEST CORNER OF A 10.0 ACRE TRACT ALSO CONVEYED TO DOYLE BLAKE WELLS AND CHERRY ELAINE MARRIUM WELLS IN VOLUME 4112, PAGE 488, D.R.J.C.T.;
 THENCE South 01°08'32" West, LEAVING THE SOUTH LINE OF SAID GONZALEZ TRACT, ALONG THE COMMON LINE BETWEEN SAID BCP AND 10.0 ACRE WELLS TRACTS, A DISTANCE OF 2026.49 FEET, TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "SP15 5544" IN THE NORTH-RIGHT-OF-WAY LINE OF COUNTY ROAD 109, SAID IRON ALSO BEING THE SOUTHWEST CORNER OF SAID BCP TRACT AND THE SOUTHWEST CORNER OF SAID 10.0 ACRE WELLS TRACT;
 THENCE North 89°04'45" West ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 236.37 FEET, TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "SP15 5544" IN SAID RIGHT-OF-WAY LINE, SAID IRON ALSO BEING THE SOUTHWEST CORNER OF SAID BCP TRACT;
 AND THE NORTH 01°08'32" East, ALONG THE COMMON LINE BETWEEN SAID BCP AND THE WELLS TRACTS, A DISTANCE OF 2026.49 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.996 ACRES, MORE OR LESS.

BCP & ASSOCIATES
 VOL. 4315, PG. 274
 10.996 ACRES

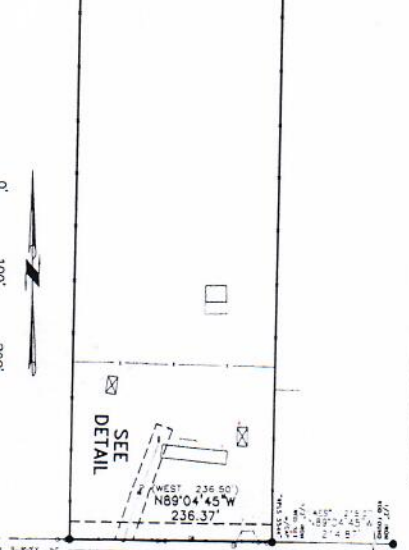
DOYLE BLAKE WELLS AND CHERRY ELAINE MARRIUM
 VOL. 4112, PG. 488
 D.R.J.C.T.

S01°08'32"W 2026.49'
 (South 2026.02')

BCP & ASSOCIATES
 VOL. 4315, PG. 274
 10.996 ACRES

(GPRM, 2026/05)
 N01°08'32"E 2026.49'

| LEGEND | |
|--------|-------------------------|
| ● | PROPERTY CORNER |
| ○ | TELEPHONE RISER |
| □ | POWER POLE |
| ⊙ | SERVICE POLE WITH LIGHT |
| ⊞ | GAS METER |
| — | OVER HEAD ELECTRIC LINE |
| - - - | TENET LINE |



COUNTY ROAD 109



SURVEYOR'S CERTIFICATE:
 I, MATT POWELL, REGISTERED PROFESSIONAL LAND SURVEYOR No. 5544, DO HEREBY CERTIFY THAT THE PLAT SHOWN ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION, THERE ARE NO ENCROACHMENTS OR PROTRUSIONS, EXCEPT AS SHOWN, AND ALL CORNERS ARE AS SHOWN.

Matt Powell
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5544
 DATE: 04/09/08

A BOUNDARY SURVEY OF
 10.996 ACRES
 OF LAND SITUATED IN THE
ANDREW SPIVA SURVEY
ABSTRACT No. 770
 CITY OF ALVARADO, JOHNSON COUNTY, TEXAS

BEING A CERTAIN TRACT OF LAND OUT OF THE ANDREW SPIVA SURVEY, ABSTRACT NUMBER 770, JOHNSON COUNTY, TEXAS, BEING A PORTION OF TRACT 10.996 ACRES, DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.J.C.T.) SAID TRACT ALSO BEING THAT AS CONVEYED TO BCP & ASSOCIATES, LLC IN VOLUME 4315, PAGE 274, DEED RECORDS OF JOHNSON COUNTY, TEXAS.

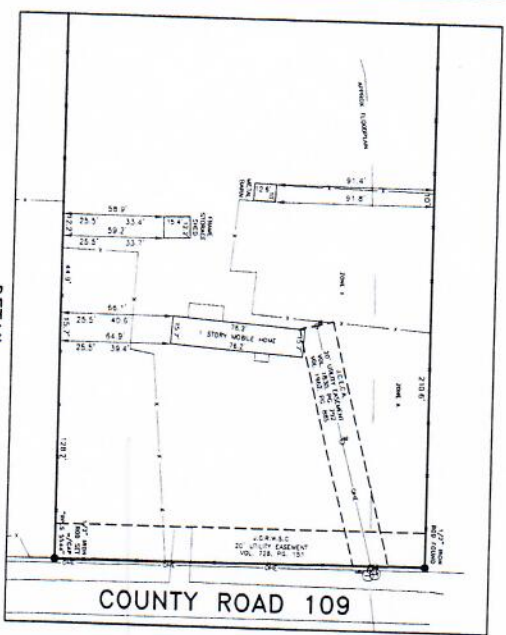
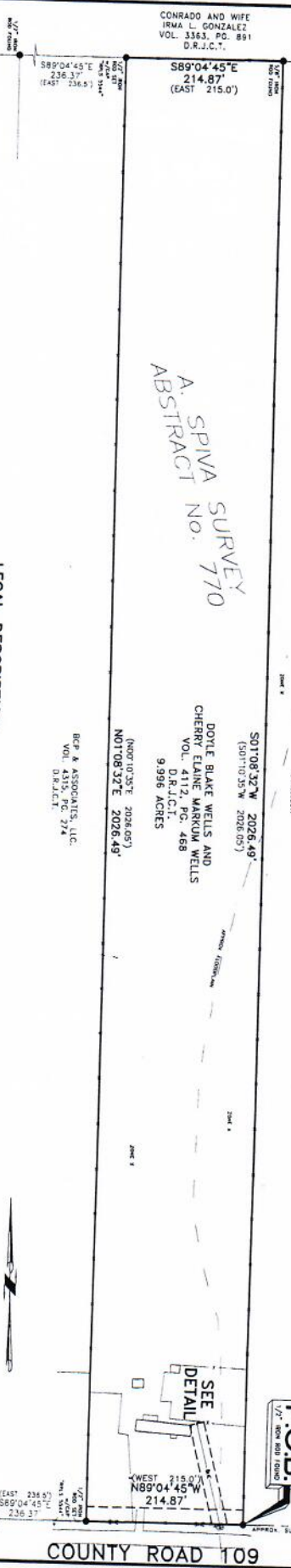
APRIL 25, 2008



FLOOD PLAN NOTE:
 ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PANEL MAP No. 48291C0128 F. COMMUNITY PANEL No. 48291C0128 F. EFFECTIVE SEPTEMBER 27, 1991, THE SUBJECT TRACT APPEARS TO BE IN THE FOLLOWING ZONE AREAS:
 ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOODS;
 ZONE A - NO BASE FLOOD ELEVATIONS DETERMINED.
BASIS OF BEARINGS:
 BEARINGS AND DISTANCES SHOWN HEREON ARE BASED UPON GPS OBSERVATIONS MADE APRIL 4, 2008, USING NAD83 TEXAS NORTH CENTRAL ZONE WITH A COMBINED SCALE FACTOR OF 0.99990642143.

- GF No. 14780-08-00191**
- EASEMENT AND RIGHT-OF-WAY FROM JAMES E. KEMP TO JOHNSON COUNTY RURAL WATER SUPPLY COOP. RECORDED IN VOLUME 728, PAGE 151, JOHNSON COUNTY, TEXAS. SHOWN HEREON.
 - EASEMENT AND RIGHT-OF-WAY FROM MARY FLANAGAN TO JOHNSON COUNTY ELECTRIC COOPERATIVE ASSOCIATION, RECORDED IN VOLUME 1820, PAGE 792, JOHNSON COUNTY, TEXAS. SHOWN HEREON.
 - EASEMENT AND RIGHT-OF-WAY FROM MARY FLANAGAN TO JOHNSON COUNTY ELECTRIC COOPERATIVE ASSOCIATION, RECORDED IN VOLUME 1962, PAGE 895, JOHNSON COUNTY, TEXAS. SHOWN HEREON.
 - EASEMENT AND RIGHT-OF-WAY FROM J.M. WELLS TO JOHNSON COUNTY RURAL WATER SUPPLY COOPERATION, RECORDED IN VOLUME 2026, PAGE 498, JOHNSON COUNTY, TEXAS. DOES AFFECT, BUT IS BLANKET IN NATURE AND THEREFORE UNPLATABLE.

| LEGEND | |
|--------|-------------------------|
| ● | PROPERTY CORNER |
| ⊙ | TELEPHONE RISER |
| ⊕ | POWER POLE |
| ⊖ | SERVICE POLE |
| ⊗ | PIPE LINE MARKER |
| — | OVER HEAD ELECTRIC LINE |
| — | FENCE LINE |



LEGAL DESCRIPTION:

BEING A CERTAIN TRACT OF LAND OUT OF THE ANDREW SPIVA SURVEY, ABSTRACT NUMBER 770, JOHNSON COUNTY, TEXAS, BEING A PORTION OF TRACT 1809, 2026 ACRES, DEED RECORDS OF JOHNSON COUNTY, TEXAS (O.R.C.T.), SAID TRACT ALSO BEING CONVEYED TO DOYLE BLAKE WELLS AND CHERRY ELAINE MARKUM WELLS IN VOLUME 1172, PAGE 488, D.R.J.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A 1/2 INCH IRON ROD FOUND BEING THE SOUTHEAST CORNER OF SAID WELLS TRACT, ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND OWNED BY REGINALD WELLY AS RECORDED IN VOLUME 972, PAGE 61, D.R.J.C.T., SAID IRON BEING IN THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 109;
 THENCE North 89°04'45" West, ALONG SAID NORTH LINE OF COUNTY ROAD 109, A DISTANCE OF 214.87 FEET, TO A 1/2" IRON ROD SET WITH CAP, MARKED "R183 5344", SAID IRON BEING THE SOUTHWEST CORNER OF SAID WELLS TRACT ASSOCIATES, LLC, IN VOLUME 4315, PAGE 274, D.R.J.C.T.;
 THENCE North 01°08'32" East, ALONG THE COMMON LINE BETWEEN SAID WELLS AND BCP TRACTS, A DISTANCE OF 2026.49 FEET, TO A 1/2" IRON ROD SET WITH CAP, MARKED "R183 5344", BEING LOCATED IN THE NORTHWEST CORNER OF SAID WELLS TRACT SAID IRON BEING LOCATED IN THE SOUTH LINE OF A TRACT OF LAND AS CONVEYED TO CONRADO GONZALEZ AND WIFE IRMA L. GONZALEZ AS RECORDED IN VOLUME 3363, PAGE 891, D.R.J.C.T.;
 THENCE South 89°04'45" East, ALONG THE COMMON LINE BETWEEN SAID WELLS AND GONZALEZ TRACTS, A DISTANCE OF 214.87 FEET, TO A 5/8 INCH IRON ROD FOUND, BEING THE NORTHEAST CORNER OF SAID WELLS TRACT AND THE NORTHEAST CORNER OF AFOREMENTIONED WELLY TRACT;
 THENCE South 01°08'32" West, LEAVING THE SOUTH LINE OF SAID GONZALEZ TRACT AND BEING THE COMMON LINE BETWEEN SAID WELLS AND WELLY TRACTS, A DISTANCE OF 2026.49 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 9.996 ACRES, MORE OR LESS.



SURVEYOR'S CERTIFICATE:
 I, MATT POWELL, REGISTERED PROFESSIONAL LAND SURVEYOR No. 5544, DO HEREBY CERTIFY THAT THE FOREGOING SURVEY ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY ME TO THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION, THAT THE METES AND BOUNDS AND BEARINGS EXCEPT AS SHOWN, AND ALL CORNERS ARE AS SHOWN.

Matt Powell
 REGISTERED PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 5544
 DATE: 04/09/08

A BOUNDARY SURVEY OF
 9.996 ACRES
 OF LAND SITUATED IN THE
ANDREW SPIVA SURVEY
ABSTRACT No. 770
 CITY OF ALVARADO, JOHNSON COUNTY, TEXAS

BEING A CERTAIN TRACT OF LAND OUT OF THE ANDREW SPIVA SURVEY, ABSTRACT NUMBER 770, JOHNSON COUNTY, TEXAS, AS RECORDED IN VOLUME 1809, PAGE 534, DEED RECORDS OF JOHNSON COUNTY, TEXAS, SAID TRACT ALSO BEING THAT AS CONVEYED TO DOYLE BLAKE WELLS AND CHERRY ELAINE MARKUM WELLS IN VOLUME 1172, PAGE 488, DEED RECORDS OF JOHNSON COUNTY, TEXAS.

