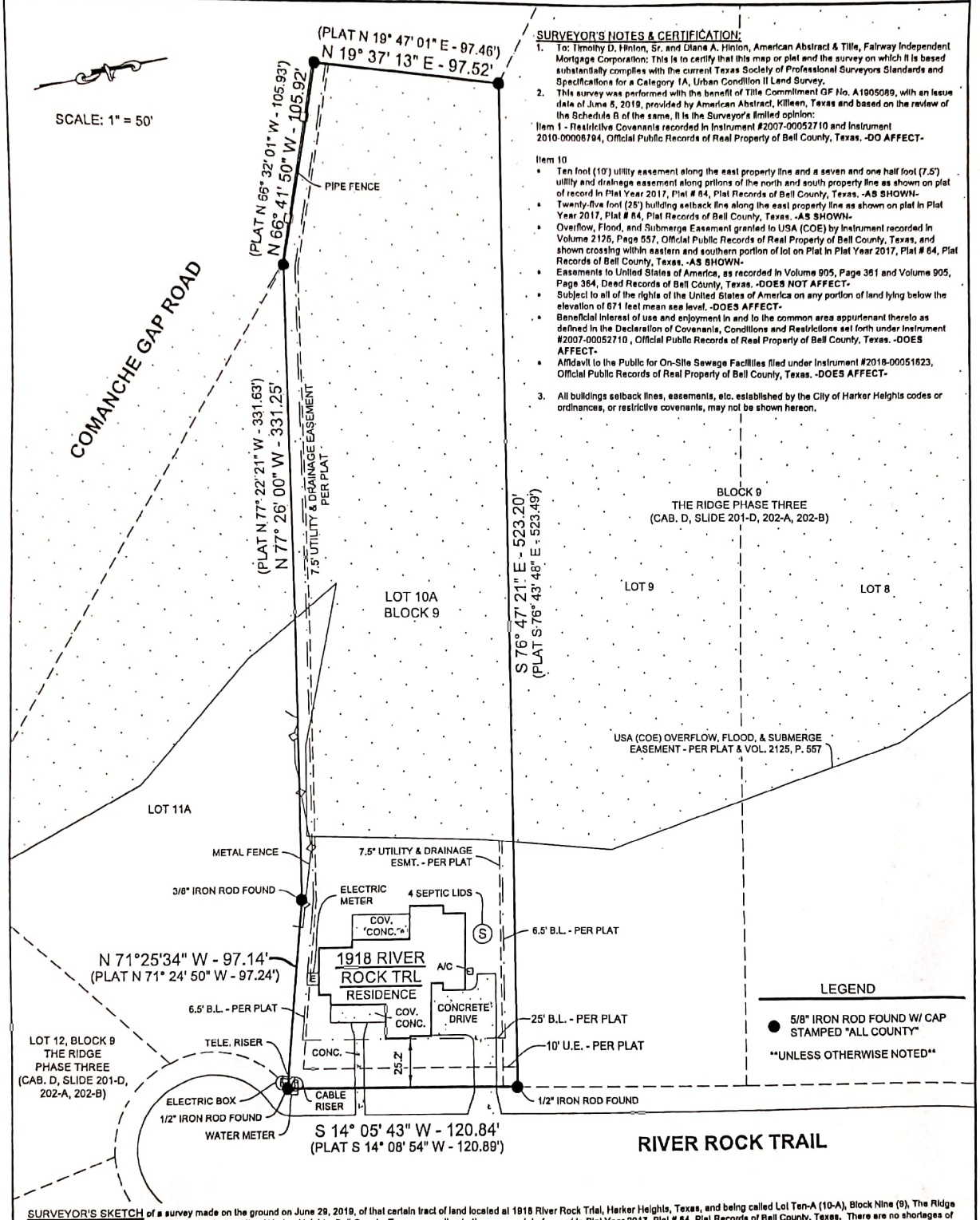
QUINTERO ENGINEERING, LLC

CIVIL ENGINEERING • LAND SURVEYING • PLANNING • CONSTRUCTION MANAGEMENT
415 E. AVENUE D, KILLEEN, TEXAS (254) 493-9962
T.B.P.E. FIRM REGISTRATION NO. 14709
T.B.P.L.S. REGISTRATION NO. 10194110



SURVEYOR'S NOTES & CERTIFICATION:

1. To: Timothy D. Hinton, Sr. and Diana A. Hinton, American Abstract & Title, Fairway Independent Mortgage Corporation: This is to certify that this map or plat and the survey on which it is based substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Urban Condition II Land Survey.
2. This survey was performed with the benefit of Title Commitment GF No. A1905089, with an issue date of June 5, 2019, provided by American Abstract, Killeen, Texas and based on the review of the Schedule B of the same, it is the Surveyor's limited opinion:

Item 1 - Restrictive Covenants recorded in Instrument #2007-00052710 and Instrument 2010-00006794, Official Public Records of Real Property of Bell County, Texas. -DO AFFECT-

Item 10

- Ten foot (10') utility easement along the east property line and a seven and one half foot (7.5') utility and drainage easement along prilons of the north and south property line as shown on plat of record in Plat Year 2017, Plat # 64, Plat Records of Bell County, Texas. -AS SHOWN-
- Twenty-five foot (25') building setback line along the east property line as shown on plat in Plat Year 2017, Plat # 64, Plat Records of Bell County, Texas. -AS SHOWN-
- Overflow, Flood, and Submerge Easement granted to USA (COE) by instrument recorded in Volume 2125, Page 557, Official Public Records of Real Property of Bell County, Texas, and shown crossing within eastern and southern portion of lot on Plat in Plat Year 2017, Plat # 64, Plat Records of Bell County, Texas. -AS SHOWN-
- Easements to United States of America, as recorded in Volume 905, Page 361 and Volume 905, Page 364, Deed Records of Bell County, Texas. -DOES NOT AFFECT-
- Subject to all of the rights of the United States of America on any portion of land lying below the elevation of 671 feet mean sea level. -DOES AFFECT-
- Beneficial interest of use and enjoyment in and to the common area appurtenant thereto as defined in the Declaration of Covenants, Conditions and Restrictions set forth under Instrument #2007-00052710 , Official Public Records of Real Property of Bell County, Texas. -DOES AFFECT-
- Affidavit to the Public for On-Site Sewage Facilities filed under Instrument #2018-00051623, Official Public Records of Real Property of Bell County, Texas. -DOES AFFECT-

3. All buildings setback lines, easements, etc. established by the City of Harker Heights codes or ordinances, or restrictive covenants, may not be shown hereon.

SURVEYOR'S SKETCH of a survey made on the ground on June 29, 2019, of that certain tract of land located at 1918 River Rock Trail, Harker Heights, Texas, and being called Lot Ten-A (10-A), Block Nine (9), The Ridge Phase Three, First Amendment, an addition to the City of Harker Heights, Bell County, Texas, according to the map or plat of record in Plat Year 2017, Plat # 64, Plat Records of Bell County, Texas. There are no shortages of areas, visible encroachments, protrusions, or overlapping of improvements, except as shown or noted hereon. Only the information shown on the recorded plat was considered for this survey. THIS SURVEY DOES NOT IMPLY ALL EASEMENTS AND SETBACK LINES HAVE BEEN RESEARCHED. A review of all title records may find additional information.

Note:

This Survey is for the exclusive use of the current parties (buyer/seller for this transaction) and solely valid to convey title and may not be used or reproduced after the date of conveyance without the consent of the Surveyor.

Bearings and distances shown hereon are based upon Texas State Plane Coordinate System, Central Zone, NAD 83, per Leica Smart Net GPS observation.

07/03/2019
Bradley W. Sargent, R.P.L.S.
Registered Professional Land Surveyor
R.P.L.S. No. 5827, Texas

STATE OF TEXAS
REGISTERED
BRADLEY W. SARGENT
5827
PROFESSIONAL
LAND SURVEYOR

This survey provided solely for the use of the current parties and no license has been created, expressed or implied to copy the survey except as necessary in connection with this original transaction, which shall take place within 90 days of the completion of the survey.