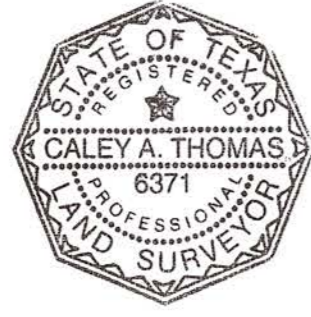


STATE OF TEXAS
COUNTY OF DEWITT
I HEREBY CERTIFY THE FOLLOWING:
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS AN ACCURATE REPRESENTATION OF A SURVEY
OF THE PROPERTY SHOWN HEREON MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON THIS
26th DAY OF MARCH, 2020



Caley A. Thomas
CALEY A. THOMAS, R.P.L.S. # 6371
THOMAS SURVEYORS
304 N. GONZALES
CUERO, TEXAS 77954
361-275-2716

RPLS NO. 6371/FIRM NO. 10193901

WWW.THOMASSURVEYORS.COM

SWORN TO AND SUBSCRIBED BEFORE ME THIS 26th DAY OF March, 2020

Laurie Wendel
NOTARY PUBLIC, STATE OF TEXAS



NOTARY'S NAME PRINTED
Laurie Wendel
MY COMMISSION EXPIRES 01-24-2023

STATE OF TEXAS
COUNTY OF _____

I, ANDREW FINGER, A DULY AUTHORIZED AGENT OF WINNIKOFF LLC D/B/A SAN BERNARD LAND COMPANY, A TEXAS SERIES LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN, TO BE KNOWN AS "RESUBDIVISION OF TRACT 31, DEER OAKS SUBDIVISION", DO HEREBY MAKE A RESUBDIVISION OF SAID LAND ACCORDING TO THE LINES SHOWN. THE AREAS INDICATED AS 30 FEET WIDE EASEMENTS ARE HEREBY DESIGNATED AS PRIVATE ROAD EASEMENTS WHICH SHALL ALWAYS BE USED AS AN EASEMENT FOR ACCESS TO LOTS 1-R AND 2-R WITHIN THE RESUBDIVISION AND FOR INSTALLATION AND MAINTENANCE OF UTILITIES, AND SHALL AT ALL TIMES BE AND REMAIN OPEN FOR USAGE BY OWNERS AND PURCHASERS OF LOTS 1-R AND 2-R IN SAID RESUBDIVISION INCLUDING THEIR GUESTS AND INVITEES. THE EASEMENTS SHALL BE NON-EXCLUSIVE AND UNIMPEDED IMPROVEMENT AND MAINTENANCE OF THE EXISTING EASEMENT AREAS SHALL BE THE EXCLUSIVE RESPONSIBILITY OF THOSE PARTIES DESIRING SUCH MAINTENANCE AND IMPROVEMENT. THE 30 FEET WIDE EASEMENTS AS SHOWN HEREON ARE SPECIFICALLY NOT DEDICATED TO THE USE OF THE PUBLIC, AND THE MAINTENANCE AND IMPROVEMENT OF THE 30 FEET WIDE EASEMENTS SHALL NEVER BE THE RESPONSIBILITY OF LAVACA COUNTY, OR ANY OTHER GOVERNMENTAL ENTITY, EXCEPT IN THE EVENT THAT SUCH GOVERNMENTAL ENTITY SHOULD VOLUNTARILY DECIDE TO ASSUME SUCH RESPONSIBILITY IN THE FUTURE.

(OWNER)
STATE OF TEXAS
COUNTY OF _____
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____

NOTARY PUBLIC, STATE OF TEXAS
NOTARY'S NAME PRINTED
MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF LAVACA
THIS PLAT OF "RESUBDIVISION OF TRACT 31, DEER OAKS SUBDIVISION", HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONER'S COURT OF LAVACA COUNTY, TEXAS, WHICH COURT ACKNOWLEDGES THAT THE PLAT CONFORMS TO THE SUBDIVISION REGULATIONS OF SAID COUNTY AND DOES HEREBY APPROVE SUCH PLAT.
DATED THIS _____ DAY OF _____, 2020

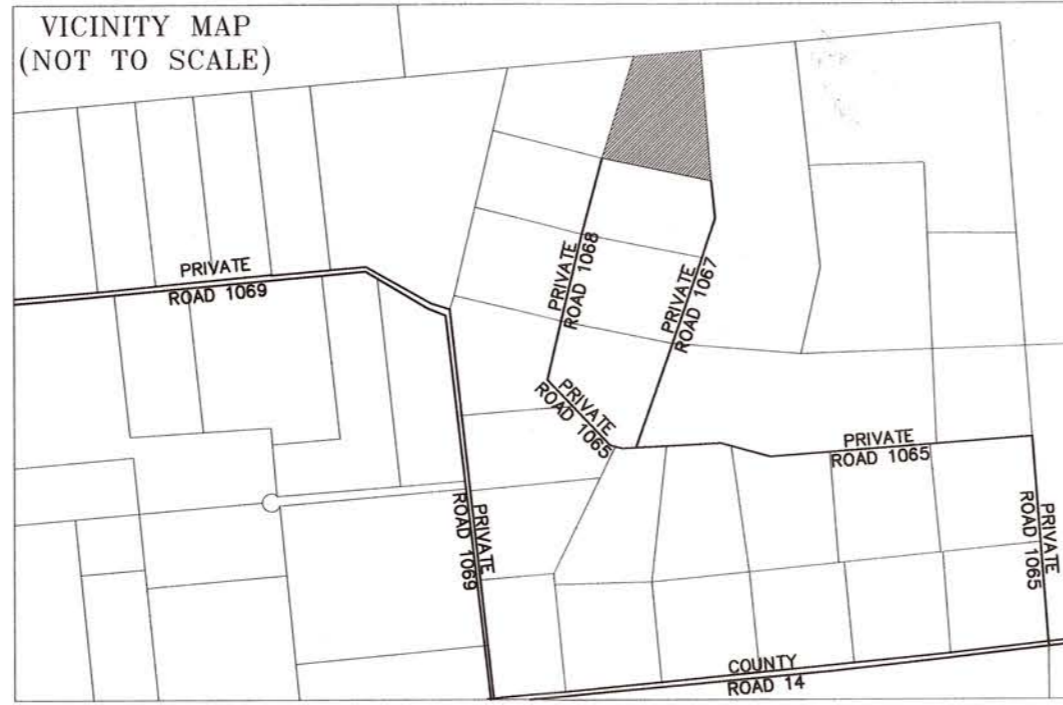
ATTEST:
LAVACA COUNTY JUDGE (PRINTED NAME) _____ LAVACA COUNTY JUDGE (SIGNATURE) _____

COMMISSIONERS:
PRECINCT 1 COMMISSIONER EDWARD PUSTKA
PRECINCT 2 COMMISSIONER RONALD BERCKENHOFF
PRECINCT 3 COMMISSIONER FRANKIE BATES
PRECINCT 4 COMMISSIONER DENNIS W. KOJIAN

STATE OF TEXAS
COUNTY OF LAVACA
I, ELIZABETH A. KOUBA, COUNTY CLERK OF LAVACA COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATION AND AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ AT _____ IN VOLUME _____ OF THE PLAT AND MAP RECORDS OF LAVACA COUNTY, TEXAS.

IN TESTIMONY WHEREOF I WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____

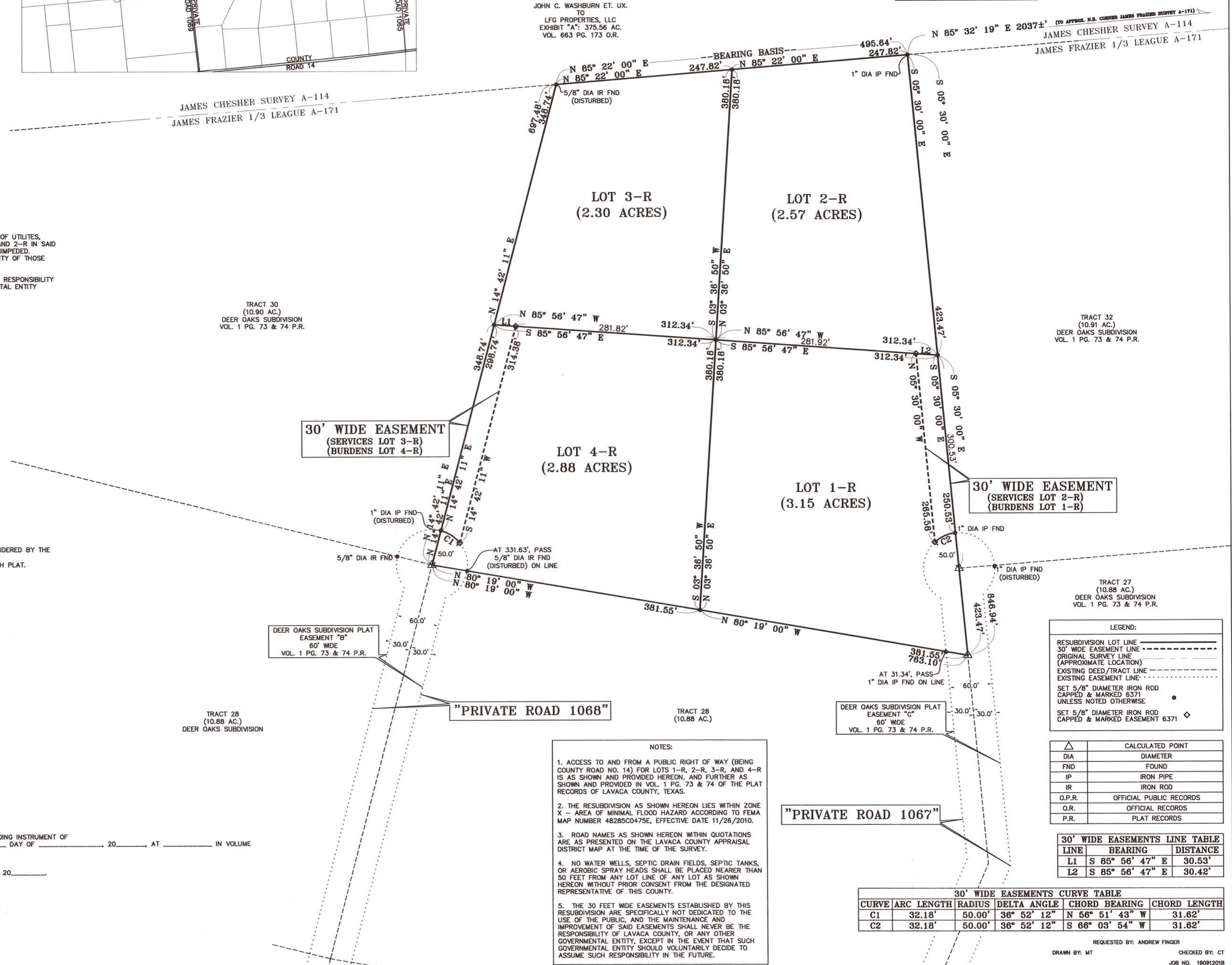
ELIZABETH A. KOUBA, COUNTY CLERK,
LAVACA COUNTY, TEXAS



JOHN C. WASHBURN ET. UX.
TO
LFG PROPERTIES, LLC
EXHIBIT "A": 375.56 AC.
VOL. 663 PG. 173 O.R.

FINAL PLAT ESTABLISHING "RESUBDIVISION OF TRACT 31, DEER OAKS SUBDIVISION" JAMES FRAZIER 1/3 LEAGUE A-171 LAVACA COUNTY, TEXAS

SCALE - 1" = 100'
100' 50' 0 100'



30' WIDE EASEMENT
(SERVICES LOT 3-R)
(BURDENS LOT 4-R)

30' WIDE EASEMENT
(SERVICES LOT 2-R)
(BURDENS LOT 1-R)

DEER OAKS SUBDIVISION PLAT
EASEMENT "B"
60' WIDE
VOL. 1 PG. 73 & 74 P.R.

DEER OAKS SUBDIVISION PLAT
EASEMENT "C"
50' WIDE
VOL. 1 PG. 73 & 74 P.R.

- NOTES:
- ACCESS TO AND FROM A PUBLIC RIGHT OF WAY (BEING COUNTY ROAD NO. 14) FOR LOTS 1-R, 2-R, 3-R AND 4-R IS AS SHOWN AND PROVIDED HEREON, AND FURTHER AS SHOWN AND PROVIDED IN VOL. 1 PG. 73 & 74 OF THE PLAT RECORDS OF LAVACA COUNTY, TEXAS.
 - THE RESUBDIVISION AS SHOWN HEREON LIES WITHIN ZONE X - AREA OF MINIMAL FLOOD HAZARD ACCORDING TO FEMA MAP NUMBER 48285C0475E, EFFECTIVE DATE 11/26/2010.
 - ROAD NAMES AS SHOWN HEREON WITHIN QUOTATIONS ARE AS PRESENTED ON THE LAVACA COUNTY APPRAISAL DISTRICT MAP AT THE TIME OF THE SURVEY.
 - NO WATER WELLS, SEPTIC DRAIN FIELDS, SEPTIC TANKS, OR AEROBIC SPRAY HEADS SHALL BE PLACED NEARER THAN 50 FEET FROM ANY LOT LINE OF ANY LOT AS SHOWN HEREON WITHOUT PRIOR CONSENT FROM THE DESIGNATED REPRESENTATIVE OF THIS COUNTY.
 - THE 30 FEET WIDE EASEMENTS ESTABLISHED BY THIS RESUBDIVISION ARE SPECIFICALLY NOT DEDICATED TO THE USE OF THE PUBLIC, AND THE MAINTENANCE AND IMPROVEMENT OF SAID EASEMENTS SHALL NEVER BE THE RESPONSIBILITY OF LAVACA COUNTY, OR ANY OTHER GOVERNMENTAL ENTITY, EXCEPT IN THE EVENT THAT SUCH GOVERNMENTAL ENTITY SHOULD VOLUNTARILY DECIDE TO ASSUME SUCH RESPONSIBILITY IN THE FUTURE.

LEGEND:

RESUBDIVISION LOT LINE	---
30' WIDE EASEMENT LINE	- - - - -
ORIGINAL SURVEY LINE (APPROXIMATE LOCATION)
EXISTING DEED/TRACT LINE
EXISTING EASEMENT LINE
SET 5/8" DIAMETER IRON ROD CAPPED & MARKED 6371 UNLESS NOTED OTHERWISE	●
SET 5/8" DIAMETER IRON ROD CAPPED & MARKED EASEMENT 6371	◇

△	CALCULATED POINT
DIA	DIAMETER
FND	FOUND
IP	IRON PIPE
IR	IRON ROD
O.P.R.	OFFICIAL PUBLIC RECORDS
O.R.	OFFICIAL RECORDS
P.R.	PLAT RECORDS

30' WIDE EASEMENTS LINE TABLE		
LINE	BEARINGS	DISTANCE
L1	S 85° 56' 47" E	30.53'
L2	S 85° 56' 47" E	30.42'

30' WIDE EASEMENTS CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	32.18'	50.00'	36° 52' 12"	N 56° 51' 43" W	31.62'
C2	32.18'	50.00'	36° 52' 12"	S 66° 03' 54" W	31.62'

REQUESTED BY: ANDREW FINGER
DRAWN BY: MT
CHECKED BY: CT
JOB NO. 190912018