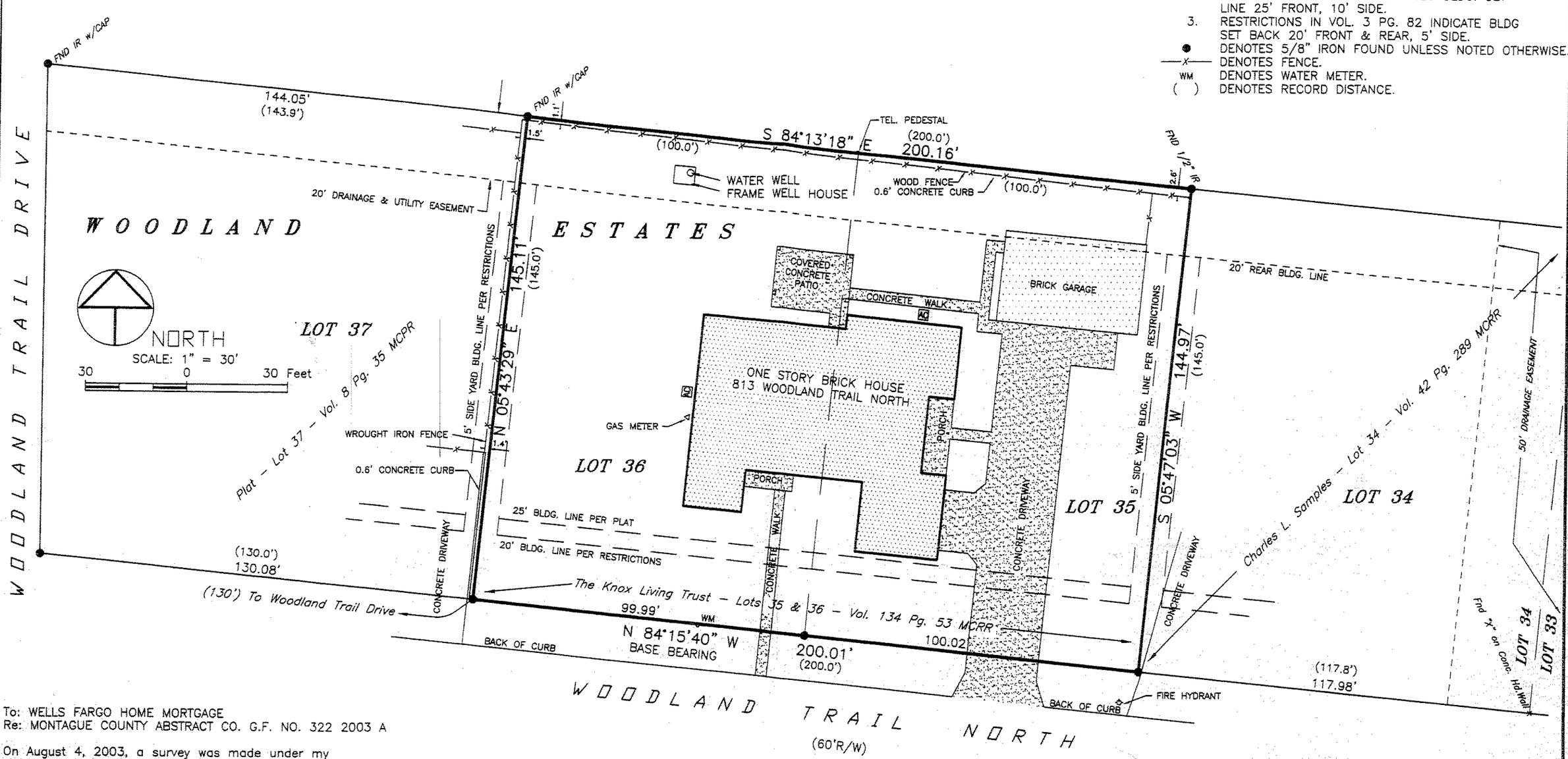
Easement to City of Bowie recorded in Vol. 493, Pg. 523 of the Montague County Deed Records does not appear to affect the subject tract.

1. PLAT OF WOODLAND ESTATES RECORDED IN VOL. 3 PG. 82 MCPR.
2. PLAT IN VOL. 3 PG. 82 INDICATES BLDG. SET LINE 25' FRONT, 10' SIDE.
3. RESTRICTIONS IN VOL. 3 PG. 82 INDICATE BLDG SET BACK 20' FRONT & REAR, 5' SIDE.

● DENOTES 5/8" IRON FOUND UNLESS NOTED OTHERWISE.
—x— DENOTES FENCE.
WM DENOTES WATER METER.
( ) DENOTES RECORD DISTANCE.



To: WELLS FARGO HOME MORTGAGE
Re: MONTAGUE COUNTY ABSTRACT CO. G.F. NO. 322 2003 A

On August 4, 2003, a survey was made under my direction of property depicted hereon, located at 813 Woodland Trail North, Bowie, Texas, and described as:

ALL OF LOTS 35 & 36 WOODLAND ESTATES, IN THE CITY OF BOWIE, MONTAGUE COUNTY, TEXAS, PLAT OF SAME RECORDED IN VOLUME 3, PAGE 82 OF THE MONTAGUE COUNTY PLAT RECORDS.

There are no visible or apparent easements or encroachments except as indicated hereon.

Hardy L. Seay, Jr.
R.P.L.S. NO. 1631

Based on FEMA's Flood Insurance Rate Map dated January 17, 1991, Map Number 48337C0195, Panel 195 of 325, the above depicted property appears to be situated in non-shaded "Zone X", defined by said map as "areas determined to be outside 500 year flood plain."

MAP DEPICTING

LOTS 35 & 36
WOODLAND ESTATES

CITY OF BOWIE
MONTAGUE COUNTY, TEXAS

PREPARED BY
HARDY L. SEAY, JR.
PROFESSIONAL LAND SURVEYOR
BOWIE PLAZA
P. O. BOX 591
BOWIE, TEXAS 76230
940 872-2121
940 872-2219 FAX

DRAWN: 08-05-03
ACAD14 0738-35-36

N3330 W9745
0738.1962-13.03