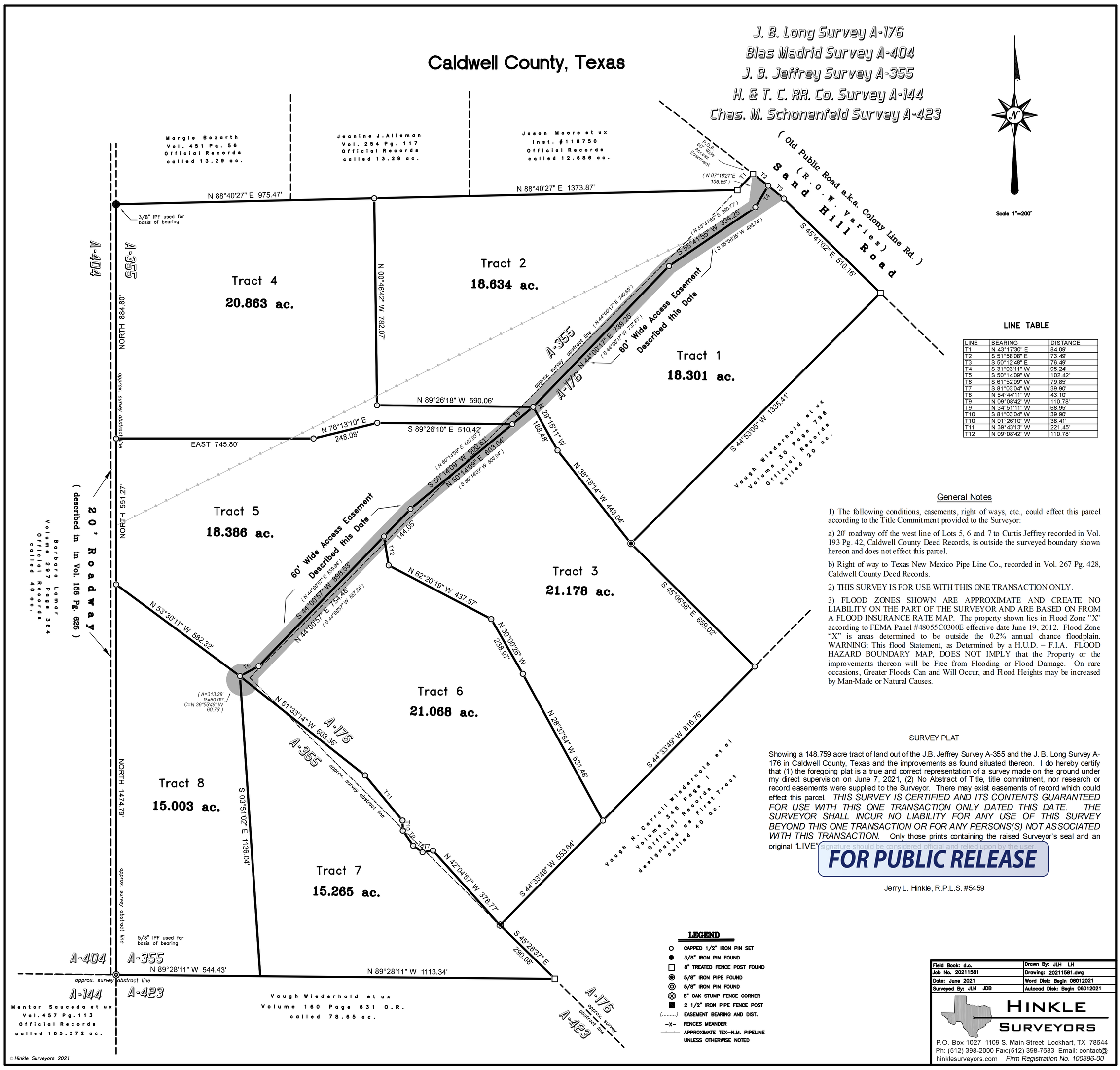

LINE TABLE

LINE	BEARING	DISTANCE
T1	N 43°17'30" E	84.09'
T2	S 51°58'08" E	73.49'
T3	S 50°12'48" E	76.49'
T4	S 31°03'11" W	95.24'
T5	S 50°14'09" W	102.42'
T6	S 61°52'09" W	79.85'
T7	S 81°03'04" W	39.90'
T8	N 54°44'11" W	43.10'
T9	N 09°08'42" W	110.78'
T9	N 34°51'11" W	68.95'
T10	S 81°03'04" W	39.90'
T10	N 01°26'10" W	38.41'
T11	N 39°43'13" W	221.45'
T12	N 09°08'42" W	110.78'

General Notes

1) The following conditions, easements, right of ways, etc., could effect this parcel according to the Title Commitment provided to the Surveyor:

a) 20' roadway off the west line of Lots 5, 6 and 7 to Curtis Jeffrey recorded in Vol. 193 Pg. 42, Caldwell County Deed Records, is outside the surveyed boundary shown hereon and does not effect this parcel.

b) Right of way to Texas New Mexico Pipe Line Co., recorded in Vol. 267 Pg. 428, Caldwell County Deed Records.

2) THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.

3) FLOOD ZONES SHOWN ARE APPROXIMATE AND CREATE NO LIABILITY ON THE PART OF THE SURVEYOR AND ARE BASED ON FROM A FLOOD INSURANCE RATE MAP. The property shown lies in Flood Zone "X" according to FEMA Panel #48055C0300E effective date June 19, 2012. Flood Zone "X" is areas determined to be outside the 0.2% annual chance floodplain. WARNING: This flood Statement, as Determined by a H.U.D. – F.I.A. FLOOD HAZARD BOUNDARY MAP, DOES NOT IMPLY that the Property or the improvements thereon will be Free from Flooding or Flood Damage. On rare occasions, Greater Floods Can and Will Occur, and Flood Heights may be increased by Man-Made or Natural Causes.

LEGEND

- CAPPED 1/2" IRON PIN SET
- 3/8" IRON PIN FOUND
- 8" TREATED FENCE POST FOUND
- 5/8" IRON PIPE FOUND
- 5/8" IRON PIN FOUND
- 8" OAK STUMP FENCE CORNER
- 2 1/2" IRON PIPE FENCE POST
- (.....) EASEMENT BEARING AND DIST.
- –X– FENCES MEANDER
- APPROXIMATE TEX–N.M. PIPELINE UNLESS OTHERWISE NOTED

SURVEY PLAT

Showing a 148.759 acre tract of land out of the J.B. Jeffrey Survey A-355 and the J. B. Long Survey A-176 in Caldwell County, Texas and the improvements as found situated thereon. I do hereby certify that (1) the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on June 7, 2021, (2) No Abstract of Title, title commitment, nor research or record easements were supplied to the Surveyor. There may exist easements of record which could effect this parcel. *THIS SURVEY IS CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE. THE SURVEYOR SHALL INCUR NO LIABILITY FOR ANY USE OF THIS SURVEY BEYOND THIS ONE TRANSACTION OR FOR ANY PERSONS(S) NOT ASSOCIATED WITH THIS TRANSACTION.* Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.

FOR PUBLIC RELEASE

Jerry L. Hinkle, R.P.L.S. #5459

Field Book: d.c.	Drawn By: JLH LH
Job No. 20211581	Drawing: 20211581.dwg
Date: June 2021	Word Disk: Begin 06012021
Surveyed By: JLH JDB	Autocad Disk: Begin 06012021

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