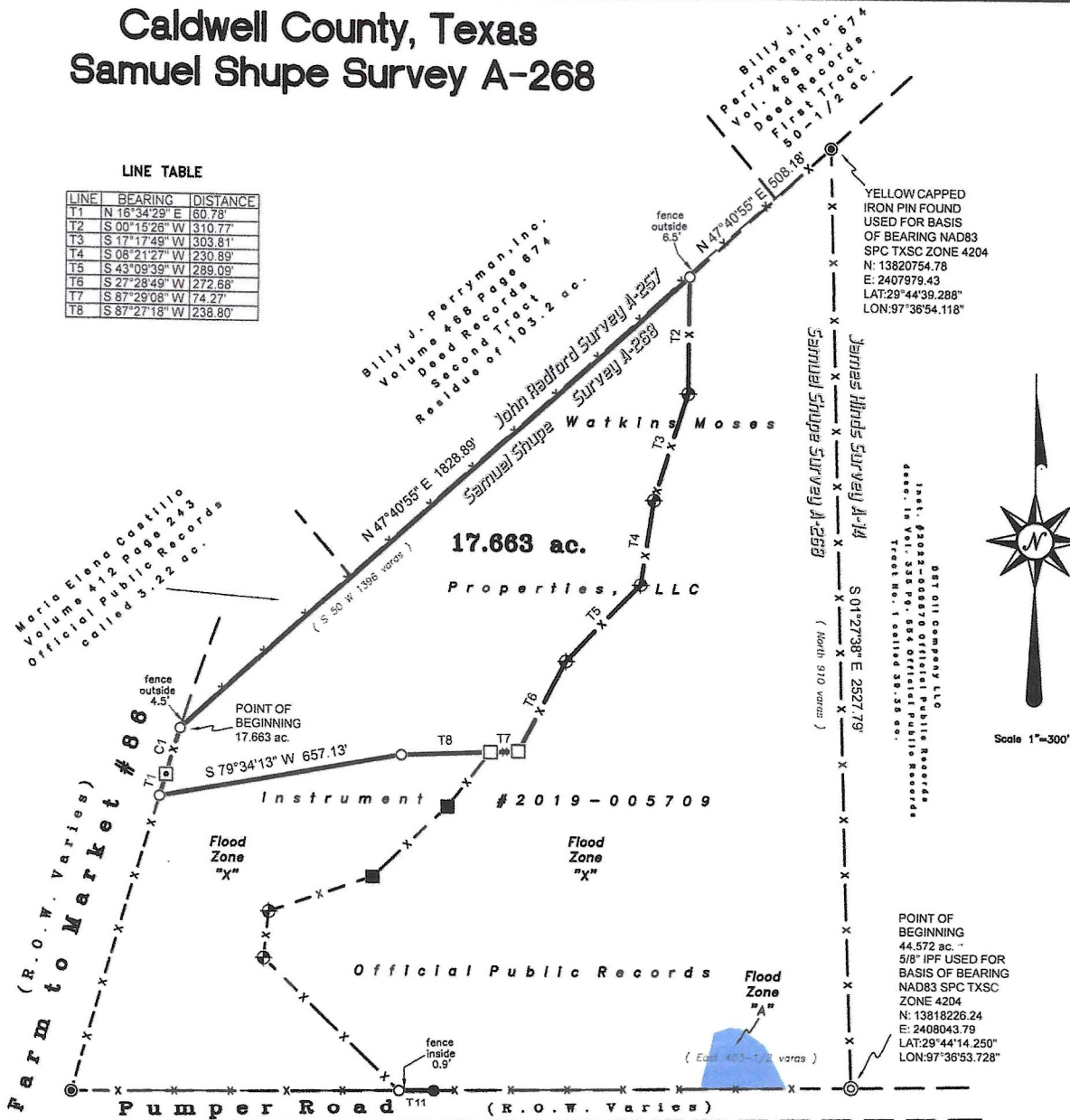


Caldwell County, Texas Samuel Shupe Survey A-268

LINE TABLE

LINE	BEARING	DISTANCE
T1	N 16° 34' 29" E	60.78'
T2	S 00° 15' 26" W	310.77'
T3	S 17° 17' 49" W	303.81'
T4	S 08° 21' 27" W	230.89'
T5	S 43° 09' 39" W	289.09'
T6	S 27° 28' 49" W	272.68'
T7	S 87° 29' 08" W	74.27'
T8	S 87° 27' 18" W	238.80'

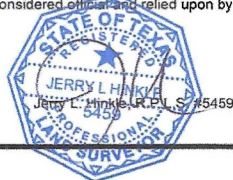


General Notes

- 1) Before digging call 811 to verify locations of any utilities, pipelines, or other easements of record since the surveyor cannot guarantee the exact position of these encumbrances.
- 2) The property shown has access to and from a public roadway.
- 3) THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.
- 4) 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 Zones approximately as shown according to FEMA Panel #48055C0400F effective date December 30, 2020. Flood Zone "X" (AREA NOT SHADED) is areas determined to be outside the 0.2% annual chance floodplain. Flood Zone "A" (SHADED AREA) is a special flood hazard areas subject to inundation by the 1% annual chance flood. No Base Flood Elevations determined. The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood. 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.

SURVEY DRAWING

Showing a 17.663 acre tract of land out of the Samuel Shupe Survey A-268 in Caldwell County, Texas. 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 April 28, 2026, (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 PERSON(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.



Hinkle Surveyors, 2026

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	5679.58'	131.04'	131.04'	N 16° 57' 58" E	1° 19' 19"

LEGEND

- 1/2" IRON PIN FOUND
- CAPPED 1/2" IRON PIN SET
- ◻ STAMPED "HINKLE SURVEYORS"
- ◻ 8" TREATED FENCE POST FOUND
- ◻ CONCRETE MONUMENT FOUND
- YELLOW CAPPED IRON PIN FOUND
- 5/8" IRON ROD FOUND
- 4 1/2" IRON PIPE FOUND
- 2 1/2" IRON PIPE FENCE POST
- (.....) ORIGINAL DEEDED CALLS
- X- FENCES MEANDER
- FLOOD ZONE "A"
- UNLESS OTHERWISE NOTED

Field Books: d.c.	Drawn By: J.L.H. LH
Job No. 20260501-FM86-Resplit	Drawing: 20260501-FM86-Resplit
Date: April 2026	Word Disk: Begin 04012026
Surveyed By: J.L.H. JDB	Autocad Disk: Begin 04012026



**HINKLE
SURVEYORS**

P.O. Box 1027 1109 S. Main Street Lockhart, TX 78644
Ph: (512) 398-2000 Fax: (512) 398-7683 Email: contact@hinklesurveyors.com Firm Registration No. 100886-00



All of a certain tract or parcel of land situated in Caldwell County, Texas and being a part of the Samuel Shupe A-268 and being also a part of a tract of land designated as 85.2 acres and conveyed to Watkins Moses Properties, LLC by deed recorded in Instrument #2019-005709 of the Official Public Records of Caldwell County, Texas and being more particularly described as follows:

BEGINNING at a capped ½" iron pin set stamped HINKLE SURVEYORS in the intersection of the East line of F.M. #86 and the NW line of the above mentioned 85.2 acre tract and the apparent SE line of a tract of land called 3.22 acres and conveyed to Maria Elena Castillo by deed recorded in Volume 412 Page 243 of the said Official Public Records and in the apparent NW line of the said Shupe Survey and the apparent SE line of the John Radford Survey A-257 for the NW corner this tract.

THENCE N 47°40'55" E with the said common Shupe-Radford Survey line and the NW line of the said 85.2 acre tract and the apparent SE line of the above mentioned 3.22 acre tract and the apparent SE line of a tract of land designated as Second Tract called 103.2 acres and conveyed to Billy J. Perryman by deed recorded in Volume 468 Page 674 of the Deed Records of Caldwell County, Texas **1828.89 feet** to a capped ½" iron pin set stamped HINKLE SURVEYORS for the NE corner this tract and from which point a yellow capped iron pin found used for basis of bearing (NAD83 SPC TXSC ZONE 4204 N: 13818226.24 E: 2408043.79 LAT:29°44'14.250" LON:97°36'53.728") bears N 47°40'55" E 508.18 feet.

THENCE over and across the said 85.2 acre tract for the following eight (8) courses:

(1) **S 00°15'26" W 310.77 feet** to a 4 ½" iron pipe fence post found for an angle point this tract. (2) **S 17°17'49" W 303.81 feet** to a 4 ½" iron pipe fence post found for an angle point this tract. (3) **S 08°21'27" W 230.89 feet** to a 4 ½" iron pipe fence post found for an angle point this tract. (4) **S 43°09'39" W 289.09 feet** to a 4 ½" iron pipe fence post found for an angle point this tract. (5) **S 27°28'49" W 272.68 feet** to a 8" treated fence post found for the most Southerly SE corner this tract. (6) **S 87°29'08" W 74.27 feet** to a 8" treated fence post found for an angle point this tract. (7) **S 87°27'18" W 238.80 feet** to a capped ½" iron pin set stamped HINKLE SURVEYORS for an angle point this tract. (8) **S 79°34'13" W 657.13 feet** to a capped ½" iron pin set stamped HINKLE SURVEYORS in the East line of F.M. #86 for the most Westerly SW corner this tract and from which point a yellow capped iron pin found in the intersection of the North line of Pumper Road and the East line of F.M. #86 bears S 16°34'29" W 827.61 feet.

THENCE with the East line of F.M. #86 and continuing over and across the said 85.2 acre tract for the following two (2) courses:

(1) **N 16°34'29" E 60.78 feet** to a concrete monument found in the PC of a curve. (2) With a curve turning to the right and having a radius of **5679.58 feet** and an arc length of **131.04 feet** and the chord of which bears **N 16°57'58" E 131.04 feet** to the place of beginning containing **17.663 acres** of land more or less.

I hereby certify that the foregoing field notes are a true and correct description of a survey made under my direct supervision on April 28, 2026. **THESE FIELD NOTES ARE CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.

