

Caldwell County, Texas

J. B. Long Survey A-176

J. B. Jeffrey Survey A-355



Scale 1"=200'

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) The following conditions, easements, right of ways, etc., could effect this parcel according to the Title Commitment provided to the Surveyor:
 - a) The restrictive covenants of record, terms, conditions, stipulations, private road agreement, well agreements and fee assessment(s) set out in Development Agreement and 60' Wide Access Easement recorded in Inst. 2021-006709, Caldwell County Official Public Records, does apply.
 - b) Right of way easement to Texas-New Mexico Pipe Line Co., recorded in Vol. 267 Pg. 428, Caldwell County Deed Records, does apply.
 - c) Easement, Right of way and ingress and egress for Electric transmission and Distribution line to Bluebonnet Electric Coop., Inc., recorded in Inst. #2021-005961 of the Caldwell County Official Public Records, does apply. The area of the easement for Overhead Electric Facilities shall be 15' on each side of the centerline of the initial line(s) as constructed by Grantee (the easement area) and the area of the easement for Underground Electric Facilities shall be 10' either side of the initial line(s) as constructed by Grantee (the easement area). In addition the grantee shall have the right to install guy and anchor arrangements inside and/or outside the easement area as defined above shall, while such items are in place, be included within the definition of the Easement Area.
- 4) THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.
- 5) 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.

Instrument

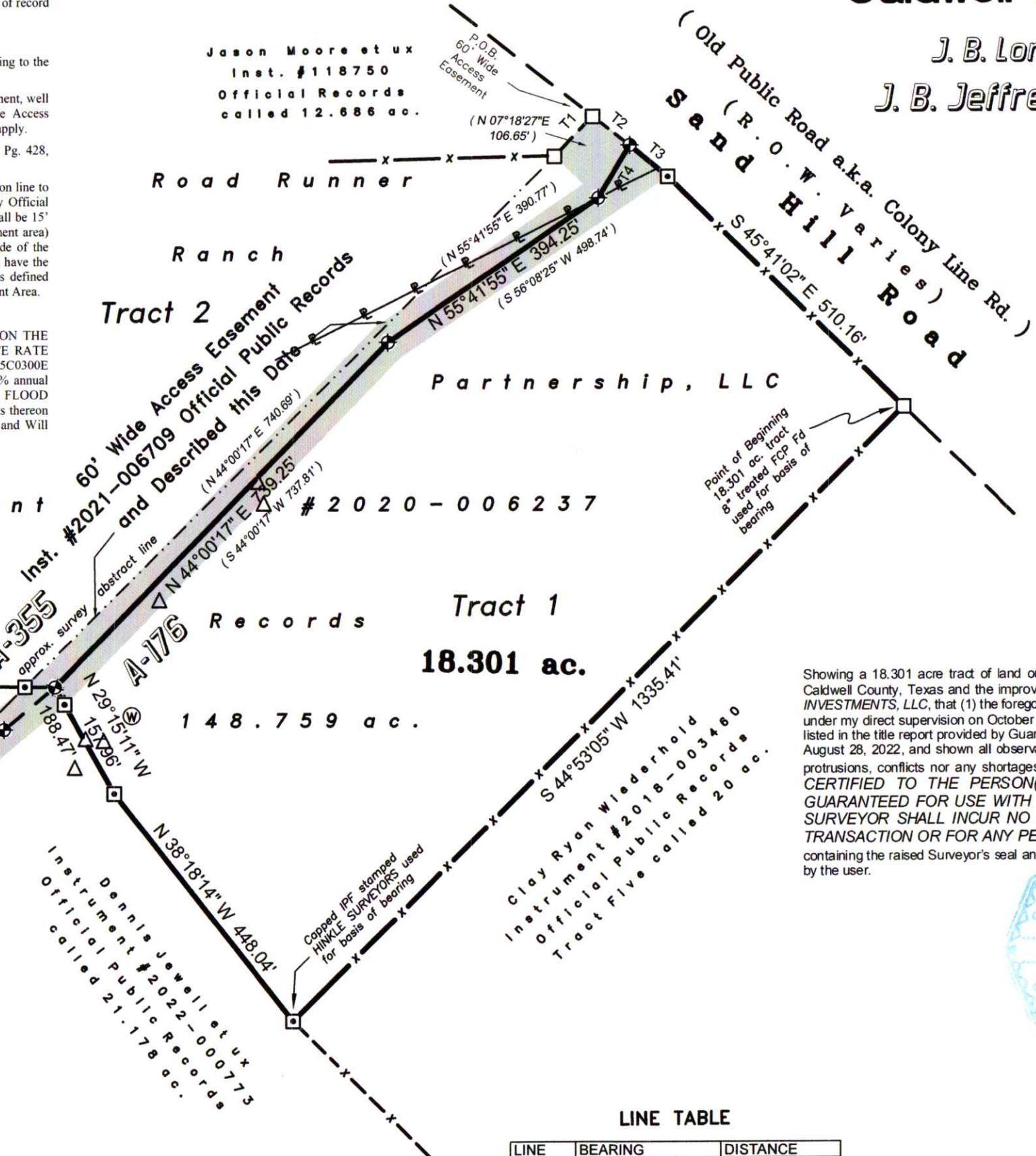
Official Public

Tract 4

(N 50°14'09" E 603.03')
(S 50°14'09" W 603.04')

Dennis Jewell et ux
Instrument #2022-000773
Official Public Records
called 21.178 ac.

G.F. #1504037
PROPOSED BORROWER: Curtis Austin Investments, LLC
911 ADDRESS: 105 Colony Line Trail
Dale, Texas 78644



Jason Moore et ux
Inst. #118750
Official Records
called 12.686 ac.

Partnership, LLC

Tract 1
18.301 ac.

Clay Ryan Wiederhold
Instrument #2018-003480
Official Public Records
Tract Five called 20 ac.

LEGEND

- ⊕ CALCULATED POINT
- ⊠ CAPPED IRON PIN FOUND
STAMPED "HINKLE SURVEYORS"
- 8" TREATED FENCE POST FOUND
- △ EL POLE
- ⊙ WATER WELL
- (.....) EASEMENT BEARING AND DIST.
- X- FENCES MEANDER
- /// SCALE BREAK
- |— APPROXIMATE TEX-N.M. PIPELINE
UNLESS OTHERWISE NOTED

SURVEY PLAT

Showing a 18.301 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 hereon. I do hereby certify to CURTIS AUSTIN INVESTMENTS, LLC, that (1) the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on October 3, 2022, (2) I have shown or noted all recorded easements or right of ways listed in the title report provided by Guaranty Title of South Texas, Victoria, Texas, G.F. #22-1130H01 effective date August 28, 2022, and shown all observable evidence of easements on the ground. There are no encroachments, protrusions, conflicts nor any shortages in area nor boundary other than shown hereon. THIS SURVEY IS CERTIFIED TO THE PERSON(S) / COMPANY SHOWN HEREON 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 TRANSACTION OR FOR ANY PERSON(S) / COMPANY NOT LISTED HEREON. Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.

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

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	N 31°03'11" E	95.24'

Field Book: d.c.	Drawn By: JLH LH
Job No. 20211581-18.301acs.	Drawing: 20211581-18.301acs.dwg
Date: October 2022	Word Disk: Begin 10012022
Surveyed By: JLH JDB	Autocad Disk: Begin 10012022

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