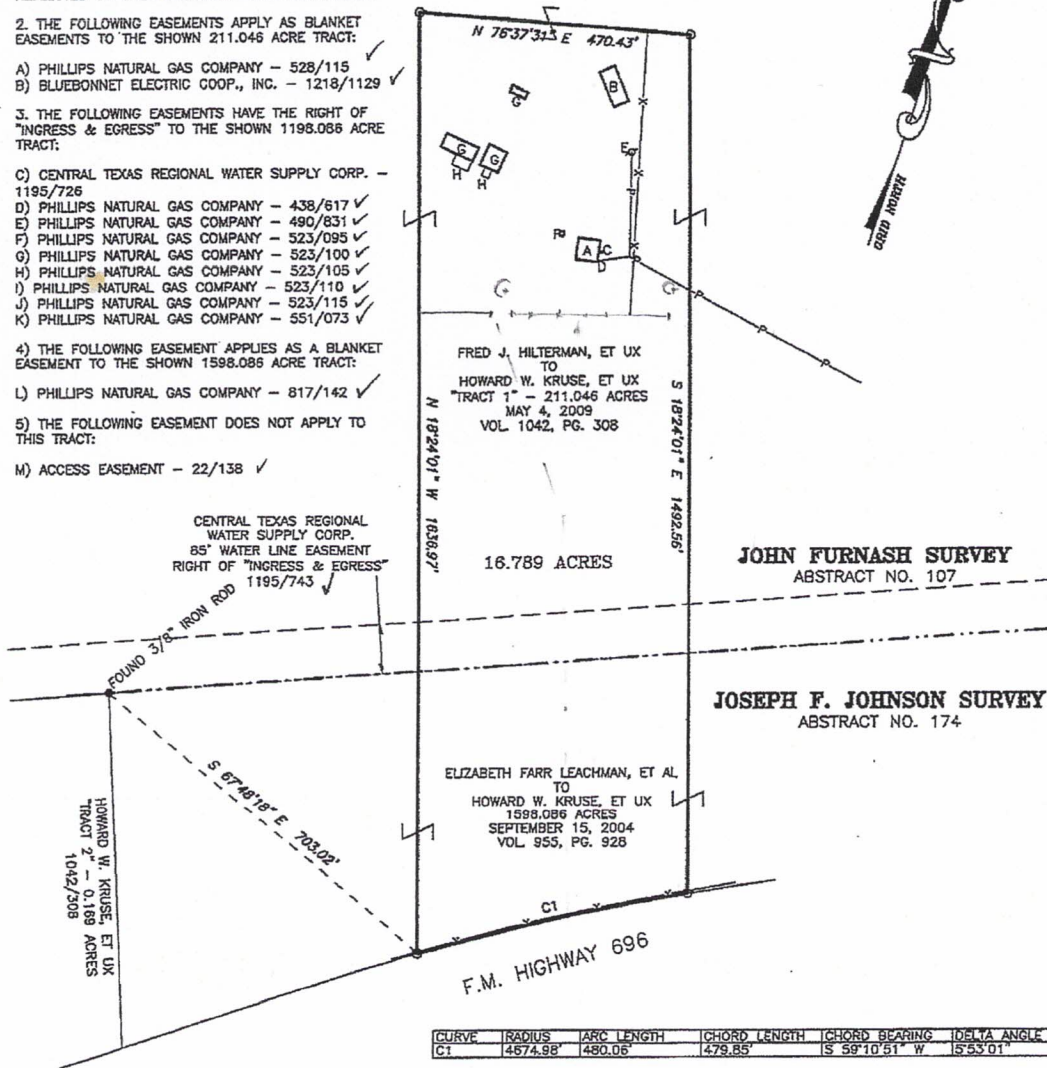


LEE COUNTY, TEXAS

NOTES:

1. THIS SURVEYOR HAS NOT ATTEMPTED TO LOCATE ANY EASEMENTS OR OTHER MATTERS BEYOND THOSE REFLECTED ON THE REFERENCED TITLE COMMITMENT.
2. THE FOLLOWING EASEMENTS APPLY AS BLANKET EASEMENTS TO THE SHOWN 211.046 ACRE TRACT:
 - A) PHILLIPS NATURAL GAS COMPANY - 528/115
 - B) BLUEBONNET ELECTRIC COOP., INC. - 1218/1129
3. THE FOLLOWING EASEMENTS HAVE THE RIGHT OF "INGRESS & EGRESS" TO THE SHOWN 1198.086 ACRE TRACT:
 - C) CENTRAL TEXAS REGIONAL WATER SUPPLY CORP. - 1195/726
 - D) PHILLIPS NATURAL GAS COMPANY - 438/617
 - E) PHILLIPS NATURAL GAS COMPANY - 490/831
 - F) PHILLIPS NATURAL GAS COMPANY - 523/095
 - G) PHILLIPS NATURAL GAS COMPANY - 523/100
 - H) PHILLIPS NATURAL GAS COMPANY - 523/105
 - I) PHILLIPS NATURAL GAS COMPANY - 523/110
 - J) PHILLIPS NATURAL GAS COMPANY - 523/115
 - K) PHILLIPS NATURAL GAS COMPANY - 551/073
- 4) THE FOLLOWING EASEMENT APPLIES AS A BLANKET EASEMENT TO THE SHOWN 1598.086 ACRE TRACT:
 - L) PHILLIPS NATURAL GAS COMPANY - 817/142
- 5) THE FOLLOWING EASEMENT DOES NOT APPLY TO THIS TRACT:
 - M) ACCESS EASEMENT - 22/138



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	4674.98'	480.06'	479.85'	S 59°10'51\" W	5°53'01\"

- LIST OF FACILITIES:**
- A - 2 STORY FRAME HOUSE ON PIER & BEAM
 - B - 1 STORY FRAME HOUSE ON PIER & BEAM
 - C - A/C
 - D - ELECTRIC METER
 - E - ELECTRIC METER POLE
 - F - WATER WELL HOUSE
 - G - METAL BARN
 - H - CONCRETE

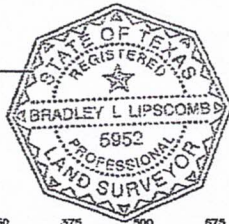
LEGEND

- - IRON ROD FOUND
- P- - OVERHEAD POWERLINE
- X- - BARBED WIRE FENCE
- - 1/2\" IRON ROD SET WITH RED CAP MARKED TRIAD SURVEYING RPLS 5952"

I, BRADLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952 IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO THE TITLE AGENCY, UNDERWRITER, LENDER, MORTGAGE CO. AND/OR PURCHASER THAT THIS SURVEY WAS MADE ON THE GROUND; THIS PLAT HEREON AND THE FIELD NOTES ATTACHED TRULY AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN; THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN; PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AND IS NOT WITHIN ZONE 'A' OF THE FLOOD HAZARD AREA ACCORDING TO FLOOD RATE MAP NO. 48287C0275C, LEE COUNTY, TEXAS, DATED APRIL 16, 2014. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 15TH DAY OF OCTOBER, 2021.

BRADLEY L. LIPSCOMB, RPLS.



SCALE: 1" = 250 FEET

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE

TRIAD SURVEYING
 GF #LE-22-096
 TRIAD SURVEYING, INC. FIRM REGISTRATION NO. 10007900
 528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 78567

16.789 ACRES
 JOHN FURNASH SURVEY ABSTRACT NO. 107
 JOSEPH F. JOHNSON SURVEY ABSTRACT NO. 174
 LEE COUNTY, TEXAS

Completion Date: 10/15/21	Drawn By: DM
Scale: 1"=250'	Surveyed by: LR/HR
Project No.: S22-039	Checked by: BL