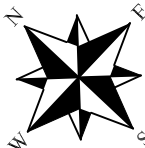


LEGEND / ABBREVIATIONS

FENCES  
BARB WIRE FENCE  
WOOD  
ELECTRIC  
BOX  
STORM SEWER  
MANHOLE  
WATER  
METER  
GAS  
METER



(CALLED 425.95 ACRES)  
HERBERT RICHARDS CONRADS  
VOL. 90, PG. 891  
O.P.R.C.C.T.

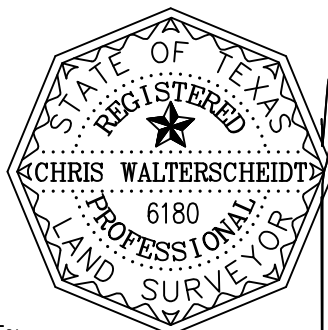
NOTES

1. BEARINGS AND DISTANCES ARE FROM GPS OBSERVATIONS PERFORMED ON 06-21-2019.

2. THIS ORIGINAL WORK IS PROTECTED UNDER COPYRIGHT LAWS, TITLE 17 UNITED STATES CODE SECTION 101 AND 102. ALL VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE RECIPIENTS NAMES AND NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION, WHICH SHALL TAKE PLACE WITHIN THIRTY (30) DAYS FROM THE DATE ADJACENT TO THE SIGNATURE LINE HEREIN.

3. Flood Statement: I have examined the Federal Emergency Management Agency's Flood Insurance Rate Map for Caldwell County, Texas, Map Number 4055C0225E, effective date of June 19, 2012, a portion of this tract is located in Zone "A", which is an area inside the 100-year flood plain with no base flood elevation determined. The remaining portion of this tract is in Zone "X", which is an area determined to be outside the 0.2% annual chance floodplain.

Warning: if this site is not within an identified Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.



To:  
Title Company: Old Republic National Title Insurance Company and Corridor Title LLC  
GF No: 19-1303-C  
Proposed Borrower: Berges Investment Group

P.O.B.

ALUM. CAP FOUND

I certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications.

Chris Walterscheidt  
R.P.L.S. 6180  
Date 06-24-2019

FIELD BY: LC  
DRAWN BY: CJW  
CHECKED BY: CJW  
JOB NO. 19-1011

GRAPHIC SCALE



( IN FEET )

1 inch = 600 ft.

(CALLED 2,034.67 ACRES)  
JDB TURNER CREST LLC  
DEED NO. 118325  
O.P.R.C.C.T.

(CALLED 41.85 ACRES)  
DONALD L. HEBBLE  
VOL. 907, PG. 546  
O.P.R.C.C.T.

(CALLED 53.29 ACRES)  
CONCEPCION CRUZ  
VOL. 415, PG. 667  
O.P.R.C.C.T.

(CALLED 16.44 ACRES)  
WILLIAM THOMAS BOHN  
DEED NO. 2015-006288  
O.P.R.C.C.T.

(CALLED 18.76 ACRES)  
WILLIAM THOMAS BOHN  
DEED NO. 2015-006288  
O.P.R.C.C.T.

(CALLED 167.09 ACRES)  
LAWSON COLWELL AND GRETCHEN ANN SCHMID  
TRUSTEES OF THE LAWSON COLWELL LIVING TRUST  
VOL. 500, PG. 70  
O.P.R.C.C.T.

LINE	BEARING	DISTANCE
L1	S 45°07'10" E	40.04'
L2	N 63°55'35" E	13.76'
L3	S 47°43'39" W	444.64'
L4	N 58°20'51" W	192.67'
L5	S 30°44'25" W	16.24'
L6	N 62°24'20" W	292.32'
L7	N 29°35'27" E	39.87'

(CALLED 42.464 ACRES)  
OWN OF MARTINDALE  
VOL. 3, PG. 113  
O.P.R.C.C.T.

CURVE RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	5804.38'	228.13'	228.12' N 59°45'02" W

(CALLED 16.6 ACRES)  
SHARON PETERS LLC  
DEED NO. 2015-002213  
O.P.R.C.C.T.

BOUNDARY AND IMPROVEMENT SURVEY  
OF  
167.09 ACRES  
SITUATED IN THE  
S.B. MORRISON LEAGUE  
AND THE  
HECTOR McNEAL LEAGUE  
CALDWELL COUNTY, TEXAS

500 NORTH LOOP 1604 EAST, SUITE 200  
SAN ANTONIO, TX 78232  
FIRM NO. 10193814  
PHONE: (318) 226-0100