

| CURVE TABLE | | | | | |
|-------------|----------|----------|--------|---------------|--------|
| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 0°28'54" | 2824.32' | 23.75' | N20°55'15"E | 23.75' |

NOTES

This survey was done with a limited title search for the subject property and adjoining properties. No easements located during research for subject property at the time of survey other than shown. Other easements and utilities may exist under and/or across subject property. Only visible appurtenances of utilities were located at the time of survey.

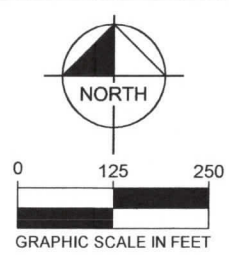
The surveyor did not abstract the surveyed property. This survey was performed without the benefit of a current title abstract.

According to Federal Emergency Management Agency's Flood Insurance Rate Map Community-Panel No. 480768 0325 F, for Coryell County, Texas and incorporated areas, dated February 17, 2010 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures 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. This flood statement shall not create liability on the part of the surveyor.

| LEGEND | |
|--------|--------------|
| | GUY ANCHOR |
| | UTILITY POLE |
| | SIGN |

| LINE TABLE | | |
|------------|-------------|---------|
| NO. | BEARING | LENGTH |
| L1 | N24°39'30"E | 152.00' |
| L2 | S66°06'15"E | 13.50' |
| L3 | S77°22'26"E | 42.50' |

| LINE TYPE LEGEND | |
|------------------|------------------------|
| | BOUNDARY LINE |
| | OVERHEAD ELECTRIC LINE |
| | FENCE |
| | ASPHALT PAVEMENT |



LEGAL DESCRIPTION

BEING a tract of land out of the Tobias Kelly Survey, Abstract No. 591, Coryell County, Texas and being part of a remainder of a called 195.69 acre tract of land described in deed to HWY 1996 Home Place, LLC recorded in Instrument No. 289607 of the Deed Records, Coryell County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the east right-of-way line of Farm-to-Market Road No. 1996 (a variable width right-of-way) for the southwest corner of a called 1.53 acre tract described in deed to Jack Richard Morris recorded in Instrument No. 355134 of said Deed Records and being the northeast corner of this tract; (Grid Coordinates: N:10480659.32, E:3175911.14)

THENCE departing said east right-of-way line of F.M. 1996, with the south line of said 1.53 acre tract, South 81°18'11" East, a distance of 451.62 feet to a 1/2" iron rod with plastic cap stamped "GOODSON 4330" found for the southeast corner of said 1.53 acre tract;

THENCE with the east line of said 1.53 acre tract, North 24°39'30" East, a distance of 152.00 feet to a 1/2" iron rod with plastic cap stamped "GOODSON 4330" found for the northeast corner of said 1.53 acre tract;

THENCE departing said east line of the 1.53 acre tract, over and across said remainder of the 195.69 acre tract, the following courses and distances:

South 66°06'15" East, a distance of 13.50 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner;
South 77°22'26" East, a distance of 42.50 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for the northernmost northeast corner of this tract;
South 29°39'40" East, a distance of 508.63 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for the easternmost northeast corner of this tract;
South 9°05'47" West, a distance of 658.54 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for the southeast corner of this tract;
North 73°59'26" West, a distance of 1040.40 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set in said east right-of-way line of F.M. 1996 for the southwest corner of this tract;

THENCE with said east right-of-way line of F.M. 1996, the following courses and distances:

North 21°03'30" East, a distance of 780.13 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set at the beginning of a curve to the right having a central angle 0°28'54", a radius of 2824.32 feet, chord bearing and distance of North 20°55'15" East, 23.75 feet;
In a northeasterly direction with said curve to the right, an arc distance of 23.75 feet to the **POINT OF BEGINNING** containing 18.5000 acres or 805,860 square feet of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas Central Zone (4203), North American Datum of 1983 per the AllTerra Trimble Global Positioning System RTKnet.

SURVEYOR'S CERTIFICATION:

I, Mitchell Cude, certify that this survey is based on an on-the-ground survey performed in the field utilizing researched record documents of the subject property and adjoining tracts. This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 4, Land Title Survey.

Survey Date: June 16, 2023

Mitchell Cude
Registered Professional Land Surveyor No. 6827
Heritage & Pine Surveying, LLC
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Phone: 254-386-2362
HeritagePineSurveying@gmail.com

LEGEND

P.O.B. = POINT OF BEGINNING
● = 1/2" IRON ROD W/ "H&P 6827" CAP SET
IRF = IRON ROD FOUND
■ = 1/2" IRON ROD W/ "GOODSON 4330" CAP FOUND
D.R.C.C.T. = DEED RECORDS OF CORYELL COUNTY, TEXAS



TSPS LAND TITLE SURVEY
18.5000 ACRES
TOBIAS KELLY SURVEY, ABSTRACT NO. 591
CORYELL COUNTY, TEXAS

| | | | | |
|-----------|----------|------------|-------------|-----------|
| Scale | Drawn by | Checked by | Project No. | Sheet No. |
| 1" = 250' | BRA | MTC | 70393 | 1 OF 1 |

FIRM # 10194669
HERITAGE & PINE SURVEYING, LLC