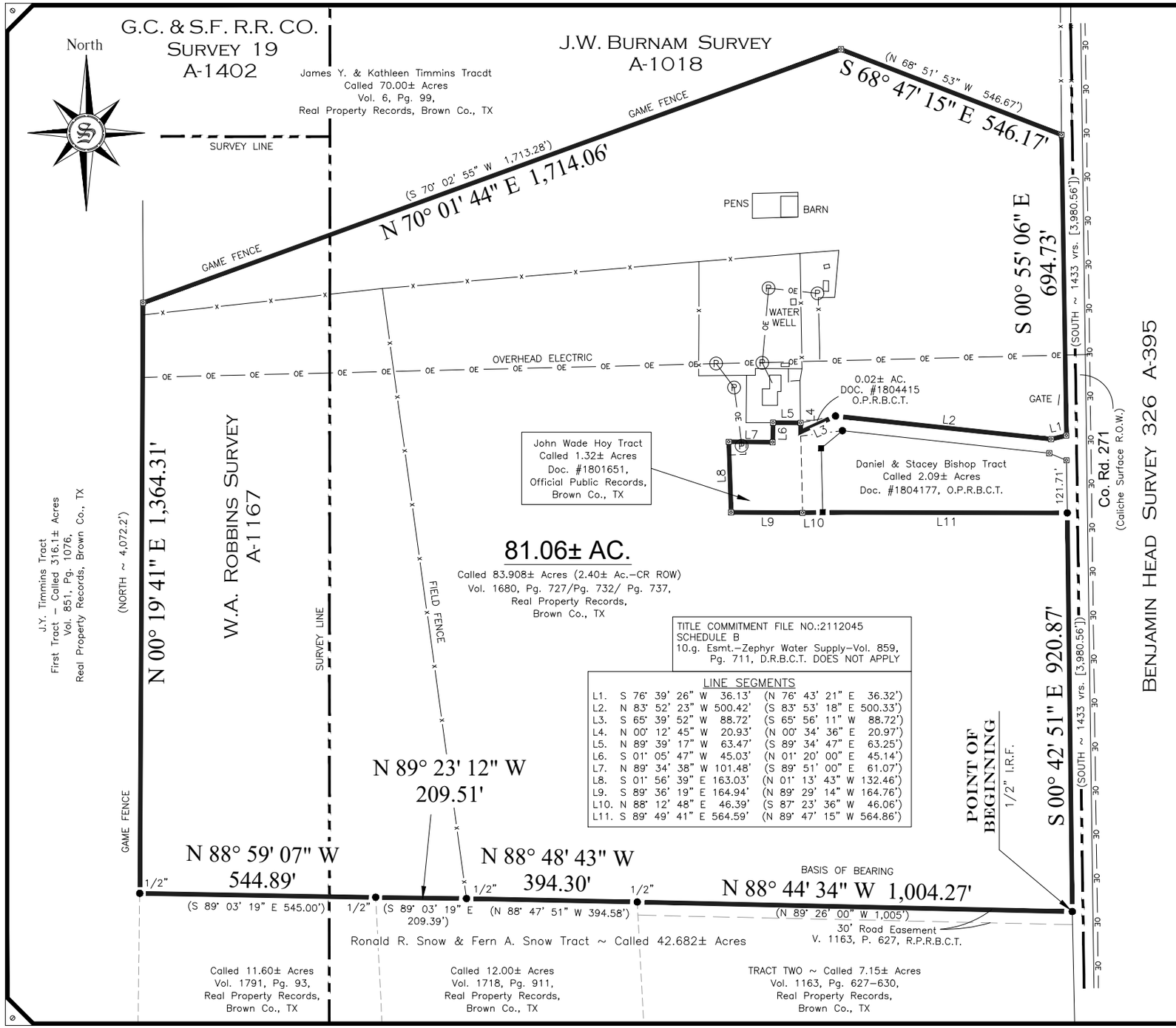

NOTES:

1. THIS PLAT MAY NOT SHOW ALL CROSSINGS OF PIPELINES OR CABLES, SOLUM SURVEYING, INC. ASSUMES NO RESPONSIBILITY TO LOCATE PIPELINE OR CABLE CROSSINGS.
2. *BASIS OF BEARING: GPS OBSERVATION BETWEEN A ½ INCH IRON ROD FOUND FOR NORTHEAST CORNER OF A CALLED 7.15± ACRES AS RECORDED IN VOLUME 1163, PAGE 627, REAL PROPERTY RECORDS, BROWN COUNTY, TEXAS TO A ½ INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 7.15± ACRE TRACT AS RECORDED IN (V. 1163, P. 627, R.P.R.B.C.T.) WITH A NAD–83 TEXAS CENTRAL ZONE 4203 GRID BEARING OF N 88° 44' 34" W A DISTANCE OF 1,004.27' (DEED CALL N 89 26' 00" W ~ 1,005').
3. SURVEY DATE: FEBRUARY 07, 2022.

LEGEND

- ◎ Iron Pipe Found
- ▣ 2" Pipe–Galv. Fnc. Cnr.
- ○ Iron Rod Set–5/8"
- ● Iron Rod Found–3/8"
- ■ Post–Fence Corner
- Ⓦ Water Meter
- Ⓟ Power Pole
- ( ) Adjoiner/Deed Call

The Federal Insurance Flood Hazard Map, Panel No. 48049C 0425 E, dated August 28, 2018, was consulted and it was determined that the property described herein is in a flood area designated as Zone X.

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED: This is to certify, that on this date, under my supervision, a careful and accurate survey has been made on the ground of property located at 3701 CR 271, in Zephyr, Brown County, Texas, and is described as follows:

Legal Description: See Field Note Description.

Seller: Theresa A. Davis McDaniel/Chris McDaniel

Buyer: Tony Aaron

GF#2112045

"TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE INSURANCE COMPANY RELYING HEREON"

The undersigned does hereby certify that the survey was made this day, on the ground of the property legally described hereon and is correct; and that there are no discrepancies, conflicts, shortages in area, boundary conflicts, visible encroachments, overlapping of improvements, easements or apparent rights–of–way, except as shown hereon, that said property has access to and from a dedicated roadway, except as shown hereon.

STATE OF TEXAS REGISTERED JOSE R. LOPEZ 6054 PROFESSIONAL LAND SURVEYOR

Jose R. Lopez

Registered Professional Land Surveyor
Texas Registration Number 6054

Solum Surveying, Inc.
SURVEYING & MAPPING
P.O. BOX 2220 ALICE, TX 78333
solum.survey@gmail.com
TBPLS Firm No. 10193847

Scale: 1" = 300'	Date: Feb. 09, 2022	Bk & Pg.: 22-1493	Drawn by: JL