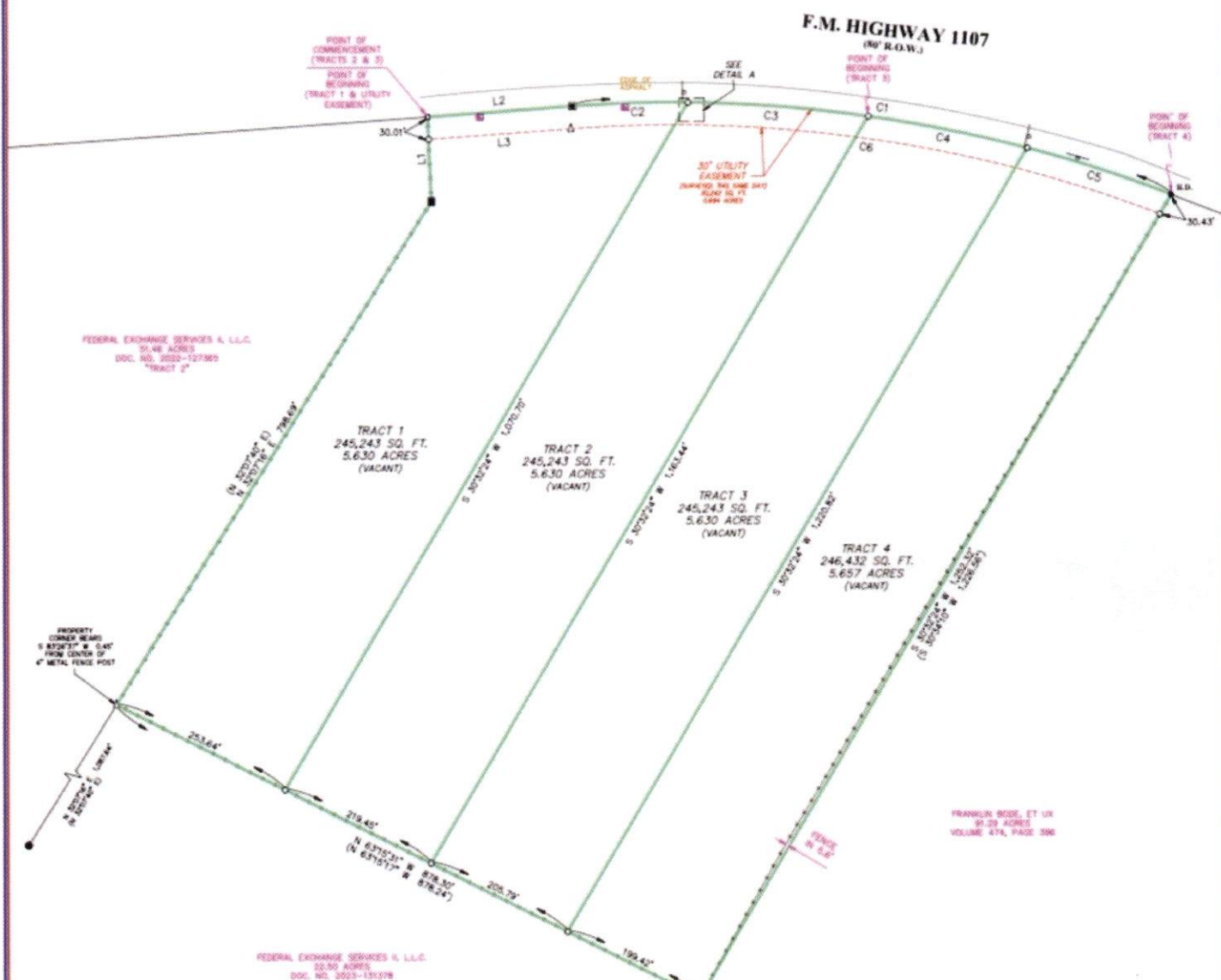
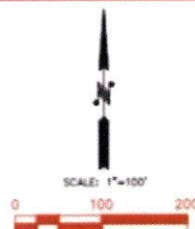


THIS DOCUMENT CONTAINS INFORMATION IT IS THE RESPONSIBILITY OF ANY INDIVIDUAL PURSUANT TO VERIFY THE ACCURACY OF THIS FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS AND TO DETERMINE IF THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTERESTED USE OF THE PROPERTY. The property owner the subject of this survey agrees to be included in a FEMA Flood Insurance Rate Study (FIRS), specified as Community No. 10000, and in Zone 1, which is Zone 1. No listing was not FIRM. It appears that if a portion of the property may be in Flood Zone 1. Because this is a boundary survey, the survey did not include any analysis to determine the Flood Zone status of the surveyed property other than to transcribe the information as per a FEMA Flood, as recorded above. This information was not intended to be used for any purpose other than to provide information to the surveyor and officials, and which may not reflect the state's actual conditions. More information regarding FEMA's Flood Zone mapping rules and details may be found at <http://www.fema.gov/flood-maps>.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	R881.94	821.27 (820.95)	814.77	S 81.31° E	25.0013°
C2	R881.94	155.83	155.79	S 88.21° O	4.4449°
C3	R881.94	244.00	243.83	S 85.33° E	7.2843°
C4	R881.94	217.39	217.27	S 78.32° E	6.3707°
C5	R881.94	254.04	253.94	S 72.07° E	6.1244°
C6	R881.94	807.20	800.83	N 81.59° W	24.8825°

LINE	BEARING	DISTANCE
L1	N 02°23'57" W	113.31'
	(N 02°20'01" W)	(112.84')
L2	N 85°55'01" E	195.43'
	(N 85°50'55" E)	
L3	S 85°55'03" W	103.50'



LEGEND CONT.

- = SIGN
- = TRAIL OPTIC MARKER
- = TELEPHONE PEDESTAL
- = WIRE FENCE

NOTE:
NO INTERVIEW COVERAGE OF RECORD WAS FOUND

NOTE:
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND
THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD
WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS
SURVEY.

NOTE:
Bearings shown herein are based on actual GPS Observations, Texas State Plane
Coordinates, North Central Zone, Grid.



WESTAR ALAMO
LAND SURVEYORS, LLC
P.O. BOX 1948 BEECHER, TEXAS 77818
PHONE (214) 279-6662 FAX (214) 279-6668
C.F. NO. 3628

[illegible]

Property Address:
5906 F.M. HIGHWAY 1107

Property Description:

TRACT 1
BEING 1.60 ACRES OF LAND, MORE OR
LESS, BEING 601 2K, ABSTRACT 42, B
BEING OUT OF A CALLED 22.5 ACRES
RESHIP IN A WARRANTY DEED REC
2023-11-15M, OFFICIAL PUBLIC RECORD,
1.60 ACRES BEING MORE PARTICULAR
BEING IN ATTACH

TRACT 3

TRACT 2
BEING 5.80 ACRES OF LAND MORE OR LESS, SITUATED IN THE DANIEL
HARDY SURVEY NO. 26, AUSTIN CO., TEXAS, AND
BEING OUT OF A CALLED 22.5 ACRES CONVEYED TO HAROLD C. YNN
BY A WARRANTY DEED RECORDED IN INSTRUMENT NO.
2024-110791, OFFICIAL PUBLIC RECORDS, WISCONSIN COUNTY, TEXAS, 642
5.80 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND
BOUNDS ATTACHED HERETO

[illegible]

Overview

ACCEPTED BY:



I, MARK A. (BOLZ), Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plot represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear hereon to the best of my knowledge and belief.


 MARK J. ERWALD
 Registered Professional Land Surveyor
 Texas Registration No. 40005

Q.F. NO. 38/2

JOB NO.	120714	FILE COMPANY NO.
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2018年12月29日

**METES AND BOUNDS****TRACT 3**

Being 5.630 acres of land, more or less, situated in the Daniel Byrd Survey No. 28, Abstract 41, Wilson County, Texas, and being out of a called 22.53 acres conveyed to Richard Lynn Bishop in a Warranty Deed recorded in Document No. 2023-131759, Official Public Records, Wilson County, Texas; said 5.630 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 2 inch metal fence post for the northwest corner of a 5.630 acres tract surveyed this same day as "Tract 1", same being the northwest corner of said 22.53 acres and the northeast corner of the Federal Exchange Services II, L.L.C, 51.46 acres (called Tract 2 - Document No. 2022-127365), same also being on the South Right-of-Way line of F.M. Highway 1107 and the **POINT OF COMMENCEMENT**;

THENCE along the South Right-of-Way line of said F.M. Highway 1107, the following courses and distances:

North 85 degrees 55 minutes 01 seconds East (called North 85 degrees 50 minutes 55 seconds East), a distance of 195.43 feet to a concrete monument found for the point of curvature of a curve to the right;

Along said curve to the right having a radius of 1,881.94 feet, an arc length of 155.83 feet, a chord length of 155.79 feet, a chord bearing of North 88 degrees 21 minutes 07 seconds East, and a delta angle of 4 degrees 44 minutes 39 seconds to a 1/2 inch iron rod capped WALs set for the northeast corner of said Tract 1 and the northwest corner of a 5.630 acres tract surveyed this same day as "Tract 2";

Continuing along said curve to the right having a radius of 1,881.94 feet, an arc length of 244.00 feet, a chord length of 243.83 feet, a chord bearing of South 85 degrees 33 minutes 41 seconds East, and a delta angle of 7 degrees 25 minutes 43 seconds to a 1/2 inch iron rod capped WALs set for the northeast corner of said Tract 2 and the northwest corner of this 5.630 acres, same also being the **POINT OF BEGINNING**;

THENCE continuing along the South Right-of-Way line and along said curve to the right, having a radius of 1,881.94 feet, an arc length of 217.39 feet, a chord length of 217.27 feet, a chord bearing of South 78 degrees 32 minutes 16 seconds East, and a delta angle of 6 degrees 37 minutes 07 seconds to a 1/2 inch iron rod capped WALs set for the northeast corner of 5.630 acres, same being the northwest corner of a 5.657 acres tract surveyed this same day as "Tract 4";

THENCE departing the North line of and severing said 22.53 acres, South 30 degrees 32 minutes 24 seconds West, a distance of 1,220.82 feet to a 1/2 inch iron rod capped WALs set for the southeast corner of this 5.630 acres, same being the southwest corner of said Tract 4 and on the North line of the Federal Exchange Services II, L.L.C., 22.50 acres (Document No. 2023-131378);

THENCE along the line common to this 5.630 acres and the North line of said Federal Exchange Services II, L.L.C., 22.50 acres, North 63 degrees 15 minutes 31 seconds West (called North 63 degrees 15 minutes 17 seconds West), a distance of 205.79 feet to a 1/2 inch iron rod capped WALs set for the southwest corner of this 5.630 acres, same being the southeast corner of said Tract 2 and on the South line of said 22.53 acres;

THENCE departing the South line of and severing said 22.53 acres, North 30 degrees 32 minutes 24 seconds East, a distance of 1,163.44 feet to the **POINT OF BEGINNING**, and containing 5.630 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.

Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
June 16, 2023



METES AND BOUNDS

30-Foot Utility Easement

Being A 30-Foot Utility Easement, 0.594 acres of land, more or less, situated in the Daniel Byrd Survey No. 28, Abstract 41, Wilson County, Texas, and situated in a called 22.53 acres conveyed to Richard Lynn Bishop in a Warranty Deed recorded in Document No. 2023-131759, Official Public Records, Wilson County, Texas; said 30-Foot Utility Easement being more particularly described by metes and bounds as follows:

BEGINNING at a 2 inch metal fence post for the northwest corner of this 30-Foot Utility Easement, same being the northwest corner of said 22.53 acres and the northeast corner of the Federal Exchange Services II, L.L.C., 51.46 acres (called Tract 2 - Document No. 2022-127365), same also being on the South Right-of-Way line of F.M. Highway 1107 and the **POINT OF BEGINNING**;

THENCE along the South Right-of-Way line of said F.M. Highway 1107, the following courses and distances:

North 85 degrees 55 minutes 01 seconds East (called North 85 degrees 50 minutes 55 seconds East), a distance of 195.43 feet to a concrete monument found for the point of curvature of a curve to the right;

Along said curve to the right having a radius of 1,881.94 feet, at an arc length of 155.83 feet pass a 1/2 inch iron rod capped WALS set for the northeast corner of a 5.630 acres tract surveyed this same day as "Tract 1" and the northwest corner of a 5.630 acres tract surveyed this same day as "Tract 2", at an arc length of 399.83 feet pass a 1/2 inch iron rod capped WALS set for the northeast corner of said Tract and the northwest corner of a 5.630 acres tract surveyed this same day as "Tract 3", at an arc length of 617.22 feet pass a 1/2 inch iron rod capped WALS set for the northeast corner of said Tract 3 and the northwest corner of a 5.657 acres tract surveyed this same day as "Tract 4", continuing for a total arc length of 821.27 feet (called 820.95 feet), a chord length of 814.77 feet, a chord bearing of South 81 degrees 31 minutes 06 seconds East, and a delta angle of 25 degrees 00 minutes 13 seconds to a 4 inch metal fence post found for the northeast corner of this 30-Foot Utility Easement, same being the northeast corner of said 22.53 acres and the northwest corner of Franklin Bode, et ux, 91.29 acres (Volume 474, Page 396);

THENCE departing the South Right-of-Way line of said F.M. Highway 1107, along the line common to this 30-Foot Utility Easement and the West line of said Bode 91.29 acres, South 30 degrees 32 minutes 24 seconds West (called South 30 degrees 34 minutes 10 seconds West), a distance of 30.43 feet to a 1/2 inch iron rod capped WALS set for the southeast corner of this 30-Foot Utility Easement, same being on the West line of said Bode 91.29 acres and on the East line of said 22.53 acres, same also being the beginning of a non-tangent curve to the left;

THENCE departing the East line of, over and across said 22.53 acres the following courses and distances:

With said curve to the left, having a radius of 1851.94 feet, an arc length of 807.20 feet, a chord length of 800.83 feet, a chord bearing of North 81 degrees 39 minutes 35 seconds West, and a delta angle of 24 degrees 58 minutes 25 seconds to a point of tangency for this 30-Foot Utility Easement;

South 85 degrees 55 minutes 01 seconds West, a distance of 192.20 feet to a 1/2 inch iron rod capped WALS set for the southwest corner of this 30-Foot Utility Easement, same being on the West line of said 22.53 acres and the East line of said Federal Exchange Services II, L.L.C., 51.46 acres;

THENCE along the line common to this 30-Foot Utility Easement and said Federal Exchange Services II, L.L.C., 51.46 acres, North 02 degrees 23 minutes 57 seconds West (called North 02 degrees 20 minutes 01 seconds West), a distance of 30.01 feet to the **POINT OF BEGINNING**, and containing 5.657 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.


Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
June 16, 2023

