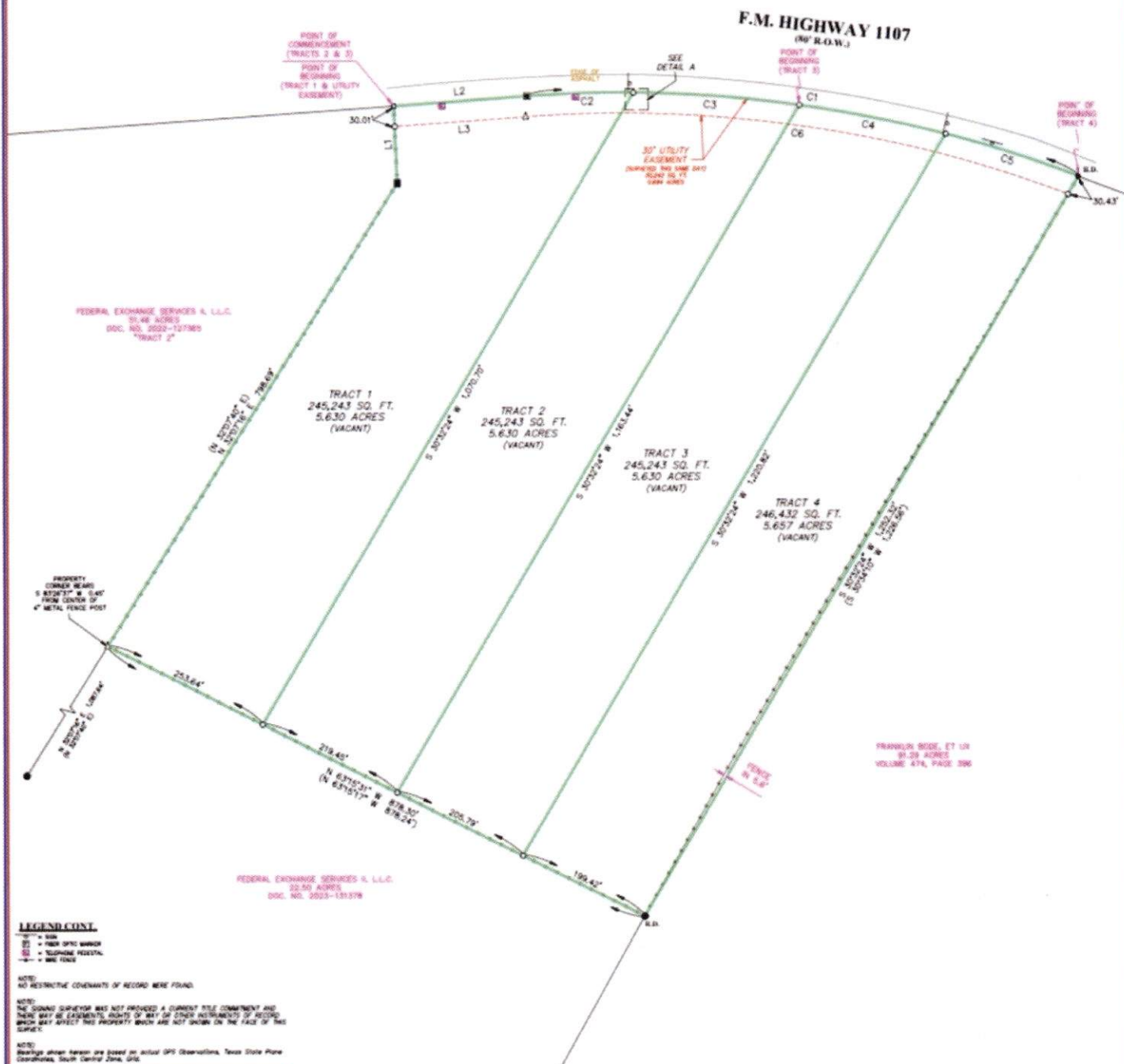
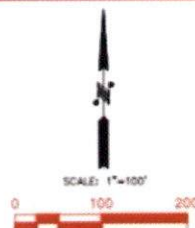


THIS FLOOD ZONE INFORMATION IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AGENCIES, SPECIALLY AND TO DETERMINE THEIR OWN DESIGNATION WITH FEMA. FLOOD ZONE INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE PROPERTY MAP SUBJECT OF THIS REPORT IS NOT TO BE INCLUDED IN A FEMA Flood Insurance Rate Map (FIRM), whether an Emergency or 000000. Power has 000000 action to locate. No action from FEMA. It appears that no one at the property may be in Flood Zones. Because this is a boundary survey, the surveyor did not take any actions to delineate the Flood Zone status of the surveyed property since that is beyond the professional and skill or scope of a surveyor, as mentioned above. This boundary line survey is not a Flood Zone map. Flood zones are determined by FEMA and state agencies, and are not the responsibility of a surveyor or state officials, and which may not agree with the owner's own conclusions. When information concerning FEMA's Flood Zone designations and Flood maps is located at <http://www.floodmaps.gov>.

| CURVE | RADIUS  | ARC LENGTH      | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|-----------------|--------------|---------------|-------------|
| C1    | R81.94  | 621.27 (820.95) | 614.77       | S 81.31 06 E  | 25.0013     |
| C2    | R81.94  | 155.83          | 155.79       | N 88.21 07 E  | 4.444.9     |
| C3    | R81.94  | 244.00          | 243.83       | S 85.33 41 E  | 7.25 43     |
| C4    | R81.94  | 217.39          | 217.27       | S 83.28 16 E  | 6.37 07     |
| C5    | R81.94  | 224.04          | 223.94       | S 77.07 21 E  | 6.12 44     |
| C6    | R151.94 | 807.79          | 800.83       | N 81.19 38 W  | 24.58 28    |

| 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°55'01" W   | 195.50'   |



**LEGEND CONT.**

-  = SUN
-  = FIRE OPTIC WARREN
-  = TELEPHONE PEDISTAL
-  = BRIE FENCE

NOTE:  
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND

NOTES:  
THE SIGNED 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:  
 Readings shown herein are based on actual GPS Observations, Texas State Plane  
 Coordinates, South Central Zone, GRS.



A NEW HEIGHTS REAL ESTATE, INC. COMPANY

**Westar  
Alamo**

LAND SURVEYORS, L.L.C.

P.O. BOX 10000 ALAMO, TEXAS 78010

**LEGEND**

- CONCRETE POINT
- FOUND 1/2" BURN HOLE
- FOUND CONCRETE WEAPONS
- FOUND 4" METAL POST
- FOUND 8" CEMENT POST
- FOUND 2" METAL POST
- SET 1/2" BURN HOLE CAPPED "BOLT"
- RECORD INFORMATION
- BLINDING NETWORK
- RECORD DENSITY MEASUREMENTS
- WATER METER

Property Address:  
5986 F.M. HIGHWAY 1107

**Property Description:**

TABLE 4

BEING ALSO ACTIONS OF LAND AND/OR LESS, NOTATED IN THE CHANGE  
REF ID: A57575, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855

## TRACT 2

BEING 5.60 ACRES OF LAND MORE OR LESS, SITUATED IN THE TOWNSHIP OF SEVEN MILE, N. 8TH RANGE T-4E, 15TH TOWNSHIP, TEXAS, AND BEING ONE OF A CALLED 22.33 ACRES CONVEYED TO MICHAEL LYNN BROWN OF A WARRANTY DEED REGISTERED IN THE PUBLIC RECORDS OF THE COUNTY OF WILSON, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY SAID DEED AND BOUNDARY ATTACHEMENT HERETO

TRACE 5

[illegible]

#### EXACT 4

TRACT 4

**Owner**

7.8.0.

ACCEPTED BY:



MARK J. (BOLD), 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, encroachments in case of boundary  
lines, or any encroachment or change of  
improvements, except as may appear hereon,  
to the best of my knowledge and belief.

*Mark J. Bold*

MARK J. (BOLD)

Registered Professional Land Surveyor  
David R. Boush, Jr., PLS., 8008

Figure 1

Page 2 of 2

|      |            |
|------|------------|
| FILE | WIDE DE    |
| DATE | 2000-04-04 |

**METES AND BOUNDS****TRACT 2**

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 northwest corner of this 5.630 acres, same being the northeast corner of said Tract 1 and the **POINT OF BEGINNING**;

**THENCE** continuing along the South Right-of-Way line of said F.M. Highway 1107 and 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 this 5.630 acres, same being the northwest corner of a 5.630 acres tract surveyed this same day as "Tract 3";

**THENCE** departing the North line of and severing said 22.53 acres, South 30 degrees 32 minutes 24 seconds West, a distance of 1,163.44 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 3 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 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 219.45 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 1 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 1,070.70 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

