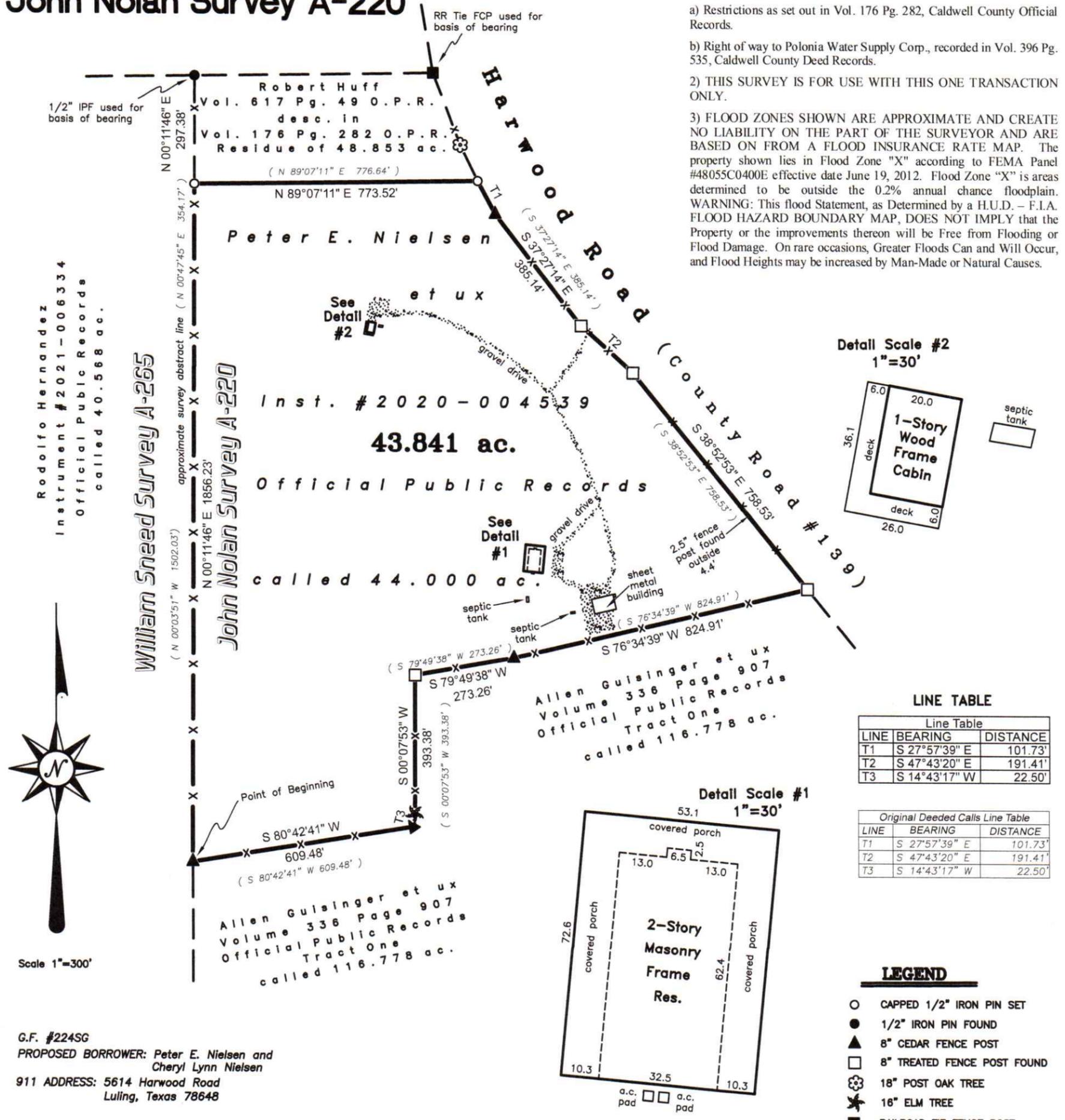


Caldwell County, Texas

John Nolan Survey A-220

General Notes

- The following conditions, easements, right of ways, etc., could effect this parcel according to the Title Commitment provided to the Surveyor:
 - Restrictions as set out in Vol. 176 Pg. 282, Caldwell County Official Records.
 - Right of way to Polonia Water Supply Corp., recorded in Vol. 396 Pg. 535, Caldwell County Deed Records.
- THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.
- FLOOD ZONES SHOWN ARE APPROXIMATE AND CREATE NO LIABILITY ON THE PART OF THE SURVEYOR AND ARE BASED ON FROM A FLOOD INSURANCE RATE MAP. The property shown lies in Flood Zone "X" according to FEMA Panel #48055C0400E effective date June 19, 2012. Flood Zone "X" is areas determined to be outside the 0.2% annual chance floodplain. WARNING: This flood Statement, as Determined by a H.U.D. - F.I.A. FLOOD HAZARD BOUNDARY MAP, DOES NOT IMPLY that the Property or the improvements 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.



Rodolfo Hernandez
Instrument # 2021-006334
Official Public Records
called 40.568 ac.

William Sneed Survey A-265

John Nolan Survey A-220



Scale 1"=300'

G.F. #224SG
PROPOSED BORROWER: Peter E. Nielsen and Cheryl Lynn Nielsen
911 ADDRESS: 5614 Harwood Road
Luling, Texas 78648

SURVEY PLAT

Showing a 43.841 acre tract of land out of the John Nolan Survey A-220 in Caldwell County, Texas. I do hereby certify to PETER E. NIELSEN and CHERYL LYNN NIELSEN, that (1) the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on March 19, 2024, (2) I have shown or noted all recorded easements or right of ways listed in the title report provided by Old Republic Title Company, Seguin, Texas, G.F. #224SG, effective date February 25, 2024, and shown all observable evidence of easements on the ground. There are no encroachments, protrusions, conflicts nor any shortages in area nor boundary other than shown hereon. THIS SURVEY IS CERTIFIED TO THE PERSON(S) / COMPANY SHOWN HEREON AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE. THE SURVEYOR SHALL INCUR NO LIABILITY FOR ANY USE OF THIS SURVEY BEYOND THIS TRANSACTION OR FOR ANY PERSON(S) / COMPANY NOT LISTED HEREON. Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.



LINE TABLE

LINE	BEARING	DISTANCE
T1	S 27°57'39" E	101.73'
T2	S 47°43'20" E	191.41'
T3	S 14°43'17" W	22.50'

LINE	BEARING	DISTANCE
T1	S 27°57'39" E	101.73'
T2	S 47°43'20" E	191.41'
T3	S 14°43'17" W	22.50'

LEGEND

- CAPPED 1/2" IRON PIN SET
- 1/2" IRON PIN FOUND
- ▲ 8" CEDAR FENCE POST
- 8" TREATED FENCE POST FOUND
- ⊗ 18" POST OAK TREE
- ✱ 16" ELM TREE
- RAILROAD TIE FENCE POST
- O.P.R. OFFICIAL PUBLIC RECORDS
- (.....) ORIGINAL DEEDED CALLS
- X- FENCES MEANDER
- ▨ GRAVEL
- UNLESS OTHERWISE NOTED

Field Book: d.c.	Drawn By: JLH LH
Job No. 20240792	Drawing: 20240792.dwg
Date: March 2024	Word Disk: Begin 03012024
Surveyed By: JLH JDB	Autocad Disk: Begin 03012024

HINKLE SURVEYORS
P.O. Box 1027 1109 S. Main Street Lockhart, TX 78644
Ph: (512) 398-2000 Fax: (512) 398-7683 Email: contact@hinklesurveyors.com Firm Registration No. 100886-00