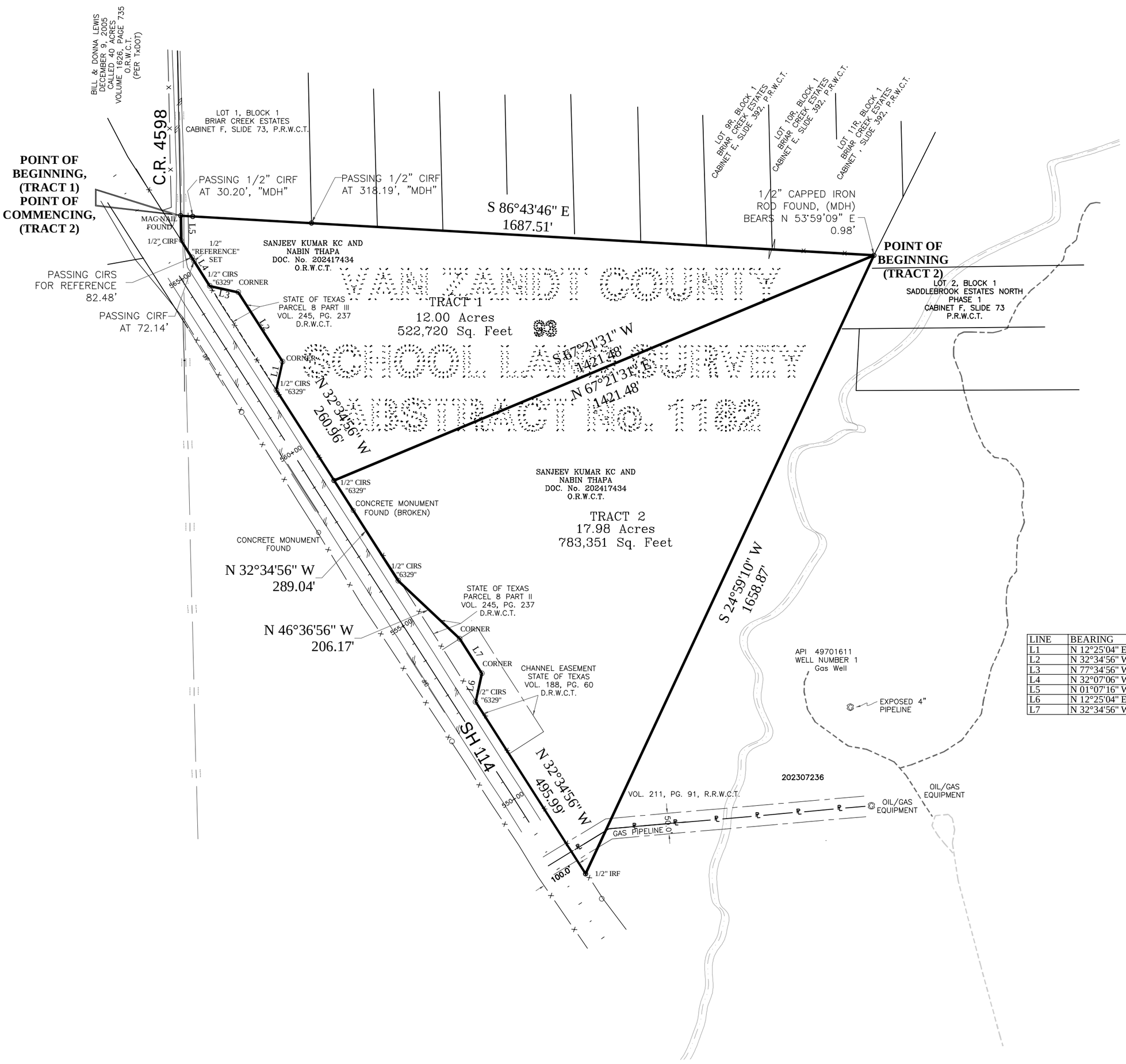

LINE	BEARING	DISTANCE
L1	N 12°25'04" E	70.70'
L2	N 32°34'56" W	200.00'
L3	N 77°34'56" W	70.70'
L4	N 32°07'06" W	130.88'
L5	N 01°07'16" W	59.99'
L6	N 12°25'04" E	70.70'
L7	N 32°34'56" W	100.00'

SURVEYOR
WISE TEXAS SURVEYING, PLLC
Harold M. Ballard,
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Managing Member
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WEB SITE: www.wisetxsurveying.com
JOB No. 25060101A_DOCTAVIO

FLOOD NOTE:
BY EXAMINING FEMA FIRM MAP No. 48497C0450D, REVISED DECEMBER 16, 2011, THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100 YEAR SPECIAL FLOOD HAZARD AREA.

1" = 200' ON 18" X 24" PRINT
0 200 400

NOTES:
MEASUREMENTS SHOWN ARE RECORD AND ACTUAL.

THIS SURVEY WAS PERFORMED FOR AND IN CONJUNCTION WITH:
CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO.:
8000932500639, SCHEDULE B
Effective Date: May 6, 2025 at 8:00 AM
GF No.: CTDAL93-8000932500639R
Commitment No.: 8000932500639
Issued: May 15, 2025 at 8:00 AM.

BEARINGS ARE BASED ON THE NORTH CENTRAL TEXAS ZONE 4202, STATE PLANE NAD 83, GRID.

CENTERLINE STATIONING REFLECTS INFORMATION RETRIEVED FROM TxDOT RIGHT OF WAY MAP CSJ: 0352-01-059 DATED 10-11-10, AND 352-2-9&10.

GAS PIPELINES SHOWN ARE FROM BOTH THE TEXAS RAILROAD GIS MAP PUBLISHED AT "http://wwwgisp.rrc.state.tx.us/", AND ACTUAL OBSERVATIONS AT THE SITE. GAS WELL, OR OIL WELL SITES ARE SHOWN ACCORDING TO INFORMATION OF THE TEXAS RAILROAD COMMISSION WEB SITE.

LAND TITLE SURVEY

of

12.00 ACRES, (TRACT 1)
17.98 ACRES, (TRACT 2)
SAID TRACTS BEING A PORTION OF THAT SAME TRACT OF LAND
RECORDED IN DOCUMENT No. 202417434, O.R.W.C.T.
SITUATED IN BLOCK 93, VAN ZANDT COUNTY SCHOOL LAND SURVEY
ABSTRACT No. 1182
WISE COUNTY, TEXAS

LINETYPES
OVERHEAD POWER LINE
EASEMENTS
SURVEY LINE
WIRE FENCE
PIPE LINE
ASPHALT

CERTIFICATE
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY.

Harold M. Ballard

HAROLD M. BALLARD
TEXAS R.P.L.S. No. 6329
LAST DAY IN FIELD: 06-02-2025
PREPARED IN OFFICE: 06-03-2025

STATE OF TEXAS REGISTERED HAROLD M. BALLARD 6329 PROFESSIONAL LAND SURVEYOR

THIS SURVEY IS TOGETHER WITH A LEGAL DESCRIPTION OF EVEN DATE:

C:\MY DATA ON C\25060101A_DOCTAVIO\DWG\F25060101A_DOCTAVIO.dwg, 6/3/2025 4:13:31 PM, FINAL SURVEY