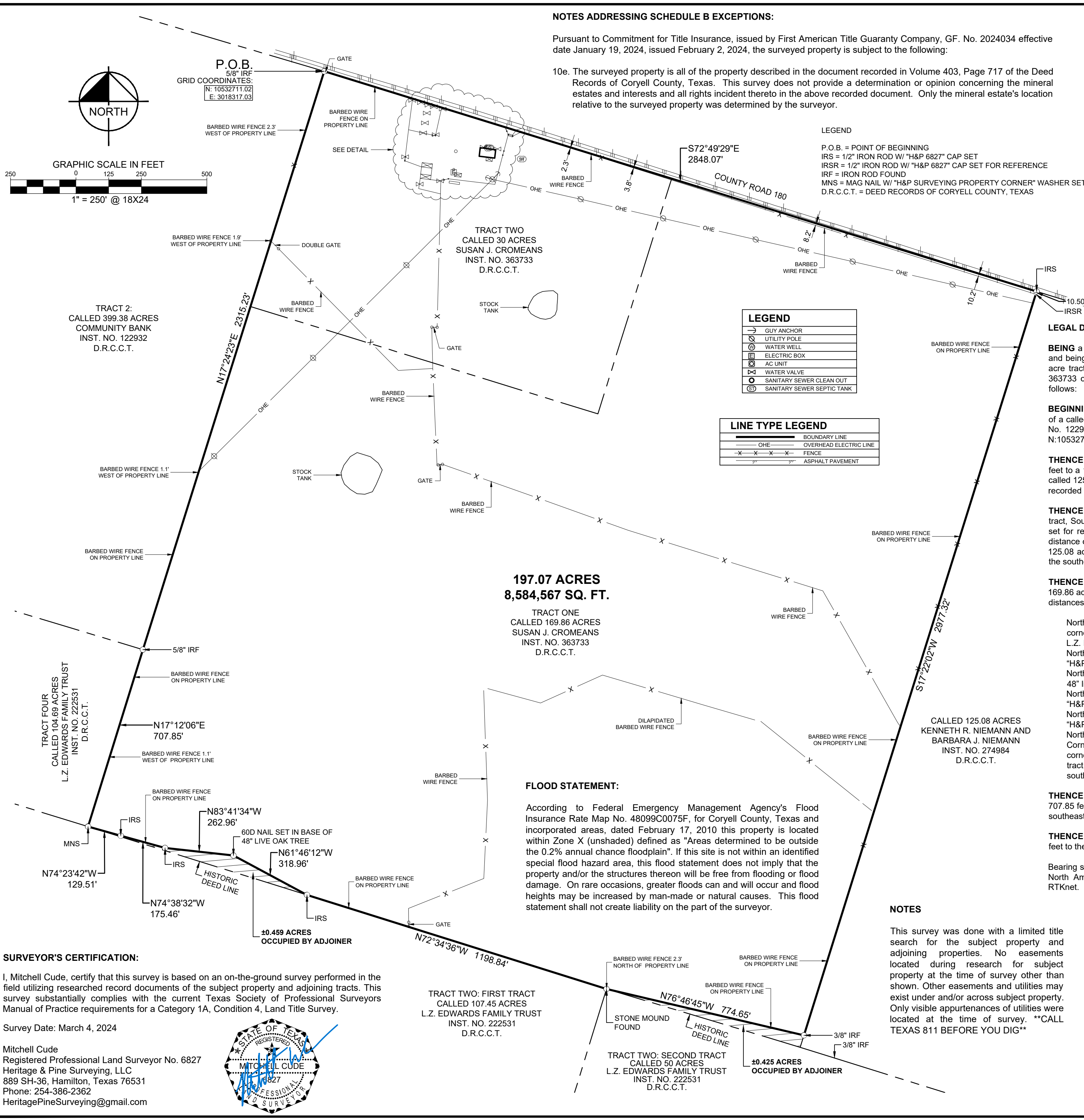
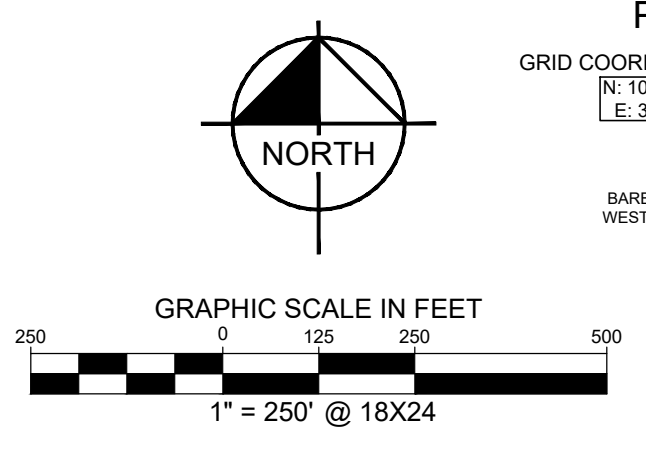
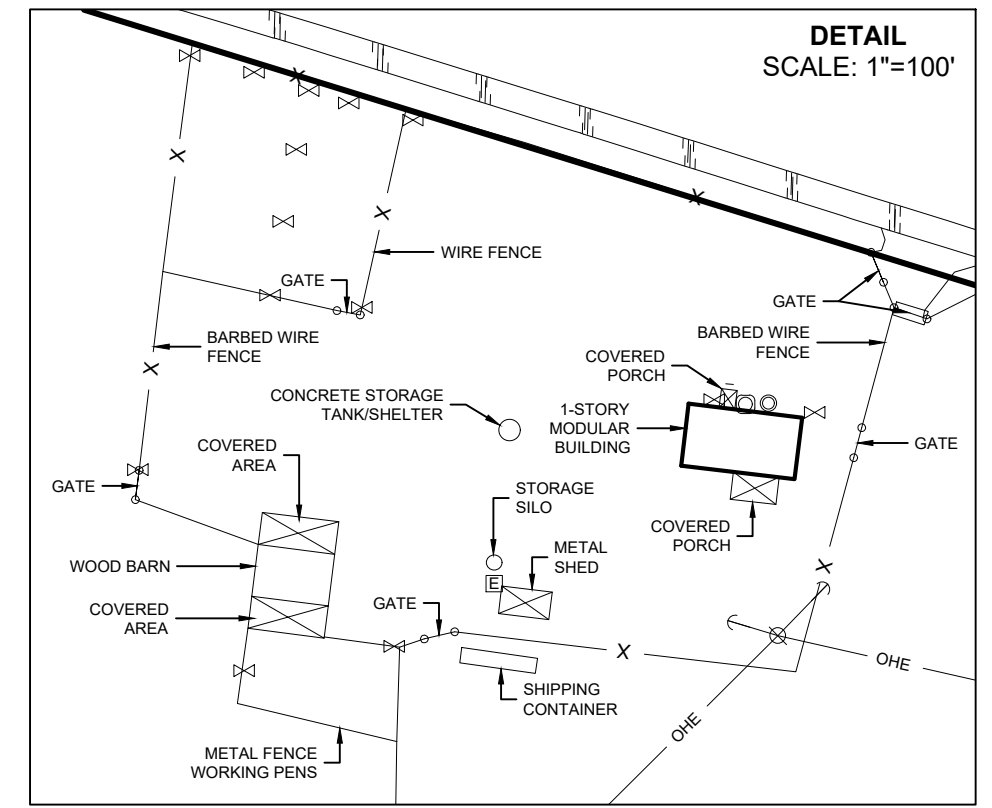


NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

Pursuant to Commitment for Title Insurance, issued by First American Title Guaranty Company, GF. No. 2024034 effective date January 19, 2024, issued February 2, 2024, the surveyed property is subject to the following:

10e. The surveyed property is all of the property described in the document recorded in Volume 403, Page 717 of the Deed Records of Coryell County, Texas. This survey does not provide a determination or opinion concerning the mineral estates and interests and all rights incident thereto in the above recorded document. Only the mineral estate's location relative to the surveyed property was determined by the surveyor.



LEGEND
 P.O.B. = POINT OF BEGINNING
 IRS = 1/2" IRON ROD W/ "H&P 6827" CAP SET
 IRSR = 1/2" IRON ROD W/ "H&P 6827" CAP SET FOR REFERENCE
 IRF = IRON ROD FOUND
 MNS = MAG NAIL W/ "H&P SURVEYING PROPERTY CORNER" WASHER SET
 D.R.C.C.T. = DEED RECORDS OF CORYELL COUNTY, TEXAS

LEGEND

→	GLY ANCHOR
○	UTILITY POLE
⊙	WATER WELL
⊞	ELECTRIC BOX
⊞	AC UNIT
⊞	WATER VALVE
⊞	SANITARY SEWER CLEAN OUT
⊞	SANITARY SEWER SEPTIC TANK

LINE TYPE LEGEND

—	BOUNDARY LINE
—○—	OVERHEAD ELECTRIC LINE
—x—x—x—	FENCE
—/—/—/—	ASPHALT PAVEMENT

LEGAL DESCRIPTION

BEING a tract of land out of the John P. House Survey, Abstract No. 459, Coryell County, Texas and being all of a called 169.86 acre tract of land described as "Tract One" and all of a called 30 acre tract described as "Tract Two" in deed to Susan J. Cromeans recorded in Instrument No. 363733 of the Deed Records, Coryell County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found in the south line of County Road 180 for the northeast corner of a called 399.38 acre tract of land described in deed to Community Bank recorded in Instrument No. 122932 of said Deed Records, being the northwest corner of this tract; (Grid Coordinates: N:10532711.02, E:3018317.03)

THENCE with said south line of County Road 180, South 72°49'29" East, a distance of 2848.07 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set at the northwest corner of a called 125.08 acre tract of land described in deed to Kenneth R. Neimann and Barbara J. Neimann recorded in Instrument No. 274984 of said Deed Records for the northeast corner of this tract;

THENCE departing said south line of County Road 180 and with the west line of said 125.08 acre tract, South 17°22'02" West, passing a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for reference at a fence corner post at a distance of 10.50 feet and continuing in all a total distance of 2977.32 feet to a 3/8" iron rod found for a reference monument on line called for in said 125.08 acre tract deed, being the occupied southeast corner of said 169.86 acre tract and being the southeast corner of this tract;

THENCE departing said west line of the 125.08 acre tract and with the occupied south line of said 169.86 acre tract generally along the course of an old barbed wire fence, the following courses and distances:

North 76°46'45" West, a distance of 774.65 feet to a stone mound found for the northeast corner of a called 104.69 acre tract of land described as "Tract Two: First Tract" in deed to L.Z. Edwards Family Trust recorded in Instrument No. 222531 of said Deed Records;
 North 72°34'36" West, a distance of 1198.84 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner;
 North 61°46'12" West, a distance of 318.96 feet to a 60D nail set for corner in the base of a 48" live oak tree fence corner;
 North 83°41'34" West, a distance of 262.96 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner;
 North 74°38'32" West, a distance of 175.46 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for corner;
 North 74°23'42" West, a distance of 129.51 feet to a mag nail w/ "H&P Surveying Property Corner" washer set for corner in a 12" wood corner post found for the occupied southwest corner of said 169.86 acre tract, being the occupied southeast corner of a called 104.69 acre tract of land described as "Tract Four" in said L.Z. Edwards Family Trust deed and being the southwest corner of this tract;

THENCE with the occupied east line of said 104.69 acre tract, North 17°12'06" East, a distance of 707.85 feet to a 5/8" iron rod found for the northeast corner of said 104.69 acre tract and being the southeast corner of said 399.38 acre tract;

THENCE with the east line of said 399.38 acre tract, North 17°24'23" East, a distance of 2315.23 feet to the **POINT OF BEGINNING** and containing 197.07 acres or 8,584,567 square feet of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas Central Zone (4203), North American Datum of 1983 (NAD83) per the AllTerra Trimble Global Positioning System RTKnet.

**197.07 ACRES
8,584,567 SQ. FT.**

TRACT ONE
CALLED 169.86 ACRES
SUSAN J. CROMEANS
INST. NO. 363733
D.R.C.C.T.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48099C0075F, for Coryell County, Texas and incorporated areas, dated February 17, 2010 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures 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. This flood statement shall not create liability on the part of the surveyor.

NOTES

This survey was done with a limited title search for the subject property and adjoining properties. No easements located during research for subject property at the time of survey other than shown. Other easements and utilities may exist under and/or across subject property. Only visible appurtenances of utilities were located at the time of survey. **CALL TEXAS 811 BEFORE YOU DIG**

SURVEYOR'S CERTIFICATION:

I, Mitchell Cude, certify that this survey is based on an on-the-ground survey performed in the field utilizing researched record documents of the subject property and adjoining tracts. This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 4, Land Title Survey.

Survey Date: March 4, 2024

Mitchell Cude
Registered Professional Land Surveyor No. 6827
Heritage & Pine Surveying, LLC
889 SH-36, Hamilton, Texas 76531
Phone: 254-386-2362
HeritagePineSurveying@gmail.com



**TSPS LAND TITLE SURVEY
197.07 ACRES
JOHN P. HOUSE SURVEY, ABSTRACT NO. 459
CORYELL COUNTY, TEXAS**

Scale	Drawn by	Checked by	Project No.	Sheet No.
1" = 250'	HPS	MTC	70526	1 OF 1

FIRM # 10194669
HERITAGE & PINE SURVEYING, LLC