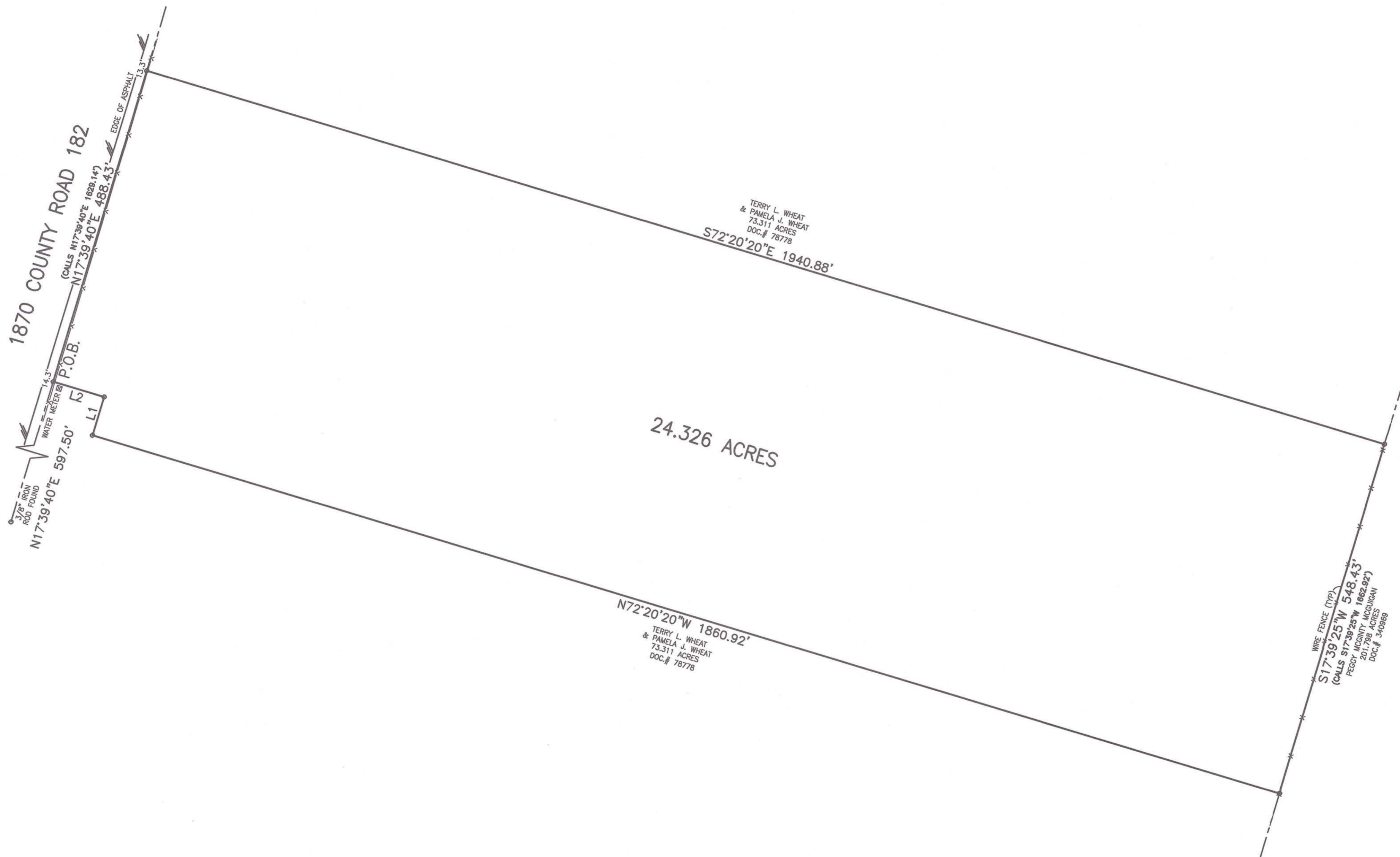


Bearing Base: Texas State Plane Coordinate System (NAD 1983) as determined by G.P.S. observation. TSPS STANDARD LAND SURVEY

NOTE: ALL PROPERTY CORNERS ARE A 1/2" IRON ROD WITH CAP STAMPED "RPLS 2475" SET UNLESS OTHERWISE MENTIONED.

Line Table		
Line #	Direction	Length
L1	N17°39'40"E	60.00'
L2	N72°20'20"W	80.00'

SCALE 1:100



24.326 ACRES

TERRY L. WHEAT
& PAMELA J. WHEAT
73.311 ACRES
DOC. # 78778
S72°20'20"E 1940.88'

N72°20'20"W 1860.92'
TERRY L. WHEAT
& PAMELA J. WHEAT
73.311 ACRES
DOC. # 78778

WIRE FENCE (DPA)
S17°39'25"W 548.43'
PEERY
23.12 COUNTY ACRES
DOC. # 346688

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE INSURANCE POLICY AND NO FURTHER EASEMENT RESEARCH WAS PERFORMED BY THIS COMPANY.

BEING a 24.326 acre tract of land more particularly described by separate field notes.

BEING a 24.326 acre tract of land situated in the C. J. O. LOCKHART SURVEY, ABSTRACT No. 640, Coryell County, Texas and being a part or portion of that certain 73.311 acre tract of land described in an Assumption Warranty Deed dated July 1, 1994 from Aubrey W. Wheat and wife, Allie L. Wheat to Terry L. Wheat and wife, Pamela J. Wheat and being of record in Document No. 78778, Official Public Records of Coryell County, Texas.

STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS, that I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, COUNTY OF BELL: do hereby certify that this survey was this day made on the ground of the property described herein and is correct and that there are no discrepancies, conflicts, shortages in the area, easements, and right-of-ways except as shown hereon, that this tract of land has access to and from a public road, and I have marked all corners with monuments. This Survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition 4, TSPS Standard Land Survey.



This Property Appears not to be within the Special Flood Hazard Area as per the Federal Emergency Management Agency Federal Insurance Administration Map No. 48099C0100F, dated February 17, 2010, dated September 26, 2008. This statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or Turley Associates Inc.

IN WITNESS THEREOF, my hand and seal, this the 10th day of January 2024.

Michael E. Alvis
Michael E. Alvis, R.P.L.S., No. 5402



TURLEY
ENGINEERING & SURVEYING

TURLEY ASSOCIATES, INC.
254-773-2400
WWW.TURLEY-INC.COM

ENGINEERING FIRM NO. 1658
SURVEY FIRM NO. 10056000

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SURVEY OF:
24.326 ACRES
1870 COUNTY ROAD 182
C.J.O. LOCKHART SURVEY
ABSTRACT NO. 640
CORYELL COUNTY, TEXAS

PREPARED FOR:
WINN CO. INVESTMENTS

REVISIONS		
DATE	DESCRIPTION	DFTR
1/17/24	UPDATE BOUNDARY	ZMN

DRAFTSMAN:
ZMN

DATE:
1/10/2024

COMPUTER FILE NAME:
23-2360 MIDDLE 3

REFERENCE DRAWING NUMBERS:

JOB #
23-2360

PAGE #
01