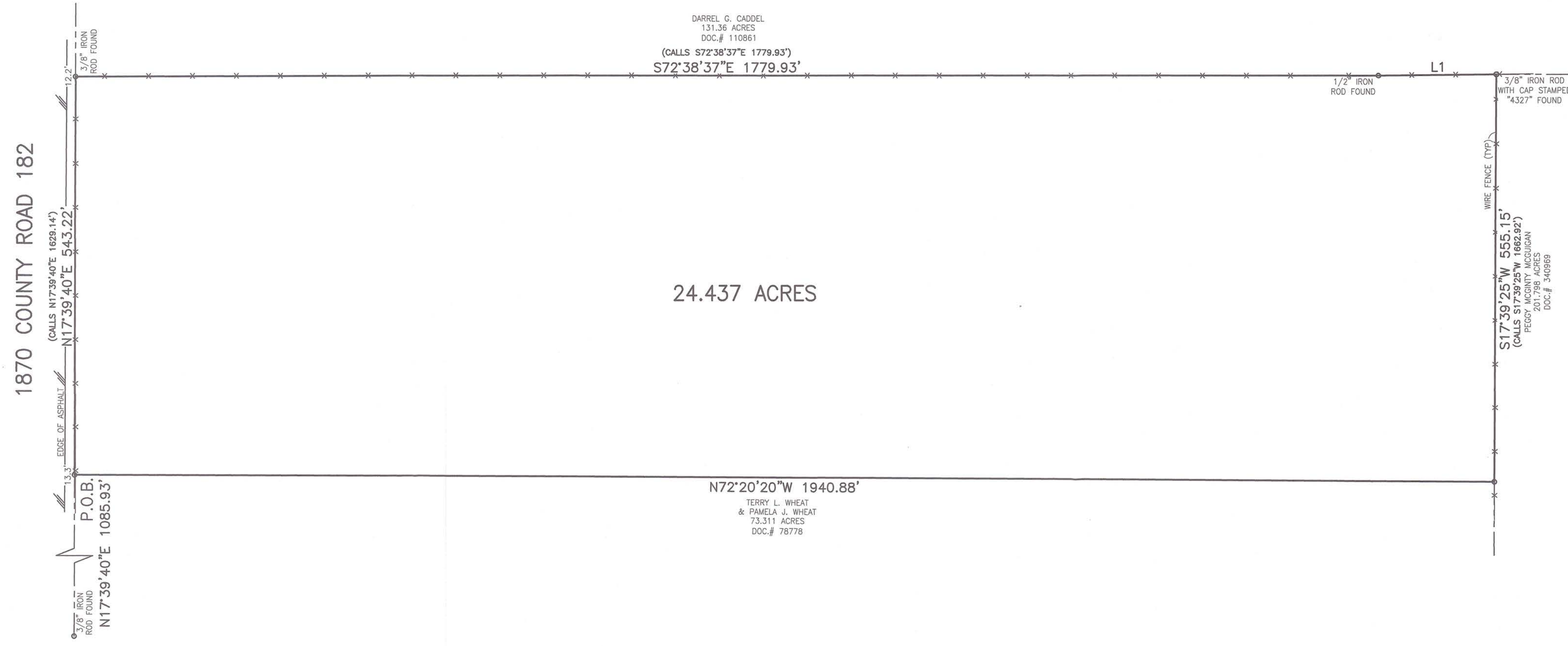


Bearing Base: Texas State Plane
Coordinate System (NAD 1983) as
determined by G.P.S. observation.
TSPS STANDARD LAND SURVEY

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



DARREL C. CADEL
131.36 ACRES
DOC.# 110861
(CALLS S72°38'37"E 1779.93')
S72°38'37"E 1779.93'

24.437 ACRES

N72°20'20"W 1940.88'
TERRY L. WHEAT
& PAMELA J. WHEAT
73.311 ACRES
DOC.# 78778

3/8" IRON ROD
WITH CAP STAMPED
"4327" FOUND
L1
WIRE FENCE (W/F)
S17°39'25"W 555.15'
(CALLS S17°39'25"W 1862.92')
PERRY J. MCCORMACK
& JACOB W. MCGUIGAN
PECOB ACRES
DOC.# 340589

1870 COUNTY ROAD 182
EDGE OF ASPHALT
(CALLS N17°39'40"E 1828.14')
N17°39'40"E 543.22'
P.O.B.
N17°39'40"E 1085.93'

Line Table		
Line #	Direction	Length
L1	S73°12'58"E	160.95'
CALLS	S73°12'58"E	160.95'

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

BEING a 24.437 acre tract of land more particularly described by separate field notes.
BEING a 24.437 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 a 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 I KNOW ALL MEN BY THESE PRESENTS, that I Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, COUNTY OF BELL I 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 is not within the Special Flood Hazard Area as per the Federal Emergency Management Agency Federal Insurance Administration Map No. 48099C0100F, dated February 17, 2010.

IN WITNESS THEREOF, my hand and seal, this the 23rd day of October 2023.

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



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SURVEY OF:
24.437 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

DRAFTSMAN:
ZMN
DATE:
10/23/2023
COMPUTER FILE NAME:
23-2360 NORTH
REFERENCE DRAWING NUMBERS:

JOB #
23-2360
PAGE#
01

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SURVEY FIRM NO. 10056000
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