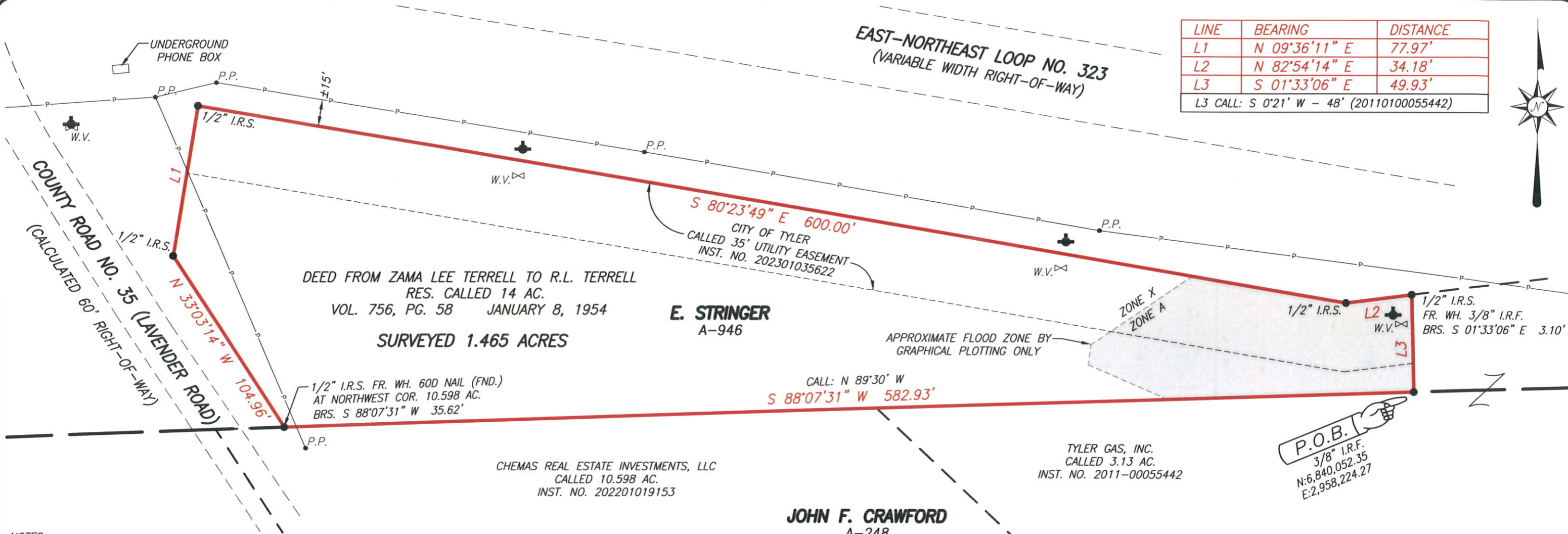


LINE	BEARING	DISTANCE
L1	N 09°36'11" E	77.97'
L2	N 82°54'14" E	34.18'
L3	S 01°33'06" E	49.93'
L3 CALL: S 0°21' W - 48' (20110100055442)		



DEED FROM ZAMA LEE TERRELL TO R.L. TERRELL
RES. CALLED 14 AC.
VOL. 756, PG. 58 JANUARY 8, 1954
SURVEYED 1.465 ACRES

E. STRINGER
A-946

CALL: N 89°30' W
S 88°07'31" W 582.93'

CHEMAS REAL ESTATE INVESTMENTS, LLC
CALLED 10.598 AC.
INST. NO. 202201019153

TYLER GAS, INC.
CALLED 3.13 AC.
INST. NO. 2011-00055442

JOHN F. CRAWFORD
A-248

P.O.B.
3/8" I.R.F.
N: 6,840,052.35
E: 2,958,224.27

NOTES:
BY GEOGRAPHIC PLOTTING A PORTION OF THE SUBJECT PROPERTY IS WITHIN ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) WITH THE REMAINDER WITHIN ZONE X (OTHER AREAS), AS INDICATED ON FEDERAL EMERGENCY MANAGEMENT FLOOD MAPS, COMMUNITY MAP NUMBER 48423C0245D, REVISED APRIL 16, 2014.

THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

IN PROVIDING THIS BOUNDARY SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OF DEVELOPMENT OF THIS PROPERTY.

SEE METES AND BOUNDS DESCRIPTION PREPARED EVEN DATE.

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD 83) AS DERIVED FROM AVERAGE RTK POSITIONS USING THE LEICA RTK NETWORK.

I, S. W. SPRAY, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS MAP OR PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION, DURING THE MONTH OF FEBRUARY, 2024. GIVEN UNDER MY HAND & SEAL, THIS THE 5TH DAY OF MARCH, 2024.

REVIEW OF EASEMENTS BY THIS SURVEYOR WAS LIMITED TO THOSE LISTED IN THE SCHEDULE B OF GF: 01-241795JW
EASEMENT TO CITY OF TYLER IN INSTRUMENT NO. 202301035622 (AFFECTS AS SHOWN)
EASEMENT TO ONCOR ELECTRIC DELIVERY CO. IN INSTRUMENT NO. 20160100049824 (DOES NOT AFFECT)
EASEMENT TO ONCOR ELECTRIC DELIVERY CO. IN INSTRUMENT NO. 20160100049824 (DOES NOT AFFECT)
RIGHT-OF-WAY TO STATE OF TEXAS IN VOLUME 796, PAGE 377 (DOES NOT AFFECT)
EASEMENT TO TEXAS POWER AND LIGHT IN VOLUME 732, PAGE 259 (UNABLE TO LOCATE, MAY AFFECT)
EASEMENT TO TEXAS POWER AND LIGHT IN VOLUME 387, PAGE 612 (UNABLE TO LOCATE, MAY AFFECT)

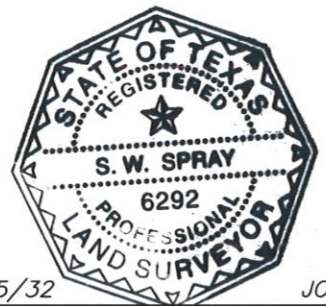
LEGEND

- = BOUNDARY LINE
- = ADJOINER LINE
- = SURVEY LINE
- = POWER LINE
- = IRON ROD (FOUND)
- = IRON ROD (SET W/CAP "STANGER")
- = POWER POLE
- = WATER VALVE
- = FIRE HYDRANT

PLAT OF SURVEY
SHOWING A PART OF THE
E. STRINGER SURVEY, A-946
SMITH COUNTY, TEXAS
SCALE: 1" = 50'



S. W. SPRAY
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6292



PREPARED BY:
STANGER
SURVEYING TYLER LLC
1595 E. GRANDE BLVD.
TYLER, TEXAS 75703
(903) 534-0174
TBPLS FIRM REGISTRATION NO. 10025700