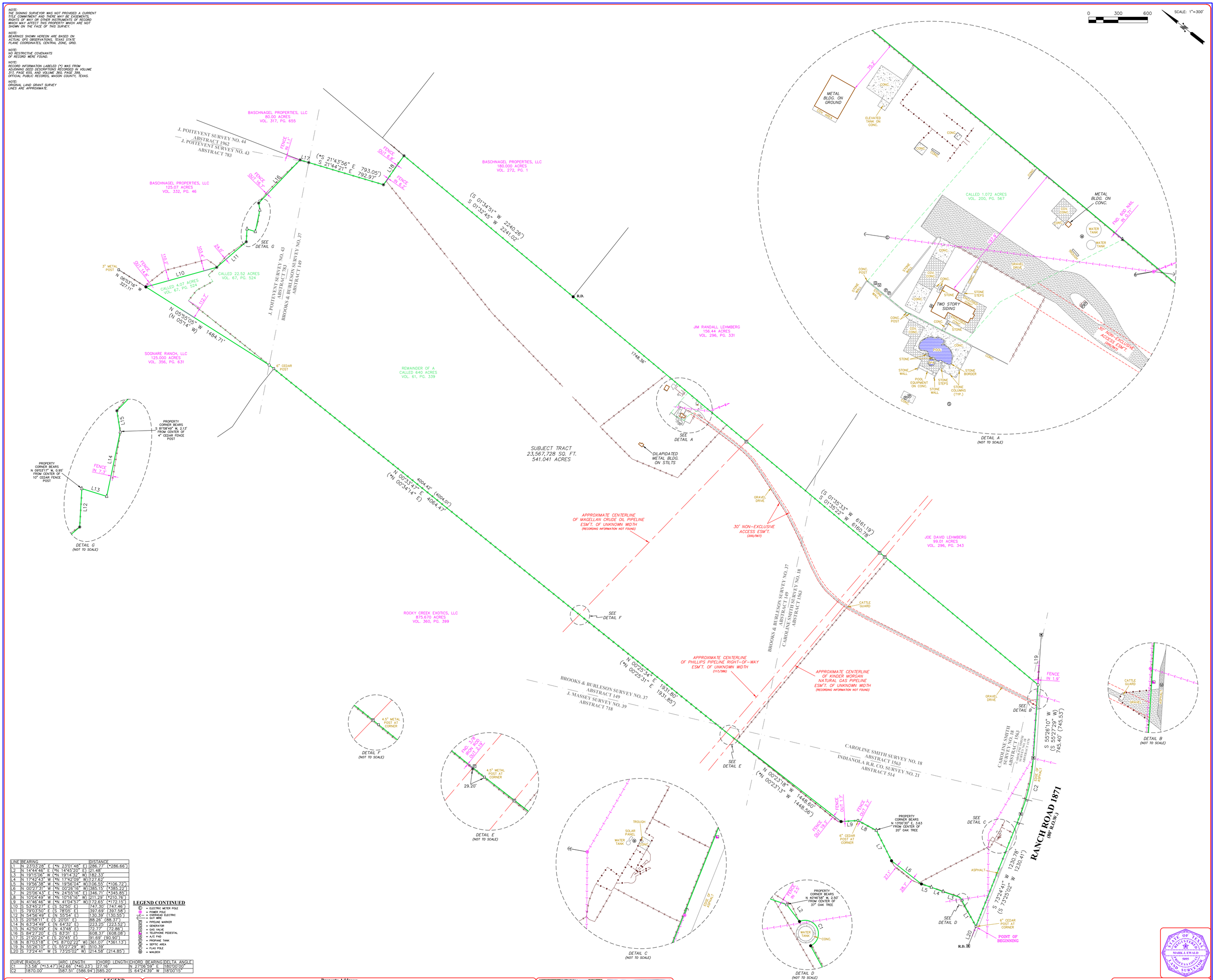
NOTE:
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, GRID.

NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE:
RECORD INFORMATION LABELED (*) WAS FROM ADJOINING DEED DESCRIPTIONS RECORDED IN VOLUME 317, PAGE 655, AND VOLUME 360, PAGE 399, OFFICIAL PUBLIC RECORDS, MASON COUNTY, TEXAS.

NOTE:
ORIGINAL LAND GRANT SURVEY LINES ARE APPROXIMATE.



LINE	BEARING	DISTANCE
L1	N 23°03'28" E (*N 23°01'48" E)	286.77' (*286.66')
L2	N 14°44'46" E (*N 14°45'20" E)	21.48'
L3	N 19°15'06" W (*N 19°14'39" W)	182.33'
L4	N 17°42'43" W (*N 17°42'09" W)	127.62'
L5	N 19°56'38" W (*N 19°56'04" W)	106.55' (*106.72')
L6	N 00°27'31" W (*N 00°26'16" W)	385.15' (*385.22')
L7	N 25°06'43" E (*N 24°55'16" E)	346.71' (*345.85')
L8	N 10°04'49" W (*N 10°16'16" W)	211.29' (*210.76')
L9	N 41°46'46" W (*N 41°04'57" W)	172.65' (*172.15')
L10	S 53°45'27" E (S 52°50' E)	747.30' (747.46')
L11	S 79°03'50" E (S 78°05' E)	397.69' (397.58')
L12	N 54°56'49" E (N 55°54' E)	130.39' (130.55')
L13	S 20°58'11" E (S 20°01' E)	88.26' (88.37')
L14	N 63°34'49" E (N 64°32' E)	223.25' (223.52')
L15	N 42°50'49" E (N 43°48' E)	72.77' (72.86')
L16	S 84°27'20" E (S 83°31' E)	608.37' (608.08')
L17	S 21°20'24" E (S 20°45' E)	91.69' (90.90')
L18	N 87°03'18" E (*S 87°02'22" W)	361.07' (*361.13')
L19	N 55°26'10" E (S 55°27'29" W)	510.39'
L20	S 73°24'41" W (S 73°25'02" W)	214.58' (214.85')

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	13.58' (*13.47')	42.66' (*40.23')	27.16'	N 27°06'59" E	180°00'00"
C2	1870.00'	587.51' (586.94')	585.20'	S 64°24'39" W	18°00'15"

LEGEND CONTINUED

- (T) = ELECTRIC METER POLE
- = POWER POLE
- = OVERHEAD ELECTRIC
- = GUY WIRE
- = PIPELINE MARKER
- = GENERATOR
- = GAS VALVE
- = TELEPHONE PEDESTAL
- = A/C PAD
- = PROPANE TANK
- = SEPTIC AREA
- = FLAG POLE
- = MAILBOX

LEGEND

- = CALCULATED POINT
- = FOUND 1/2" IRON ROD
- = FOUND CONC. MONUMENT
- = FOUND 3/8" IRON ROD
- = FOUND 60D NAIL
- = FENCE POST AT CORNER
- = SET 1/2" IRON ROD CAPPED WALS
- R.D. = RECORD DIGNITY MONUMENT
- = WIRE FENCE
- = WOOD FENCE
- = PIPE FENCE
- = SIGN
- = WATER WELL

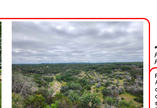
FIRM REGISTRATION NO. 10111700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

Property Address:
19316 RANCH ROAD 1871
Property Description:

Being 541.041 acres of land, more or less, situated in the Indianola R.R. CO. Survey No. 21, Abstract 514, the Caroline Smith Survey No. 18, Abstract 1563, the Caroline Smith Survey No. 18, Abstract 1170, the Brooks & Burleson Survey No. 37, Abstract 149, the J. Massey Survey No. 39, Abstract 718, and the J. Poitevent Survey No. 43, Abstract 783, Mason County, Texas, and consisting of the remainder of a called 640 acres described in a Gift Deed recorded in Volume 61, Page 339, Deed Records, Mason County, Texas, a called 4.07 acres and a called 22.52 acres described in a Warranty Deed recorded in Volume 67, Page 524, of said Deed Records, and being that same property conveyed as 546.509 acres in a Special Warranty Deed recorded in Volume 361, Page 305, Official Public Records, Mason County, Texas. ***SAVE AND EXCEPT*** *a called 1.079 acres tract and a called 1.320 acres tract described in a Special Warranty Deed recorded in Volume 293, Page 239, of said Official Public Records, together with a called 1.072 acres tract previously save and excepted from said called 546.509 acres described in a Warranty Deed recorded in Volume 200, Page 567, of said Official Public Records, said 541.041 acres being more particularly described by metes and bounds attached hereto.*

Owner:
T.B.D.



* FEMA HAS NOT COMPLETED A STUDY TO DETERMINE FLOOD HAZARD FOR THIS LOCATION. THEREFORE, A FLOOD MAP HAS NOT BEEN PUBLISHED AT THIS TIME.

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. N/A* , Panel No. N/A* , which is Dated N/A* . By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) N/A*. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at http://www.fema.gov/portal

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, certify that the above plat represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear herein, to the best of my knowledge and belief.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

STATE OF TEXAS REGISTERED MARK J. EWALD 5095 PROFESSIONAL LAND SURVEYOR

DWG: CC	RVD: CC/MJE	G.F. NO. N/A	JOB NO. 124840	TITLE COMPANY: N/A	DATE: 4/4/2024