

SCALE 1" = 80'

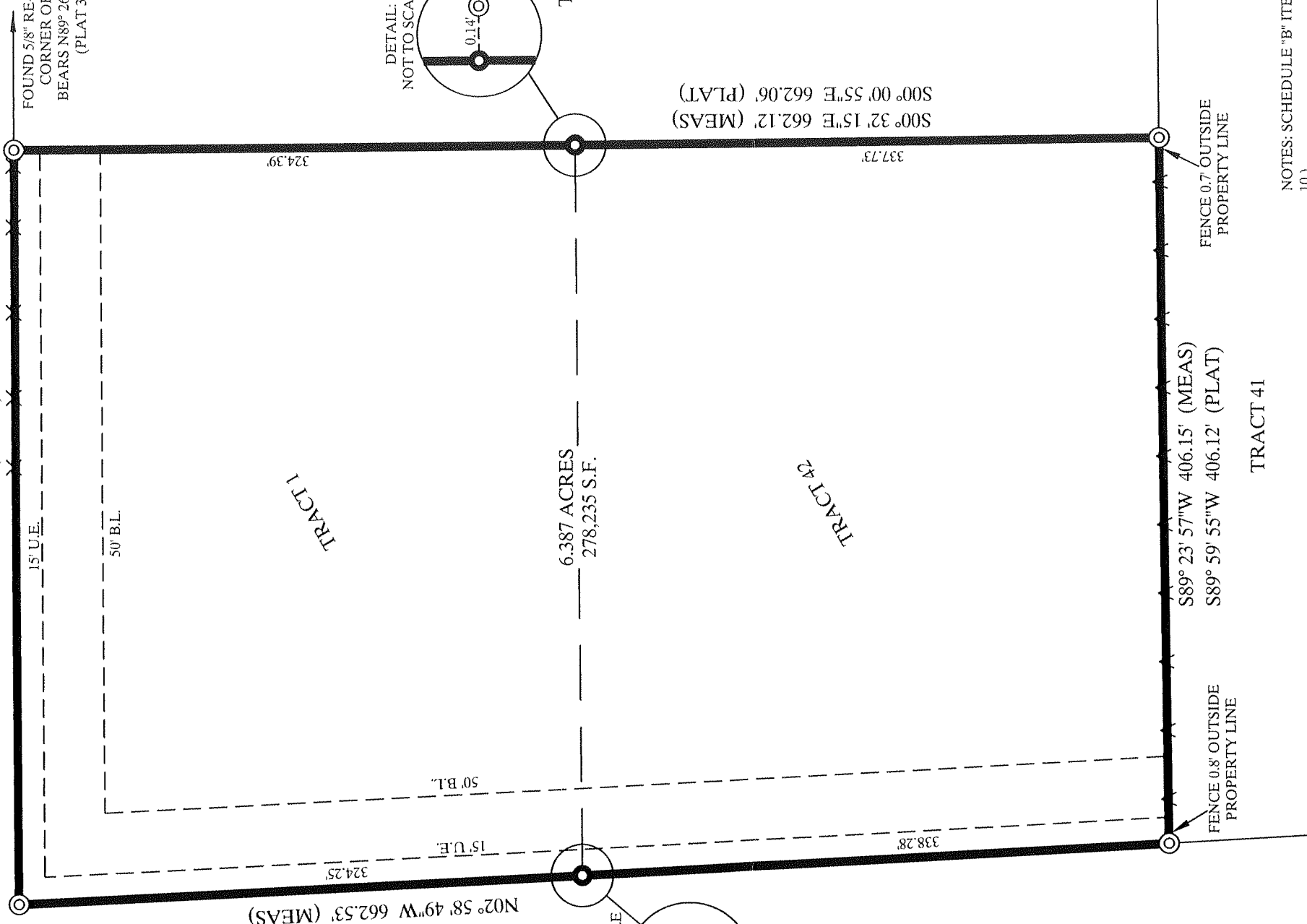
SURVEY OF
A 6.387 ACRE TRACT BEING ALL OF TRACTS 1 & 42, "REPLAT OF
HIGHLAND HILLS" AS SHOWN ON THE PLAT RECORDED IN VOLUME 11,
PAGE 67, MAP RECORDS JIM WELLS COUNTY, TEXAS.

EAST COUNTY ROAD 227
(PLATTED AS COUNTY ROAD 227)
80' RIGHT OF WAY

BUYER: THE ACRE HUB
GF NO.: 24-57-KTX (03-14-2024)

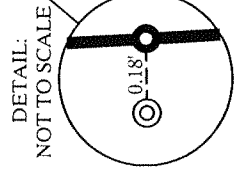
N89° 59' 55"E 434.45' (PLAT)
N89° 22' 39"E 434.39' (MEAS)

FOUND 5/8" RE-BAR FOR NE
CORNER OF TRACT 2
BEARS N89° 26' 02"E 328.92'
(PLAT 328.97')

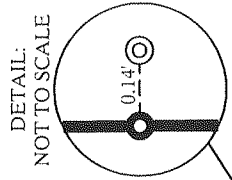


N02° 27' 02"W 662.65' (PLAT)
N02° 58' 49"W 662.53' (MEAS)

U.S. HIGHWAY 281
RIGHT OF WAY VARIES



DETAIL:
NOT TO SCALE

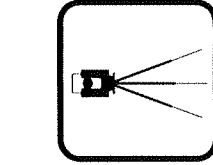


DETAIL:
NOT TO SCALE

- X = WIRE FENCE
- V = CATTLE FENCE
- ⊙ = FOUND 5/8" RE-BAR
- = PROPERTY CORNER

NOTES: SCHEDULE "B" ITEMS:
10.)

- a.) VOL. 508, PG. 185 DOES NOT APPLY
- b.) VOL. 224, PG. 89 DOES NOT APPLY
- c.) VOL. 106, PG. 237 DOES NOT APPLY



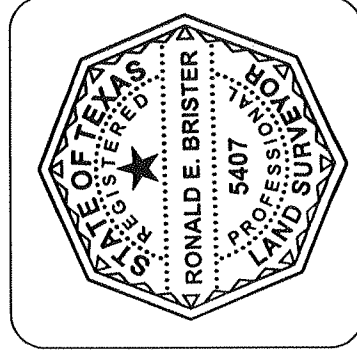
Brister Surveying

5506 Cain Drive
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.wcbs.com
Firm Registration No. 10072800

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY
IS LOCATED WITHIN ZONE X AS DEFINED
BY THE FEDERAL EMERGENCY MANAGEMENT
MAPS, COMMUNITY PANEL 48249C 0150 D
DATED AUGUST 15, 2017

AND IS NOT LOCATED IN A DESIGNATED
100 YEAR FLOOD ZONE.

DATE APRIL 30, 2024



JOB NO. 240660

Ronald E. Brister
RONALD E. BRISTER R.P.L.S. NO. 5407

NOTES:
1.) TOTAL SURVEYED AREA IS 6.387 ACRES.
2.) MEASURED BEARINGS ARE BASED ON GLOBAL
POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH
YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.

THIS SURVEY INCLUDES ONLY THE RESEARCH,
INVESTIGATION, OR LOCATIONS OF SERVITUDES,
EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS
PROPERTY AS LISTED ON SCHEDULE B OF THE TITLE
COMMITMENT.

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT
THIS SURVEY OF THE PROPERTY LEGALLY
DESCRIBED HEREIN WAS MADE ON THE GROUND
THIS DAY APRIL 23, 2024 AND IS CORRECT TO THE
BEST OF MY KNOWLEDGE AND BELIEF.