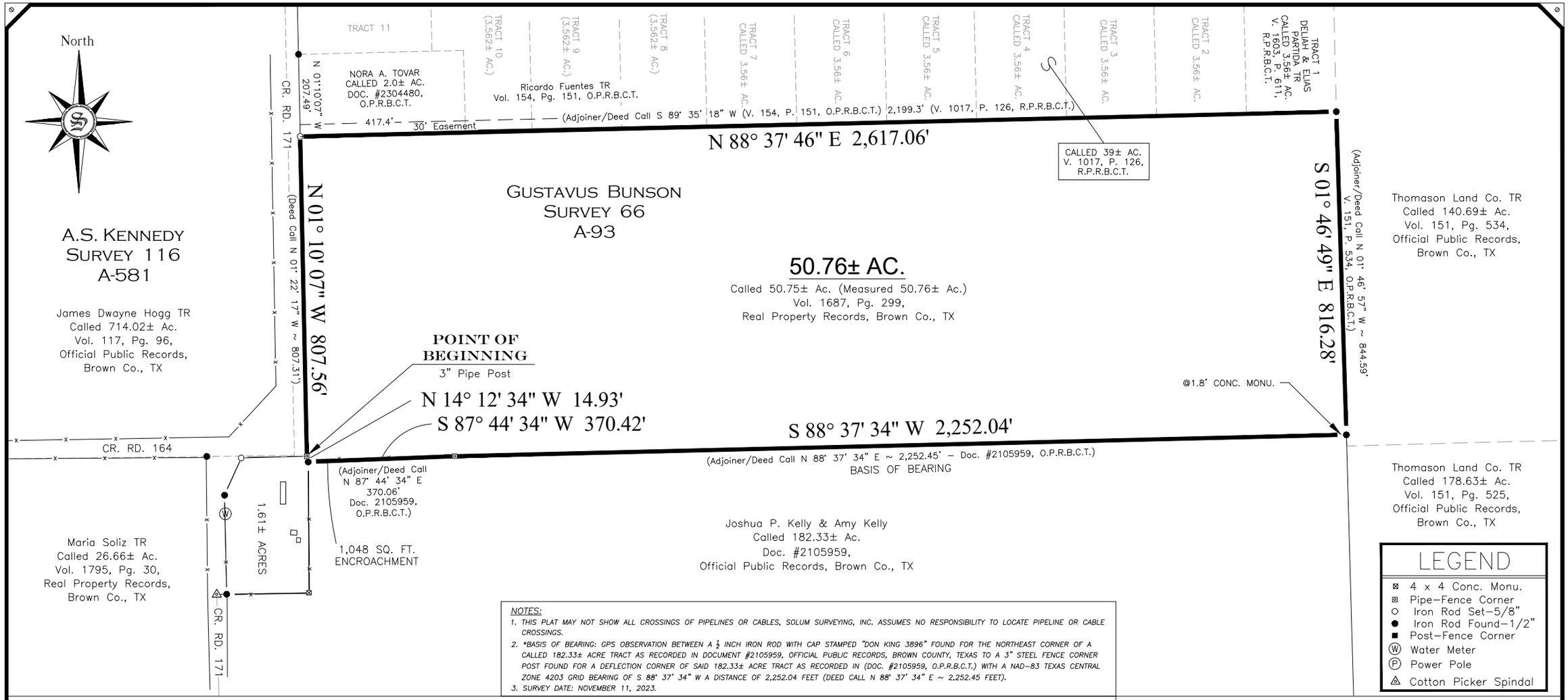

NOTES:

1. *THIS PLAT MAY NOT SHOW ALL CROSSINGS OF PIPELINES OR CABLES, SOLUM SURVEYING, INC. ASSUMES NO RESPONSIBILITY TO LOCATE PIPELINE OR CABLE CROSSINGS.*
2. **BASIS OF BEARING: GPS OBSERVATION BETWEEN A ½ INCH IRON ROD WITH CAP STAMPED "DON KING 3896" FOUND FOR THE NORTHEAST CORNER OF A CALLED 182.33± ACRE TRACT AS RECORDED IN DOCUMENT #2105959, OFFICIAL PUBLIC RECORDS, BROWN COUNTY, TEXAS TO A 3" STEEL FENCE CORNER POST FOUND FOR A DEFLECTION CORNER OF SAID 182.33± ACRE TRACT AS RECORDED IN (DOC. #2105959, O.P.R.B.C.T.) WITH A NAD–83 TEXAS CENTRAL ZONE 4203 GRID BEARING OF S 88° 37' 34" W A DISTANCE OF 2,252.04 FEET (DEED CALL N 88° 37' 34" E ~ 2,252.45 FEET).*
3. *SURVEY DATE: NOVEMBER 11, 2023.*

SURVEY PLAT

The Federal Insurance Flood Hazard Map, Panel No. 48049C 0350 E, dated August 28, 2018, was consulted and it was determined that the property described herein is in a flood area designated as Zone X.

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
This is to certify, that on this date, under my supervision, a careful and accurate survey has been made on the ground of property located at Co. Rd. 171, in Bangs, Brown County, Texas, and is described as follows:

Legal Description: See Field Note Description.

"TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE INSURANCE COMPANY RELYING HEREON"

The undersigned does hereby certify that the survey was made this day, on the ground of the property legally described hereon and is correct; and that there are no discrepancies, conflicts, shortages in area, boundary conflicts, visible encroachments, overlapping of improvements, easements or apparent rights–of–way, except as shown hereon, that said property has access to and from a dedicated roadway, except as shown hereon.

Jose R. Lopez

Registered Professional Land Surveyor
Texas Registration Number 6054

STATE OF TEXAS REGISTERED JOSE R. LOPEZ 6054 PROFESSIONAL LAND SURVEYOR

Drawn For:
Juan J. Mendoza & Clara C. Mendoza

Solum Surveying, Inc.
SURVEYING & MAPPING
P.O. BOX 2220 ALICE, TX 78333
solum.survey@gmail.com
TBPLS Firm No. 10193847

Scale: 1" = 300'	Date: Nov. 13, 2023	Job: 23-1865	Drawn by: JL