

LINE TABLE

LINE	BEARING	DISTANCE
T1	N 24°01'49" W	56.49'
T2	N 02°55'40" W	25.13'
T3	N 12°13'12" E	84.38'
T4	N 35°55'15" E	59.30'
T5	N 56°49'34" E	60.66'

Caldwell County, Texas

Francis Berry Survey A-2

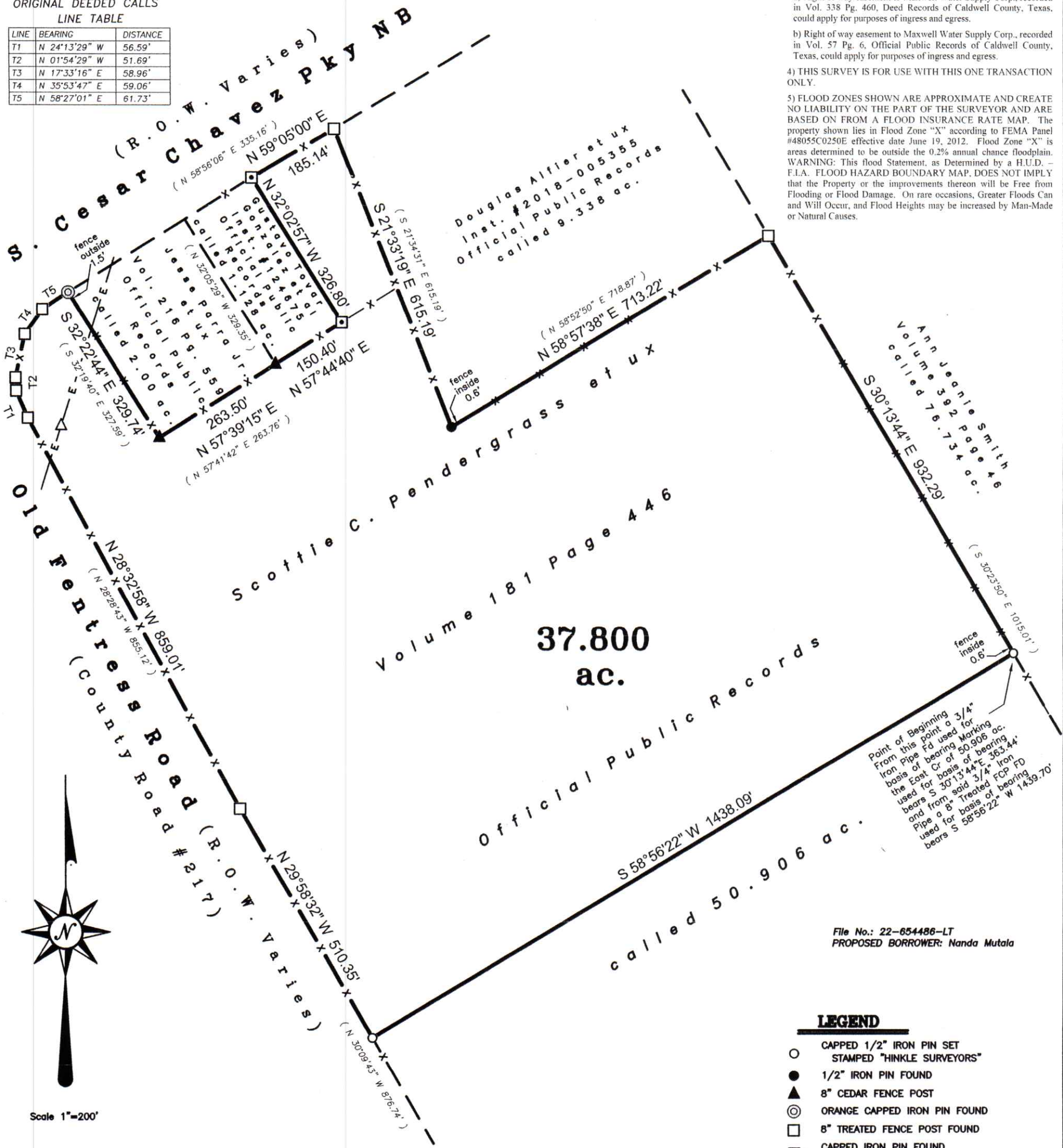
General Notes

- 1) Before digging call 811 to verify locations of any utilities, pipelines, or other easements of record since the surveyor cannot guarantee the exact position of these encumbrances.
- 2) The property shown has access to and from a public roadway.
- 3) The following conditions, easements, right of ways, etc., could effect this parcel according to the Title Commitment provided to the Surveyor:
 - a) Right of way easement to Maxwell Water Supply Corp., recorded in Vol. 338 Pg. 460, Deed Records of Caldwell County, Texas, could apply for purposes of ingress and egress.
 - b) Right of way easement to Maxwell Water Supply Corp., recorded in Vol. 57 Pg. 6, Official Public Records of Caldwell County, Texas, could apply for purposes of ingress and egress.
- 4) THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.
- 5) FLOOD ZONES SHOWN ARE APPROXIMATE AND CREATE NO LIABILITY ON THE PART OF THE SURVEYOR AND ARE BASED ON FROM A FLOOD INSURANCE RATE MAP. The property shown lies in Flood Zone "X" according to FEMA Panel #48055C0250E effective date June 19, 2012. Flood Zone "X" is areas determined to be outside the 0.2% annual chance floodplain. WARNING: This flood Statement, as Determined by a H.U.D. - F.I.A. FLOOD HAZARD BOUNDARY MAP. DOES NOT IMPLY that the Property or the improvements thereon will be Free from Flooding or Flood Damage. On rare occasions, Greater Floods Can and Will Occur, and Flood Heights may be increased by Man-Made or Natural Causes.

ORIGINAL DEEDED CALLS

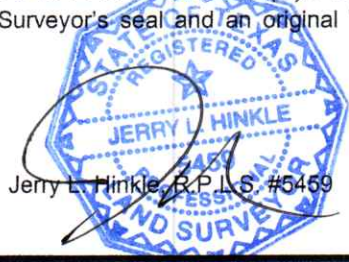
LINE TABLE

LINE	BEARING	DISTANCE
T1	N 24°13'29" W	56.59'
T2	N 01°54'29" W	51.69'
T3	N 17°33'16" E	58.96'
T4	N 35°53'47" E	59.06'
T5	N 58°27'01" E	61.73'



SURVEY PLAT

Showing a 37.800 acre tract of land out of the Francis Berry Survey A-2 in Caldwell County, Texas. I do hereby certify to **NANDA MUTALA**, that (1) the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on March 23, 2022, (2) I have shown or noted all recorded easements or right of ways listed in the title report provided by Capital Title of Texas, LLC, Lockhart, Texas, File No.: 22-654486-LT effective date February 1, 2022, and shown all observable evidence of easements on the ground. There are no encroachments, protrusions, conflicts nor any shortages in area nor boundary other than shown hereon. **THIS SURVEY IS CERTIFIED TO THE PERSON(S) / COMPANY SHOWN HEREON AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE. THE SURVEYOR SHALL INCUR NO LIABILITY FOR ANY USE OF THIS SURVEY BEYOND THIS TRANSACTION OR FOR ANY PERSON(S) / COMPANY NOT LISTED HEREON.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.

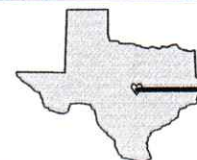


LEGEND

- CAPPED 1/2" IRON PIN SET STAMPED "HINKLE SURVEYORS"
- 1/2" IRON PIN FOUND
- ▲ 8" CEDAR FENCE POST
- ⊙ ORANGE CAPPED IRON PIN FOUND
- 8" TREATED FENCE POST FOUND
- ⊠ CAPPED IRON PIN FOUND STAMPED "HINKLE SURVEYORS"
- △ EL POLE
- (.....) ORIGINAL DEEDED CALLS
- X- FENCES MEANDER
- E- OVERHEAD ELECTRIC LINE
- UNLESS OTHERWISE NOTED

File No.: 22-654486-LT
PROPOSED BORROWER: Nanda Mutala

Field Book: d.c.	Drawn By: JLH LH
Job No. 20220821	Drawing: 20220821.dwg
Date: March 2022	Word Disk: Begin 03012022
Surveyed By: JLH JDB	Autocad Disk: Begin 03012022



HINKLE SURVEYORS

P.O. Box 1027 1109 S. Main Street Lockhart, TX 78644
Ph: (512) 398-2000 Fax: (512) 398-7683 Email: contact@hinklesurveyors.com Firm Registration No. 100886-00