

3) Before digging out S11 to verify locations of any utilities, pipelines, or other easements of record since the surveyor cannot guarantee the exact position of these encumbrances.

1) The property shown has access to and from a public roadway.

4) easements and right of way Electric transmission and Distribution line to Texas Power & Light Co., recorded in Vol 173 Pg. 344, Deed Records Caldwell County, Texas.

b) Electric transmission and distribution line easement to Texas Power & Light Company (Utah Three) recorded in Volume 112 Page 225 of the Deed Records of Itawamba County, Texas.

THIS SURVEY IS FOR USE WITH THE CNO

TRANSACTION ONLY

TREAT. 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

Zone "X" is areas determined to be outside the 0.2% annual chance floodplain. WARNING: This flood Statement, as Determined by a FEMA Panel using SC&SUF, effective date June 19, 2012 flood

NOT IMPROVE that the Property or the improvements therein will be free from Flooding or Flood Damage. On rare occasions, Greater Floods Can and Will Occur, and Flood Heights may be increased by

Showing a 3.778 acre tract of land out of the Francis Barry Survey A-2 in the City of Lockhart, Caldwell County, Texas and the improvements as found situated thereon. I do hereby certify that (1) the foregoing plat is a true and correct representation of a survey made on the ground under my immediate supervision on May 27, 2025, (2) No Abstract of Title, certificate of title, or other document or record has been furnished to the surveyor, nor research or record examinations were conducted which could reflect this patent. THIS SURVEY IS GUARANTEED 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 ONE TRANSACTION OR FOR ANY PERSONS NOT ASSOCIATED WITH THIS TRANSACTION. If these prints containing the plat are used for any other purpose, the user should be considered a "LIVE" signature and should be considered a legal document upon by the user.

☐	CARRIED 1/2" IRON PIN SET
☐	STAMPED "HINGLE SURVIVORS"
☐	CARRIED IRON PIN FOUND
☐	STAMPED "HINGLE SURVIVORS"
☐	8" TREATED FENCE POST FOUND
☐	E.L. POLE
☐	RAILROAD TO THE FENCE POST FOUND
☐	ORIGINAL DEEDED CALLS
☐	FENCES HEMLOCK
☐	GRAVEL
☐	ASPHALT
☐	UNLESS OTHERWISE NOTED

PROPERTY OWNER: Leonard W. Scott
PROPERTY ADDRESS: 2001 Clear Fork Street
Lochford, Texas 78644

Linkue Survivors, 2026

**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



All of a certain tract or parcel of land situated in the City of Lockhart, Caldwell County, Texas and being a part of the Francis Berry Survey A-2 and being also all of tract of land called two acres and conveyed to Leonard W. Scott by deed recorded in Volume 196 Page 269 of the Deed Records of Caldwell County, Texas and being also all of a tract of land called 1.75 acres and conveyed to Leonard W. Scott by deed recorded in Volume 277 Page 258 of the Deed Records of Caldwell County, Texas and being more particularly described as follows:

BEGINNING at a capped iron pin set stamped HINKLE SURVEYORS in the North corner of the above mentioned two acre tract and in a West corner of Clear Fork Street and the SE line of Lot 1 in Block 1 of Maple Park Section One-B as recorded in Plat Cabinet E Slide 96 of the Plat Records of Caldwell County, Texas for the North corner this tract.

THENCE S 29°56'43" E with the NE line of the said two acre tract and the NE line of the above mentioned 1.75 acre tract and the SW line of Clear Fork Street **317.11 feet** to a 8" treated fence corner post found used for basis of bearing in the East corner of the said 1.75 acre tract and in the apparent North corner of a residue of Tract One called 101-1/2 acres for the East corner this tract.

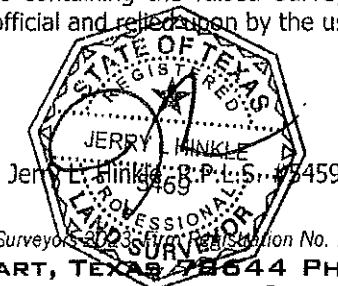
THENCE S 60°00'00" W with the SE line of the said 1.75 acre tract and the apparent NW line of the said residue 101-1/2 acre tract **522.68 feet** to a RR Tie fence corner post found used for basis of bearing in the South corner of the said 1.75 acre tract and the apparent ell corner of the said residue 101-1/2 acre tract for the South corner this tract.

THENCE N 30°00'05" W with the SW line of the said 1.75 acre tract and the apparent NE line of the said 101-1/2 acre tract **313.35 feet** to a 8" treated fence corner post found in the West corner of the said 1.75 acre tract and the SE line of a tract of land called 6.034 acres and conveyed to Ridge View LLC by deed recorded in Instrument #2025-001180 of the said Official Public Records for the West corner this tract.

THENCE N 59°58'51" E with the NW line of the said 1.75 acre tract and the NW line of the said two acre tract and the apparent SE line of the above mentioned 6.034 acre tract **126.06 feet** to a 8" treated fence corner post in the East corner of the said 6.034 acre tract and the South corner of the said Lot 1 in Block 1 for an angle point this tract.

THENCE N 59°27'50" E with the NW line of the said two acre tract and the SE line of the said Lot 1 in Block 1 **396.95 feet** to the place of beginning containing **3.778 acres** of land more or less.

I hereby certify that the foregoing field notes are a true and correct description of a survey made under my direct supervision on May 27, 2026. **THESE FIELD NOTES ARE CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.



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