

PLAT OF SURVEY

I, JAMES CRAWFORD, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5984, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION OF THE PROPERTY LOCATED AT 16393 STATE HIGHWAY 31 W., TYLER, TEXAS 75709, AND BEING FURTHER DESCRIBED AS FOLLOWS: BEING ALL OF THAT CERTAIN TRACT OF LAND REFERENCED AS TRACT FOUR DESCRIBED IN A WARRANTY DEED FROM BRUCE TIM BROOKSHIRE AND BRITTON PARKER BROOKSHIRE TO BRITTON PARKER BROOKSHIRE AS TRUSTEE OF THE BRITTON PARKER BROOKSHIRE RESIDUARY TRUST, AS RECORDED IN INSTRUMENT NUMBER 2011-R00008771 OF THE OFFICIAL RECORDS OF SMITH COUNTY, TEXAS.

EASEMENTS AND RESTRICTIONS LISTED HEREON ARE LIMITED TO THOSE PROVIDED IN SCHEDULE B OF THE TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THE FOLLOWING EASEMENTS WERE VAGUE, THEREFORE THEY MAY OR MAY NOT AFFECT SUBJECT PROPERTY: 395/548 & 448/620.

THE FOLLOWING EASEMENT APPARENTLY DOES AFFECT SUBJECT PROPERTY: 1346/590.

RESTRICTIONS: NONE LISTED IN TITLE COMMITMENT PROVIDED.

GEO. BARTEE SURVEY, A-142

NOTES:

- 1) OVERHEAD ELECTRIC SHOWN HEREON NOT KNOWN IF OF RECORD.
- 2) FLOODPLAIN DESIGNATION, IF ANY, WAS NOT DETERMINED BY THIS SURVEYOR.
- 3) SEE METES AND BOUNDS DESCRIPTION PREPARED EVEN DATE.
- 4) THERE DOESN'T APPEAR TO BE ANY VISIBLE EVIDENCE AT TIME OF SURVEY OF THE WATER WELL SHOWN ON TXDOT RIGHT-OF-WAY MAP.

- - TYPE I CONCRETE RIGHT-OF-WAY MONUMENT (FOUND) UNLESS OTHERWISE NOTED.
- - TYPE I CONCRETE RIGHT-OF-WAY MONUMENT (FOUND BROKEN) UNLESS OTHERWISE NOTED.

- - TYPE I CONCRETE RIGHT-OF-WAY MONUMENT (FOUND BROKEN) UNLESS OTHERWISE NOTED.

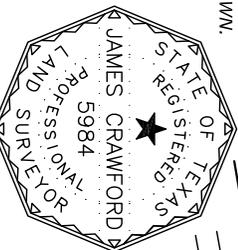
SELLER: BRITTON PARKER BROOKSHIRE
BUYER: RIO MERCADO GROUP, LLC

BEARINGS ARE ORIENTED TO THE MONUMENTED SOUTH LINE OF THAT CERTAIN CALLED 13.056 ACRE TRACT OF LAND REFERENCED AS TRACT FOUR DESCRIBED IN A WARRANTY DEED TO BRITTON PARKER BROOKSHIRE AS TRUSTEE OF THE BRITTON PARKER BROOKSHIRE RESIDUARY TRUST, AS RECORDED IN INSTRUMENT NUMBER 2011-R00008771 OF THE OFFICIAL RECORDS OF SMITH COUNTY, TEXAS.

TO THE BEST OF MY KNOWLEDGE THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT: THE SIZE, LOCATION AND TYPE OF BUILDING AND IMPROVEMENTS ARE AS SHOWN, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, IF ANY, ARE AS SHOWN.

THE SURVEY SHOWN HEREON IS FOR THE TRANSACTION UNDER G.F. NO.: 211341 AND IS NOT VALID FOR USE IN ANY OTHER TRANSACTION INVOLVING THE ABOVE REFERENCED PROPERTY.

BY: 

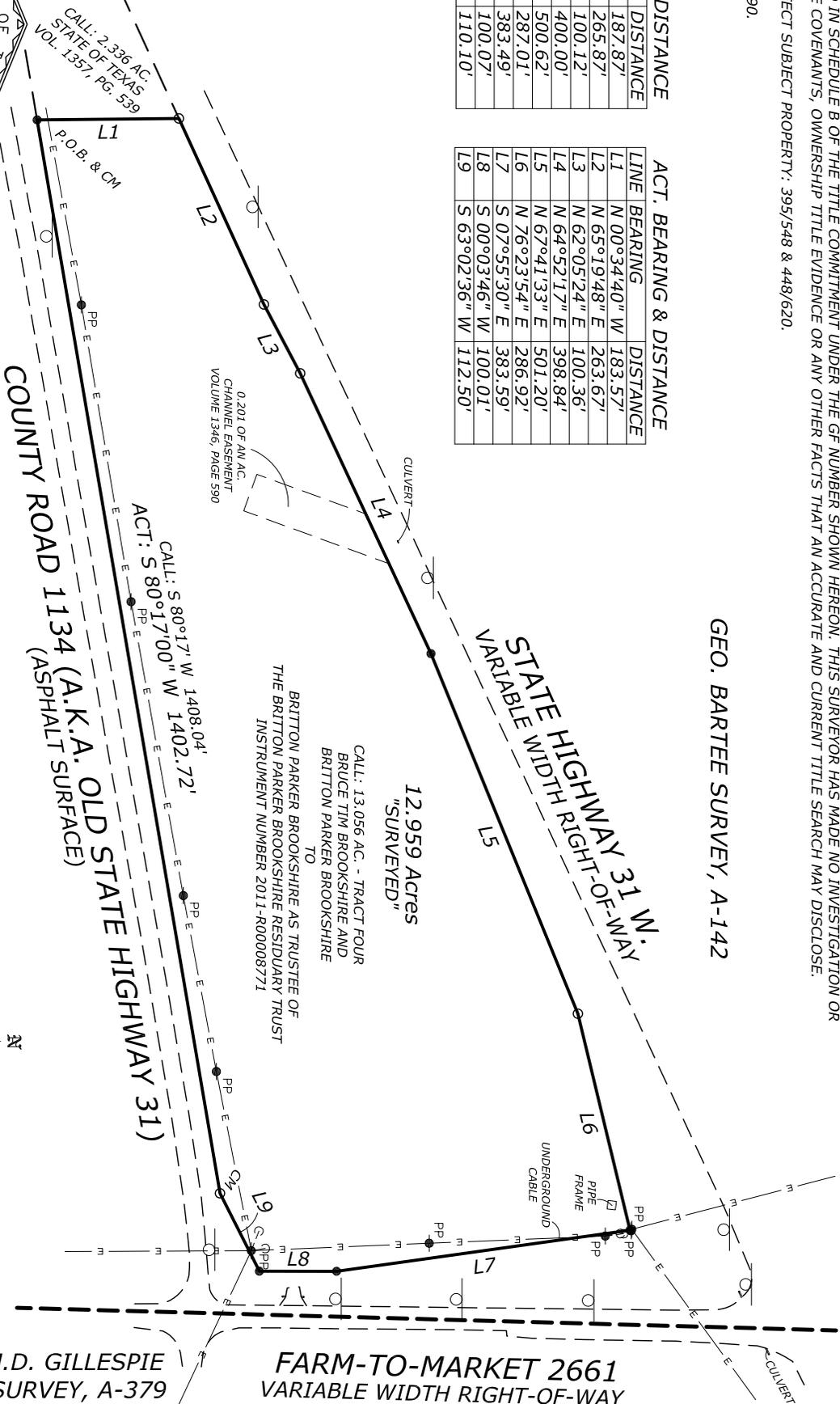


CALL: BEARING & DISTANCE

LINE	BEARING	DISTANCE
L1	NORTH	187.87'
L2	N 65°11' E	265.87'
L3	N 62°19' E	100.12'
L4	N 65°11' E	400.00'
L5	N 68°02' E	500.62'
L6	N 76°29' E	287.01'
L7	S 7°39' E	383.49'
L8	S 0°56' W	100.07'
L9	S 62°51' W	110.10'

ACT. BEARING & DISTANCE

LINE	BEARING	DISTANCE
L1	N 00°34'40" W	183.57'
L2	N 65°19'48" E	263.67'
L3	N 62°05'24" E	100.36'
L4	N 64°52'17" E	398.84'
L5	N 67°41'33" E	501.20'
L6	N 76°23'54" E	286.92'
L7	S 07°55'30" E	383.59'
L8	S 00°03'46" W	100.01'
L9	S 63°02'36" W	112.50'



DRAWN BY: P.A.R.

CHECKED BY: T.J.C.

DATE: 2/25/2022

F.B./G.: 50/104

JOB NUMBER: 22012480

SCALE: 1"=200'

FILE: RMG-2

G.F. NO.: 211341

HALO
SURVEYING, LLC

9097 COUNTY ROAD 2193
WHITEHOUSE, TEXAS 75791
(903) 570-0857

TBPELS FIRM REGISTRATION NO. 10194259