



Note:

Survey prepared without the benefit of title commitment, no further search for easements or restrictions has been made by this company. Easements that this company are aware of have been shown.

This Survey is for the exclusive use of the current parties (buyer/seller for this transaction) and solely valid to convey title and may not be used or reproduced after the date of conveyance without the consent of the Surveyor.

Bearings and distances shown hereon are based upon Texas State Plane Coordinate System, Central Zone, NAD 83, per Leica Smart Net GPS observation.

**** SEE METES AND BOUNDS ATTACHED "EXHIBIT A" ****

SURVEYOR'S SKETCH of a survey made on the ground on October 8, 2025, of that certain 10.27 acre tract of land located at 20239 Stillman Valley Road, Florence, Texas, situated in the N. Norfleet Survey, Abstract No. 638, the J. Denson Survey, Abstract No. 1141, and the G. Peacock Survey, Abstract No. 995, all of Bell County, Texas, and being all of the called 10.278 acre tract of land described in a deed to Codra Commercial, Ltd and Eku, Inc., recorded in Instrument No. 2025017419, Official Public Records of Bell County, Texas. There are no shortages of areas, visible encroachments, protrusion, or overlapping of improvements, except as shown or noted hereon. Only the information shown on the recorded deed was considered for this survey. **THIS SURVEY DOES NOT IMPLY ALL EASEMENTS AND SETBACK LINES HAVE BEEN RESEARCHED.** A review of all title records may find additional information.

- LEGEND**
- ▲ 2-3/8" FENCE POST FOUND
 - 3/8" IRON ROD FOUND
 - 1/2" IRON ROD SET W/ CAP STAMPED "QE"
- **UNLESS OTHERWISE NOTED****



QUINTERO ENGINEERING, LLC

CIVIL ENGINEERING • LAND SURVEYING • PLANNING • CONSTRUCTION MANAGEMENT

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T.B.P.E. FIRM REGISTRATION NO. 14709

T.B.P.L.S. REGISTRATION NO. 10194110

Seth H. Barton 10/09/2025

Seth H. Barton, R.P.L.S.

Registered Professional Land Surveyor

R.P.L.S. No. 6878, Texas

