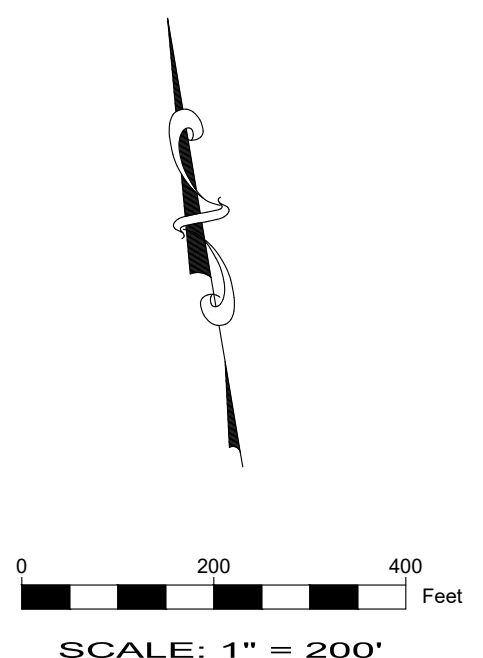
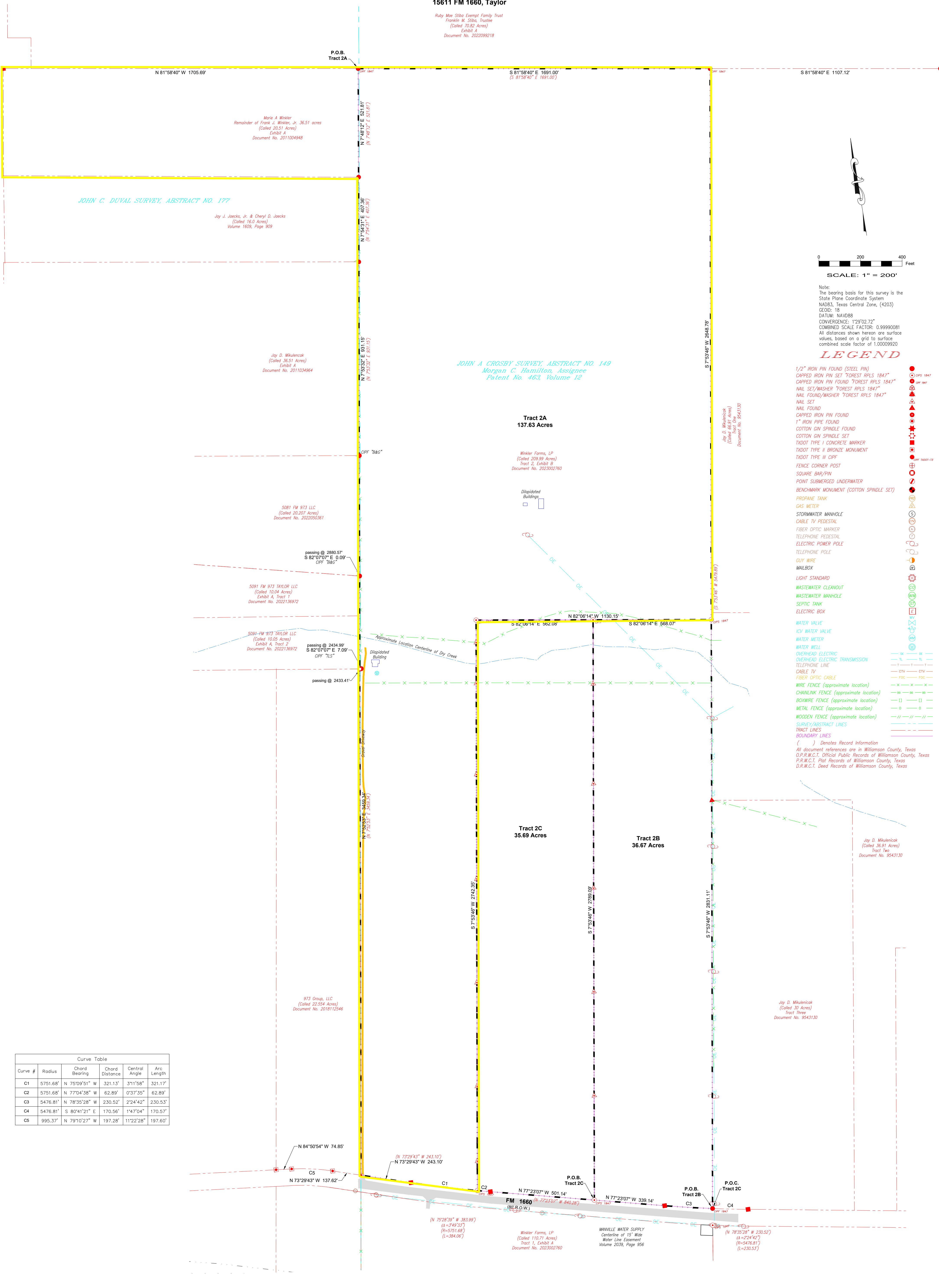


SURVEY FOR
Winkler Farms, LP
Tract 2A - 137.63 Acres
Tract 2B - 36.67 Acres
Tract 2C - 35.69 Acres
Document No. 2023002760
Situated in the John A. Crosby Survey, Abstract No. 149
Morgan C. Hamilton, Assignee, Patent No. 463, Volume 12
Williamson County, Texas
15611 FM 1660, Taylor

Ruby Mae Siba Exempt Family Trust
Franklin W. Siba, Trustee
(Called 70.82 Acres)
Exhibit A
Document No. 2022090218



Note:
 The bearing basis for this survey is the State Plane Coordinate System NAD83, Texas Central Zone, (4203) GEOID: 18 DATUM: NAVD88 CONVERGENCE: 1'29.02.72" COMBINED SCALE FACTOR: 0.99990081 All distances shown hereon are surface values, based on a grid to surface combined scale factor of 1.00009920

LEGEND

- 1/2" IRON PIN FOUND (STEEL PIN)
 - CAPPED IRON PIN SET FOREST RPLS 1847
 - CAPPED IRON PIN FOUND FOREST RPLS 1847
 - NAIL SET/WASHER FOREST RPLS 1847
 - NAIL FOUND/WASHER FOREST RPLS 1847
 - NAIL SET
 - NAIL FOUND
 - CAPPED IRON PIN FOUND
 - 1" IRON PIPE FOUND
 - COTTON GIN SPINDLE FOUND
 - COTTON GIN SPINDLE SET
 - TXDOT TYPE I CONCRETE MARKER
 - TXDOT TYPE II BRONZE MONUMENT
 - TXDOT TYPE III CUFF
 - FENCE CORNER POST
 - SQUARE BAR/PIN
 - POINT SUBMERGED UNDERWATER
 - BENCHMARK MONUMENT (COTTON SPINDLE SET)
 - PROPANE TANK
 - GAS METER
 - STORMWATER MANHOLE
 - CABLE TV PEDESTAL
 - FIBER OPTIC MARKER
 - TELEPHONE PEDESTAL
 - ELECTRIC POWER POLE
 - TELEPHONE POLE
 - GUY WIRE
 - MAILBOX
 - LIGHT STANDARD
 - WASTEWATER CLEANOUT
 - WASTEWATER MANHOLE
 - SEPTIC TANK
 - ELECTRIC BOX
 - WATER VALVE
 - ICY WATER VALVE
 - WATER METER
 - WATER WELL
 - OVERHEAD ELECTRIC
 - OVERHEAD ELECTRIC TRANSMISSION
 - TELEPHONE LINE
 - CABLE TV
 - FIBER OPTIC CABLE
 - WIRE FENCE (approximate location)
 - CHAINLINK FENCE (approximate location)
 - BOXWIRE FENCE (approximate location)
 - METAL FENCE (approximate location)
 - WOODEN FENCE (approximate location)
 - SURVEY ABSTRACT LINES
 - TRACT LINES
 - BOUNDARY LINES
- () Denotes Record Information
 All document references are in Williamson County, Texas
 O.P.M.C.T., Official Public Records of Williamson County, Texas
 P.R.R.C.T., Plat Records of Williamson County, Texas
 D.R.W.C.T., Deed Records of Williamson County, Texas

Curve #	Radius	Chord Bearing	Chord Distance	Central Angle	Arc Length
C1	5751.68'	N 75°09'51" W	321.13'	311°58'	321.17'
C2	5751.68'	N 77°04'38" W	62.89'	0°37'35"	62.89'
C3	5476.81'	N 78°35'28" W	230.52'	2°24'42"	230.53'
C4	5476.81'	S 80°41'21" E	170.56'	1°47'04"	170.57'
C5	995.37'	N 79°10'27" W	197.28'	11°22'28"	197.60'

I, The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This plot is correct to the best of my knowledge and belief and identifies any evidence of utilities, boundary line conflicts, shortages in area, protrusions, intrusions, and overlapping of significant improvements. This property abuts a public roadway, except as shown hereon.

Survey Date August 23, 2023

William F. Forest, Jr.
 William F. Forest, Jr., R.P.L.S. 1847



Forest Surveying & Mapping Company
 1002 Ash Street, Georgetown, Texas
 Phone: (512) 930-5927
 www.forestsurveying.com
 TBPLS FIRM NO. 100020000

Surveying Services are regulated by the Texas Board of Professional Engineers and Land Surveyors
 1017 S. Interstate 35 Austin, TX 78741, US (512) 440-7723

Standard Survey Note:
 This survey has been completed without the benefit of an abstracted title. A current title commitment has not been provided to identify additional record encumbrances which may be applicable. Restrictive covenants and other matters have not been researched as a part of this survey. See applicable restrictive covenants and local codes for applicable development limitations. Nothing in this survey is intended to express an opinion regarding ownership or title.

Drawing Date:	August 29, 2023
Field Book/Page:	145/14
PP:	P:\WINKLER ESTATE EAST
Dwg:	WINKLER TRACT 2 DIVISION.dwg
LO:	TRACT 2
Forest Surveying & Mapping Co. © 2023	