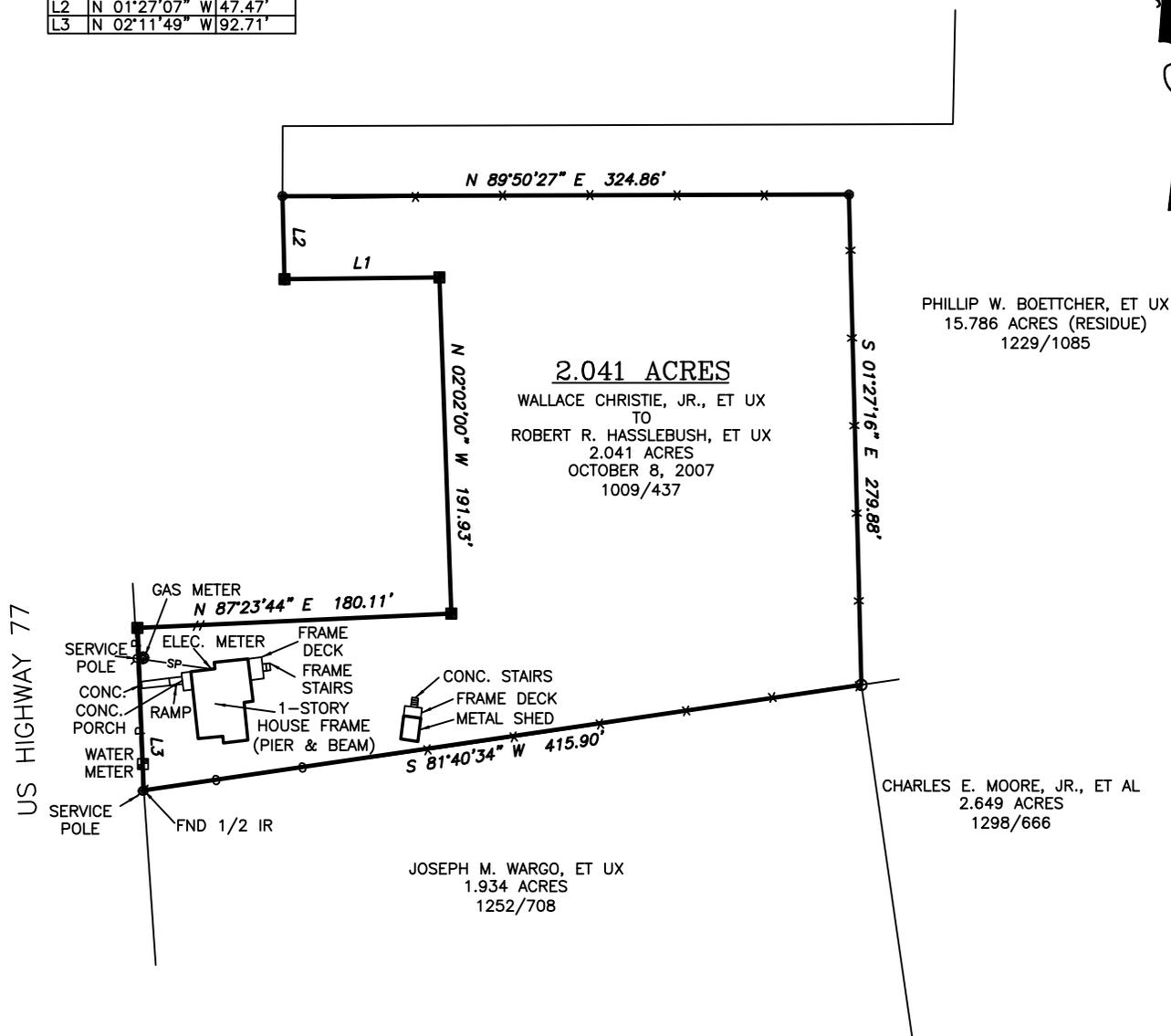


THOMAS MORROW SURVEY
ABSTRACT No. 222
LEE COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	S 89°21'36" W	88.80'
L2	N 01°27'07" W	47.47'
L3	N 02°11'49" W	92.71'



NOTES:

1. THIS SURVEYOR HAS NOT ATTEMPTED TO LOCATE ANY EASEMENTS OR OTHER MATTERS BEYOND THOSE REFLECTED ON THE REFERENCED TITLE COMMITMENT
2. THIS SURVEY DOCUMENT IS CONSIDERED TO BE INVALID (IN ITS ENTIRETY) IF IT HAS BEEN ALTERED IN ANY WAY WHATSOEVER.
3. DEED REFERENCES ARE NOT A STATEMENT OF OWNERSHIP.
4. TERMS, CONDITIONS, RESTRICTIONS, RESERVATIONS CONTAINED WITHIN THE FOLLOWING DOCUMENTS APPLY TO THIS TRACT:

A) WARRANTY DEED 116/330,

I, BRADLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952 IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO THE TITLE AGENCY, UNDERWRITER, LENDER, MORTGAGE CO. AND/OR PURCHASER THAT THIS SURVEY WAS MADE ON THE GROUND; THIS PLAT HEREON CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN; THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROAD AS SHOWN; SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AND NO PORTION APPEARS TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAPS NO. 48287C0120C LEE COUNTY, TEXAS DATED 4/16/2014; THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV, SURVEY.

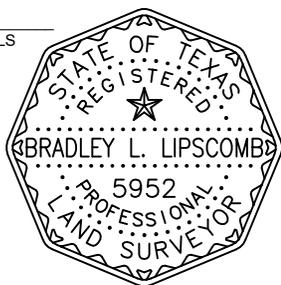
GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF JANUARY, 2026.

LEGEND

- - 5/8" IRON ROD FOUND WITH ILLEGIBLE RED CAP (UNLESS NOTED)
- - 1/2" IRON ROD SET WITH RED CAP MARKED "TRIAD RPLS 5952"
- - CONCRETE MONUMENT FOUND
- P— - OVERHEAD POWERLINE
- SP— - SERVICE POWERLINE
- X— - BARB WIRE FENCE
- //— - WOOD FENCE
- - CHAIN LINK FENCE

BEARINGS ARE BASED ON THE
 TEXAS STATE PLANE COORDINATE SYSTEM
 OF 1983, TEXAS CENTRAL ZONE


 BRADLEY L. LIPSCOMB, RPLS



GF NO. L250145
 TRIAD SURVEYING, INC. FIRM REGISTRATION NO. 10007900
 528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 76567

2.041 ACRES
 THOMAS MORROW SURVEY, A-222
 LEE COUNTY, TEXAS



SCALE: 1" = 100 FEET

Completion Date: 1/9/26	Drawn By: MGG
Scale: 1" = 100'	Surveyed by: CA
Project No.: S25-396	Checked by: BL