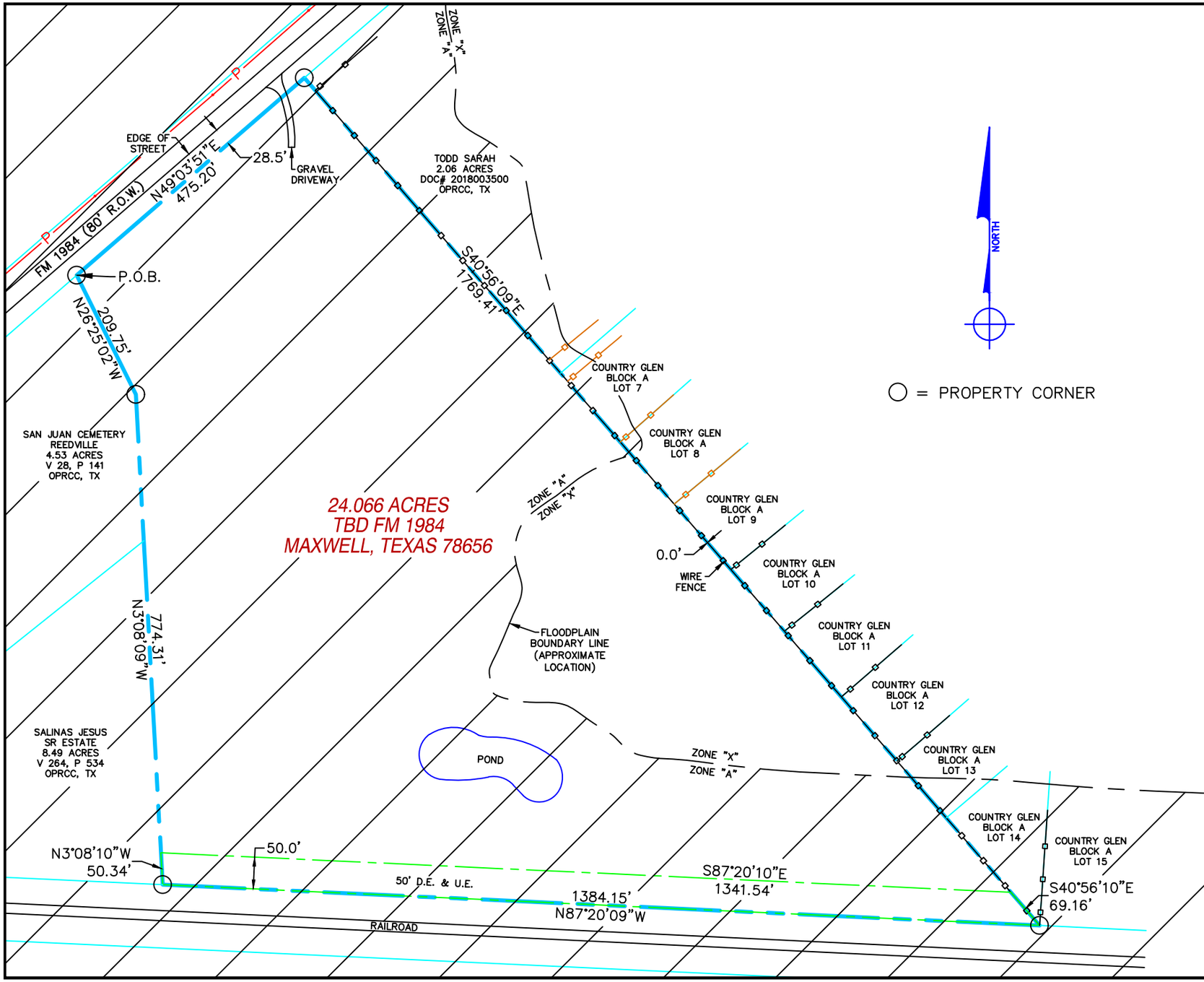

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, SOUTH CENTRAL ZONE.
2. THE SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT G. F. NO. 25-1137-S ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ISSUED MARCH 27, 2025, EFFECTIVE MARCH 2, 2025.
3. PROPERTY IS SUBJECT TO THE BLANKET ELECTRIC EASEMENT RECORDED IN VOLUME 105, PAGE 230, DEED RECORDS, CALDWELL COUNTY, TEXAS.
4. PROPERTY IS SUBJECT TO 10' WATER LINE EASEMENT (BURIED WATER LINE NOT FOUND OR SHOWN HEREON), RECORDED IN VOLUME 338, PAGE 49, DEED RECORDS, CALDWELL COUNTY, TEXAS.
5. PROPERTY IS NOT SUBJECT TO THE EASEMENT RECORDED IN VOLUME 345, PAGE 67, DEED RECORDS. CALDWELL COUNTY, TEXAS.
6. PROPERTY IS SUBJECT TO A 50' DRAINAGE AND UTILITY EASEMENT ALONG SOUTH PROPERTY LINE, AS RECORDED IN VOLUME 497, PAGE 724, DEED RECORDS, CALDWELL COUNTY, TEXAS.
7. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR CALDWELL COUNTY, TEXAS, MAP NUMBER 48055C0100E, EFFECTIVE JUNE 19, 2012, SHOWS THIS TRACT TO BE IN BOTH ZONE "A", AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN (NO BASE FLOOD ELEVATION DETERMINED BY FEMA), AND ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

STATE OF TEXAS
REGISTERED
WESLEY C. HUNTER
6268
PROFESSIONAL
LAND SURVEYOR

WESLEY C. HUNTER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6268

I, Wesley C. Hunter, a Registered Professional Land Surveyor in the State of Texas, License Number 6268, do hereby certify this plat to represent a survey made on the ground in the Month of July, 2025 under my direction and supervision, and the corner monuments shown hereon were found in compliance with the minimum requirements of a Category 1A, Condition IV Land Title Survey and in accordance with the rules and regulations of the State of Texas.

BEING A 24.066 ACRE TRACT OF LAND LYING IN THE WILLIAM PETTUS TWO LEAGUE SURVEY, ABSTRACT NO. 21, CALDWELL COUNTY, TEXAS, AND BEING THAT SAME CALLED 24.07 ACRE TRACT DESCRIBED IN VOLUME 353, PAGE 417, DEED RECORDS, CALDWELL COUNTY, TEXAS.

DRAWN BY: WH	DATE: 7/29/2025	DWG. NO.	REV.
CHECKED BY: WH	DATE: 7/31/2025	HS-WP2LS-AB21-24.066AC-001	0
SCALE: 1"=200'	APP.: 7/31/2025	GF#: 25-1137-S	

HUNTER SURVEYING
819 CAMEL BACK DR., NEW BRAUNFELS, TX 78130
(830) 624-9192 TEXASSURVEYOR1@GMAIL.COM
FIRM # 10194098 REGULATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING