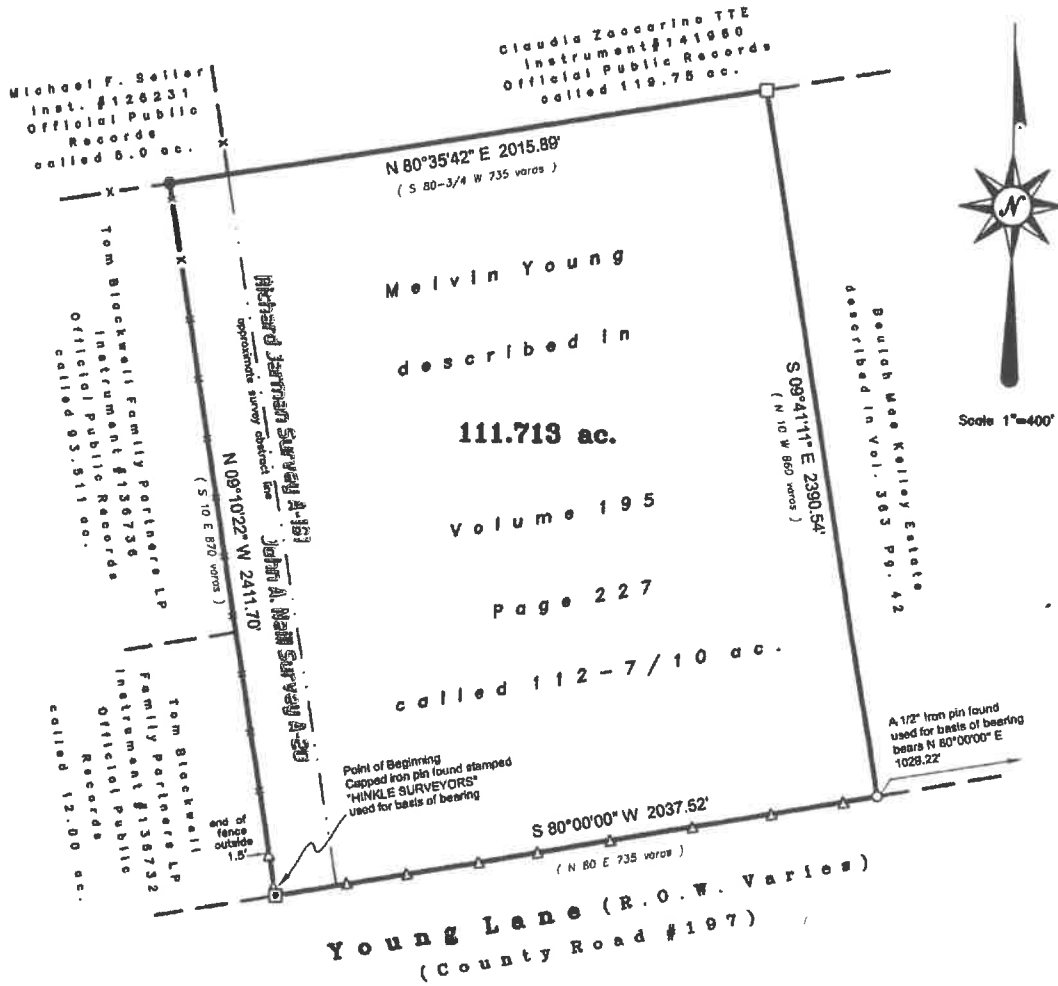


Caldwell County, Texas

Richard Jarman Survey A-161

John A. Neill Survey A-20



General Notes

- 1) Before digging call #11 to verify locations of any utilities, pipelines or other easements of record since the surveyor cannot guarantee the exact position of these encumbrances.
- 2) The property shown has access to and from a public roadway.
- 3) The following conditions, easements, right of ways, etc., could affect this parcel according to the Title Commitment provided to the Surveyor:
 - a) Easement and Right of way Electric transmission and Distribution line to Texas Power & Light Co., recorded in Vol. 173 Pg. 344, Deed Records of Caldwell County, Texas
 - b) Electric transmission and distribution line easement to Texas Power & Light Company (Tract Three) recorded in Volume 112 Page 215 of the Deed Records of Hays County, Texas
- 4) THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.
- 5) FLOOD ZONES SHOWN ARE APPROXIMATE AND CREATE NO LIABILITY ON THE PART OF THE SURVEYOR AND ARE BASED ON FROM A FLOOD INSURANCE RATE MAP. The property shown lies in Flood Zone "X" according to FEMA Panel #480550235E effective date June 19, 2012. Flood Zone "X" is areas determined to be outside the 0.2% annual chance floodplain. WARNING: This Flood Statement, as Determined by a H.U.D. - F.I.A. FLOOD HAZARD BOUNDARY MAP, DOES NOT IMPLY that the Property or the improvements thereon will be Free from Flooding or Flood Damage. Or rise occasional, Greater Floods Can and Will Occur, and Flood Heights may be increased by Man-Made or Natural Causes.

SURVEY DRAWING

Showing a 111.713 acre tract of land out of the Richard Jarman Survey A-161 and the John A. Neill Survey A-20 in Caldwell County, Texas. I do hereby certify that (1) the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on August 30, 2022, (2) No Abstract of Title, title commitment, nor research or record easements were supplied to the Surveyor. There may exist easements of record which could affect this parcel. **THIS SURVEY IS CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE. THE SURVEYOR SHALL INCUR NO LIABILITY FOR ANY USE OF THIS SURVEY BEYOND THIS ONE TRANSACTION OR FOR ANY PERSON(S) NOT ASSOCIATED WITH THIS TRANSACTION.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.



Hinkle Surveyors, 2022

Field Book: d.s.	Drawn By: JLM LH
Job No. 20222301	Drawing: 20222301.dwg
Date: August 2021	Word Disk: Begin 08012022
Surveyed By: JLM JOB	Autocad Disk: Begin 08012022



HINKLE
SURVEYORS

P.O. Box 1027 1109 S. Main Street Lockhart, TX 78644
Ph: (512) 398-2000 Fax: (512) 398-7883 Email: contact@hinklesurveyors.com Firm Registration No. 100886-00



All of a certain tract or parcel of land situated in Caldwell County, Texas and being a part of the Richard Jarman Survey A-161 and the John A. Neill Survey A-20 and being also all of a tract of land called 112 7/10 acres and conveyed to Melvin Young and described in Volume 195 Page 227 of the Deed Records of Caldwell County, Texas and being more particularly described as follows:

BEGINNING at a capped iron pin found stamped HINKLE SURVEYORS in the North line of Young Lane and in the SW corner of the above mentioned 112 7/10 acre tract and the apparent SE corner of a tract of land called 12.00 acres and conveyed to Tom Blackwell Family Partners LP by deed recorded in Instrument #136732 of the Official Public Records of Caldwell County, Texas for the SW corner this tract.

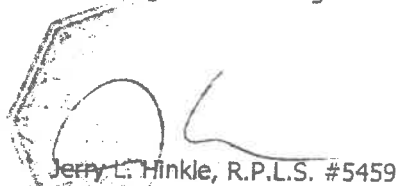
THENCE N 09°10'22" W with the West line of the said 112 7/10 acre tract and the apparent East line of the above mentioned 12.00 acre tract and the apparent East line of a tract of land called 93.511 acres and conveyed to Tom Blackwell Family Partners LP by deed recorded in Instrument #136736 of the said Official Public Records **2411.70 feet** to a yellow capped iron pin found in the NW corner of the said 112 7/10 acre tract and the apparent NE corner of the said 93.511 acre tract and the apparent South line of a tract of land called 5.0 acres and conveyed to Michael F. Seiler by deed recorded in Instrument #126231 of the said Official Public Records for the NW corner this tract.

THENCE N 80°35'42" E with the North line of the said 112 7/10 acre tract and partially along the South line of the above mentioned 5.0 acre tract and partially along the apparent South line of a tract of land called 119.75 acres and conveyed to Claudia Zaccarino TTE by deed recorded in Instrument #141960 of the said Official Public Records **2015.89 feet** to a 4" iron pipe found in the NE corner of the said 112 7/10 acre tract and the apparent NW corner of a tract of land conveyed to Beulah Mae Kelley Estate and described in Volume 363 Page 42 of the said Deed Records for the NE corner this tract.

THENCE S 09°41'11" E with the East line of the said 112 7/10 acre tract and the apparent West line of the above mentioned Kelley tract **2390.54 feet** to a capped 1/2" iron pin set stamped HINKLE SURVEYORS in the SE corner of the said 112 7/10 acre tract and in the apparent SW corner of the said Kelley tract and the North line of Young Lane for the SE corner this tract and from which point a 1/2" iron pin found used for basis of bearing bears N 80°00'00" E 1029.22 feet.

THENCE S 80°00'00" W with the South line of the said 112 7/10 acre tract and the North line of Young Lane **2037.52 feet** to the place of beginning containing **111.713 acres** of land more or less.

I hereby certify that the foregoing field notes are a true and correct description of a survey made under my direct supervision on August 30, 2022. **THESE FIELD NOTES ARE CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.



Jerry L. Hinkle, R.P.L.S. #5459

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