

SCALE 1" = 130'

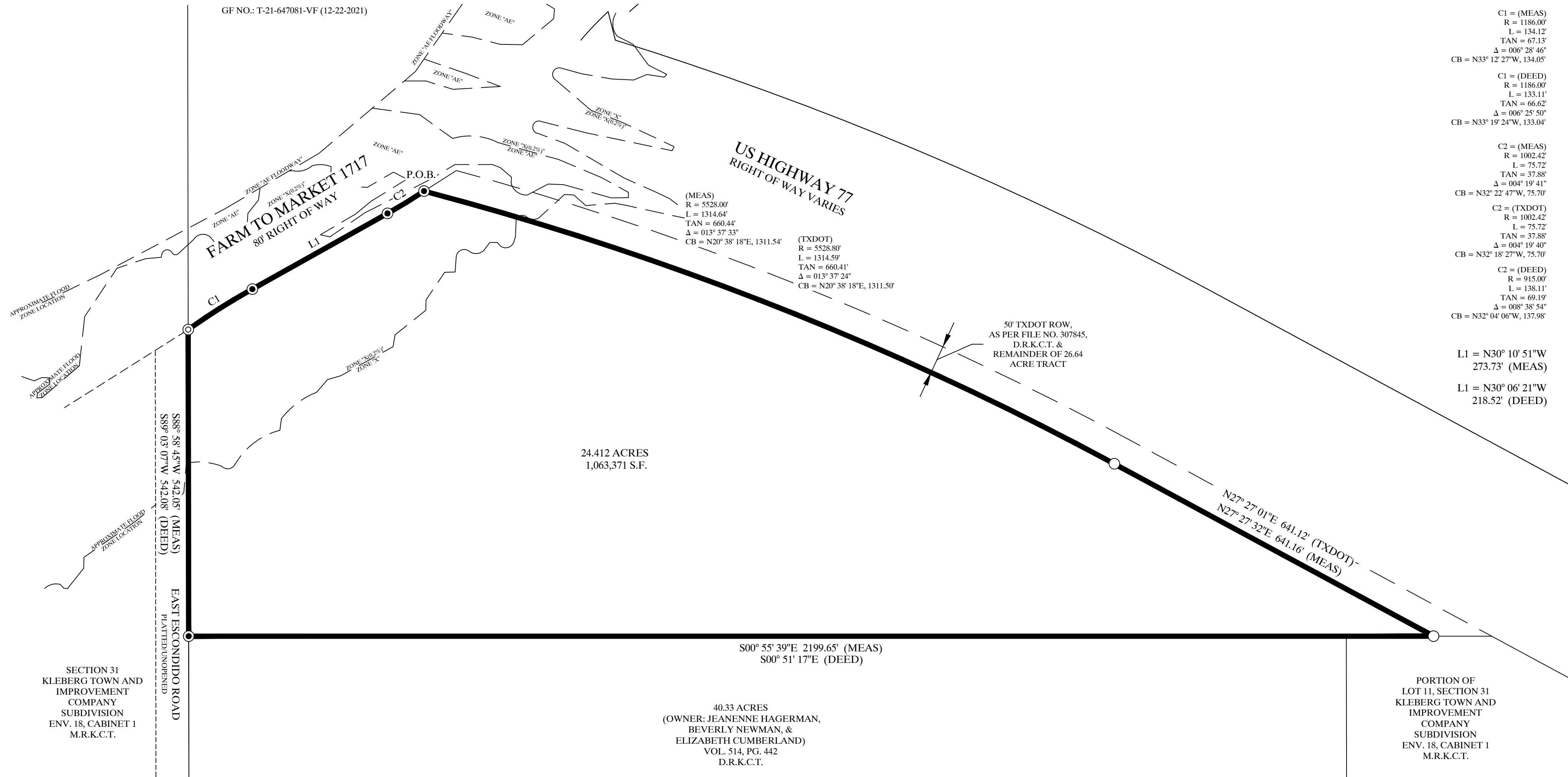
SURVEY OF
A 24.412 ACRE TRACT, BEING OUT OF A 26.64 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 499, PAGE 122, DEED RECORDS OF KLEBERG COUNTY, TEXAS. SAID 26.64 ACRE TRACT, ALSO BEING OUT OF FARM LOTS 12 AND 13, SECTION 22, "KLEBERG TOWN AND IMPROVEMENT COMPANY SUBDIVISION" AS SHOWN ON A MAP RECORDED IN ENVELOPE 18, CABINET 1, MAP RECORDS OF KLEBERG COUNTY, TEXAS.



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BUYER: SOUTH EAST TEXAS LAND BUYERS, LLC
AND/OR ASSIGNS

GF NO.: T-21-647081-VF (12-22-2021)



C1 = (MEAS)
R = 1186.00'
L = 134.12'
TAN = 67.13°
 $\Delta = 006^\circ 28' 46''$
CB = N33° 12' 27"W, 134.05'

C1 = (DEED)
R = 1186.00'
L = 133.11'
TAN = 66.62°
 $\Delta = 006^\circ 25' 50''$
CB = N33° 19' 24"W, 133.04'

C2 = (MEAS)
R = 1002.42'
L = 75.72'
TAN = 37.88°
 $\Delta = 004^\circ 19' 41''$
CB = N32° 22' 47"W, 75.70'

C2 = (TXDOT)
R = 1002.42'
L = 75.72'
TAN = 37.88°
 $\Delta = 004^\circ 19' 40''$
CB = N32° 18' 27"W, 75.70'

C2 = (DEED)
R = 915.00'
L = 138.11'
TAN = 69.19°
 $\Delta = 008^\circ 38' 54''$
CB = N32° 04' 06"W, 137.98'

L1 = N30° 10' 51"W
273.73' (MEAS)

L1 = N30° 06' 21"W
218.52' (DEED)

24.412 ACRES
1,063,371 S.F.

40.33 ACRES
(OWNER: JEANENNE HAGERMAN,
BEVERLY NEWMAN, &
ELIZABETH CUMBERLAND)
VOL. 514, PG. 442
D.R.K.C.T.

PORTION OF
LOT 11, SECTION 31
KLEBERG TOWN AND
IMPROVEMENT
COMPANY
SUBDIVISION
ENV. 18, CABINET 1
M.R.K.C.T.

SECTION 31
KLEBERG TOWN AND
IMPROVEMENT
COMPANY
SUBDIVISION
ENV. 18, CABINET 1
M.R.K.C.T.

- = SET 5/8" RE-BAR
- ⊙ = FOUND 5/8" RE-BAR
- = FOUND TXDOT MONUMENT

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE X & X(0.2%) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT MAPS, COMMUNITY PANEL 48273C 0305 E DATED MARCH 17, 2014 AND IS IS NOT LOCATED IN A DESIGNATED 100 YEAR FLOOD ZONE. (SEE NOTE 5.)

NOTES: SCHEDULE "B" ITEMS:
10.) h.) VOL. 106, PG. 192 BLANKET
i.) VOL. 106, PG. 303 DOES NOT APPLY

- NOTES:
- 1.) TOTAL SURVEYED AREA IS 24.412 ACRES.
 - 2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
 - 3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
 - 4.) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS SURVEY.
 - 5.) 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.
 - 6.) THE DEED FOR THIS PROPERTY DOES NOT MATHEMATICALLY CLOSE WITHIN INDUSTRY STANDARDS.



THIS SURVEY INCLUDES ONLY THE RESEARCH, INVESTIGATION, OR LOCATIONS OF SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY AS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT.

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON THE GROUND THIS DAY JANUARY 26, 2022 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Ronald E. Brister
RONALD E. BRISTER R.P.L.S. NO. 5407

DATE JANUARY 27, 2022