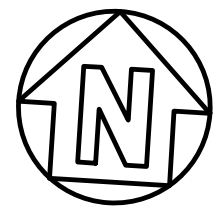


LEGEND	
	Survey Line
	Iron Rod or Pipe found
	Concrete Monument
	Power Pole
	Guy Anchor



JOHN B. MOSER SURVEY,
Abstract No. 450
Tyler County, Texas

INTERNATIONAL AND GREAT NORTHERN
RAILROAD COMPANY SURVEY,
Section No. 5
Abstract No. 719
Tyler County, Texas

EBENEZER JEWELL SURVEY,
Abstract No. 411
Tyler County, Texas

ST. JOHN CLAIR SURVEY,
Abstract No. 619
Tyler County, Texas

LEWIS THUMAR SURVEY,
Abstract No. 636
Tyler County, Texas

Line #	Direction	Length
L1	S17°49'22"E	97.20'
L2	N61°36'55"E	100.26'
L3	N19°36'39"W	99.36'
L4	S86°09'34"W	85.64'
L5	N02°00'24"W	182.94'
L6	N86°27'22"E	123.44'
L7	N17°23'25"W	167.69'
L8	N00°07'07"W	180.74'
L9	N01°55'11"E	127.64'
L10	N24°42'30"W	66.58'
L11	N51°47'01"W	212.01'
L12	N16°33'35"W	217.42'

Curve #	Radius	Curve Bearing	Distance	Length	Delta
C1	1390.00'	N57°17'46"E	36.69'	36.69'	001°30'44"
C2	1390.00'	N63°38'02"E	75.49'	75.50'	003°06'44"

206.54 Acres

The Umphrey Family Limited Partnership, a Texas limited partnership (Called Third Tract—50.0 Acres) Vol. 597, Pg. 345 OPRCTCT

PREPARED EXCLUSIVELY FOR: **Addison Capital, LLC, a Texas limited liability company**

- Notes:
- This survey was completed to reflect title commitment issued by First American Title Guaranty Company, effective on May 28, 2021 bearing GE-Number 31011-MM.
 - All bearings indicated hereon are based on Texas State Plane Coordinate values - Texas Central Zone 4203 and distances are based on surface measurements.
 - Please use the Texas ONE CALL System before any excavation takes place (811).
 - This property has direct access to and from a publicly dedicated roadway unless shown otherwise hereon.
 - According to the digital FEMA 48457C 0450 C & 48457C 0425 C both Dated 04/04/2011; this property is in Flood Zones "A" & "X". Location of map of determined by scale.
 - Field note description of even date accompanies this survey plat.

I, Mitchell Lee Brackin, Texas Registered Professional Land Surveyor No. 5163, do hereby certify that this plat reflects an actual survey made on the ground and according to law and that the limits, boundaries, and corners are truly described just as I found and set them. Given under my hand and seal on **October 12, 2021**.

The subject tract being located at:
Hillister, Texas
East of US Highway 69 and South of Farm-to-Market Road 1013



M.L.B.
Mitchell Lee Brackin
Registered Professional Land Surveyor No. 5163

NO.	ISSUED FOR	DATE

**Boundary Survey
Timberline Ranch
Hillister, Texas**

Fittz & Shipman
INC.
Consulting Engineers and Land Surveyors
T.B.P.E. Firm #1160 T.X.L.S. Firm #100180

1405 Cornerstone Court
Beaumont, TX. 77706
Ph. (409) 832-7238
Fax. (409) 832-7303
www.fittzshipman.com

FS PROJECT #
21054_T2
DATE: Oct 12, 2021
SCALE: 1" = 500'
DRAWN BY: KLT
CHECK BY: MLB
APPROVED BY: MLB
FS DRAWING NAME:
21054_SV_TITLE
SV.02