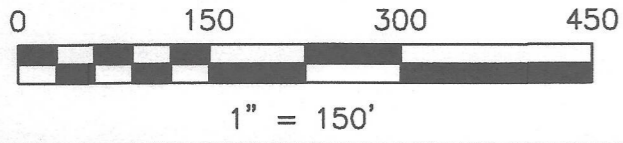


Plat of Survey

27.278 Acres of Land

Being All of that Called 27.29 Acre Tract
Described in Volume 3286, Page 118
Land Records of Smith County, Texas
W. G. Belcher Survey, Abstract No. 102
Sherley Gage Survey, Abstract No. 394
Smith County, Texas

Buyer: Jeff Properties LLC



LINE TABLE (ACTUAL)

LINE	BEARING	DISTANCE
L1	S 61°51'46" E	38.50'
L2	N 01°49'27" W	89.63'
L3	N 81°12'08" W	184.54'
L4	S 87°21'39" E	477.42'
L5	N 88°59'27" E	59.73'

LINE TABLE (CALL)

LINE	BEARING	DISTANCE
L1	S 59°49' E	38.50'
L2	N 00°22' E	89.61'

(A)

Michel A. Zwan
Volume 534, Page 269
Part of a Called 71 1/2 Acre Tract
First Tract

(B)

Anthony Wayne Rollback
Volume 7468, Page 792
Called 2.000 Acres

CURVE TABLE (ACTUAL)

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE	CHORD LENGTH
C1	1860.00'	46.23'	N 82°49'48" W	125°27'	46.23'
C2	1860.00'	212.27'	N 87°16'02" W	6°32'20"	212.16'

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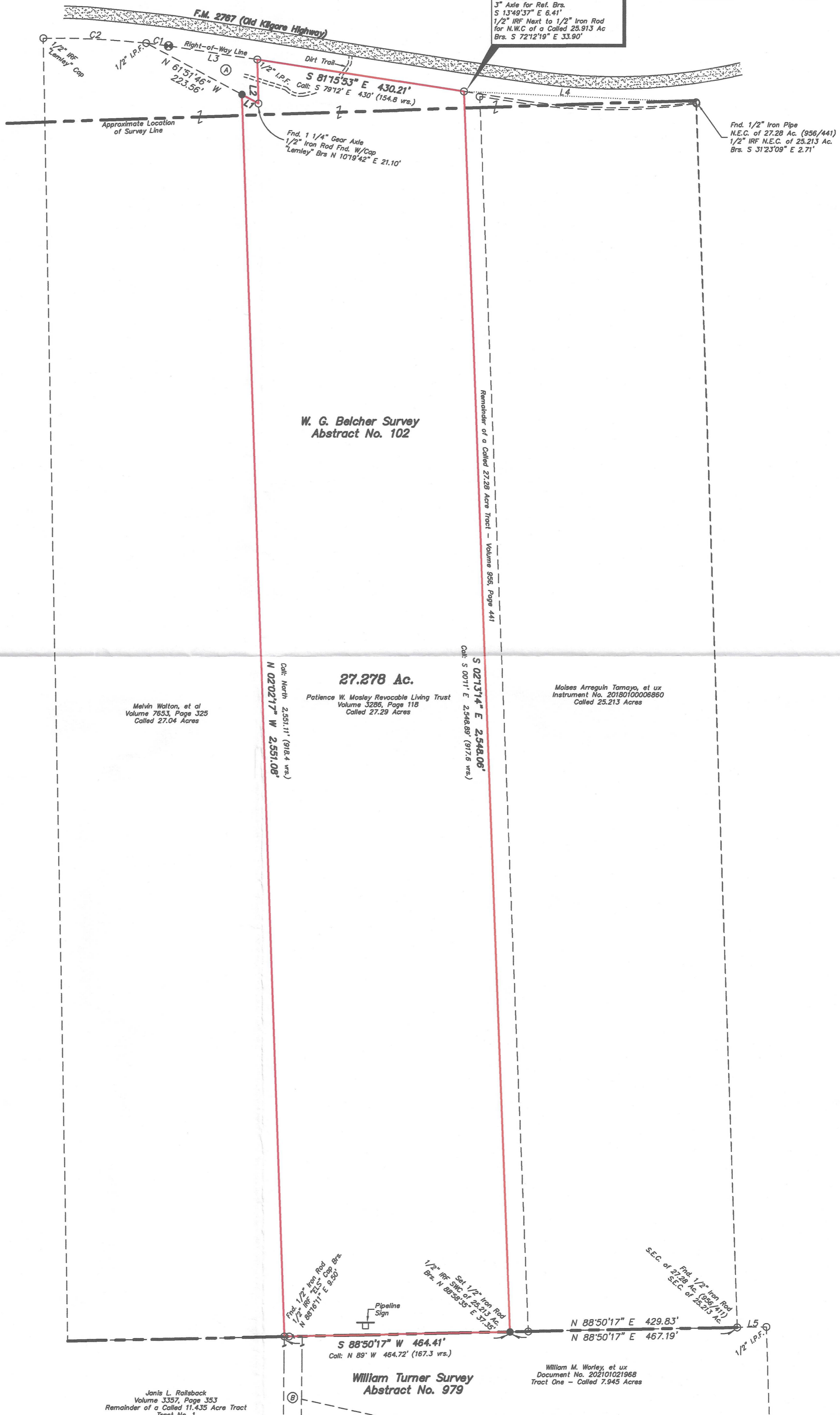
Legend

- 1/2" Iron Rod Found Unless Otherwise Noted
- 1/2" Iron Rod Set With Yellow Cap Stamped "Freeman Surveying"
- 1/2" I.P.F. 1/2" Iron Pipe Found
- ⊕ Concrete Right-of-Way Monument
- Chain Link Fence
- (C.M.) Control Monument

Sherley Gage Survey
Abstract No. 394

P.O.B.

Fnd. Threaded 5/8" Iron Pipe (C.M.)
X: 2,986,438.63
Y: 6,832,772.34
3" Axle for Ref. Brs.
S 13°48'37" E 6.41'
1/2" IRF Next to 1/2" Iron Rod
for N.W.C. of a Called 25,913 Ac
Brs. S 72°12'19" E 33.90'



W. G. Belcher Survey
Abstract No. 102

27.278 Ac.

Patience W. Masley Revocable Living Trust
Volume 3286, Page 118
Called 27.29 Acres

Melvin Walton, et al
Volume 7653, Page 325
Called 27.04 Acres

Moses Arreguin Tamayo, et ux
Instrument No. 2018010006860
Called 25.213 Acres

William Turner Survey
Abstract No. 979

William M. Worley, et ux
Document No. 202101021968
Tract One - Called 7.945 Acres

Janis L. Rollback
Volume 3357, Page 353
Remainder of a Called 11.435 Acre Tract
Tract No. 1

Janis L. Rollback
Volume 3357, Page 353
Remainder of a Called 7.525 Acre Tract
Tract No. 2

The survey shown hereon is for the transaction under
G.F. No. 01-224884ME and is not valid for use in any
other transaction involving the above referenced property.

Basis of Bearings: This survey is related to the Texas State Plane
Coordinate System NAD 83 (2011), Texas North Central Zone (4202),
U.S. Survey Feet from the TopNET VRS Network System.

This plat is an integral part of a metes & bounds description
of even date describing the same tract shown hereon.

There may be underground utilities on or near the subject tract.
It is the contractor's and/or landowner's responsibility to verify the
location of the underground utilities before any excavation is done.

Flood Plain Statement: According to FIRM Map Panel No. 49423C0380D,
dated April 16, 2014, the subject tract appears to lie within Zone "X",
areas determined to be outside the 0.2% annual chance floodplain.

To the best of my knowledge the plat hereon is a true, correct representation
of the property as determined by survey, the lines and dimensions of said
property were found to be as indicated by deeds; the size, locations and types
of improvements are shown. There are no conflicts except as shown. This plat
is valid only if signed in blue ink with an accompanying RPLS Seal.
Plat Date: February 14, 2023.



Brian C. Garner
REGISTERED PROFESSIONAL LAND
SURVEYOR No. 6581

Homeland Title Co.
GF# 01-224884ME
FB 529/36
FBD 2/13/2023
Job No. 23.1127

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