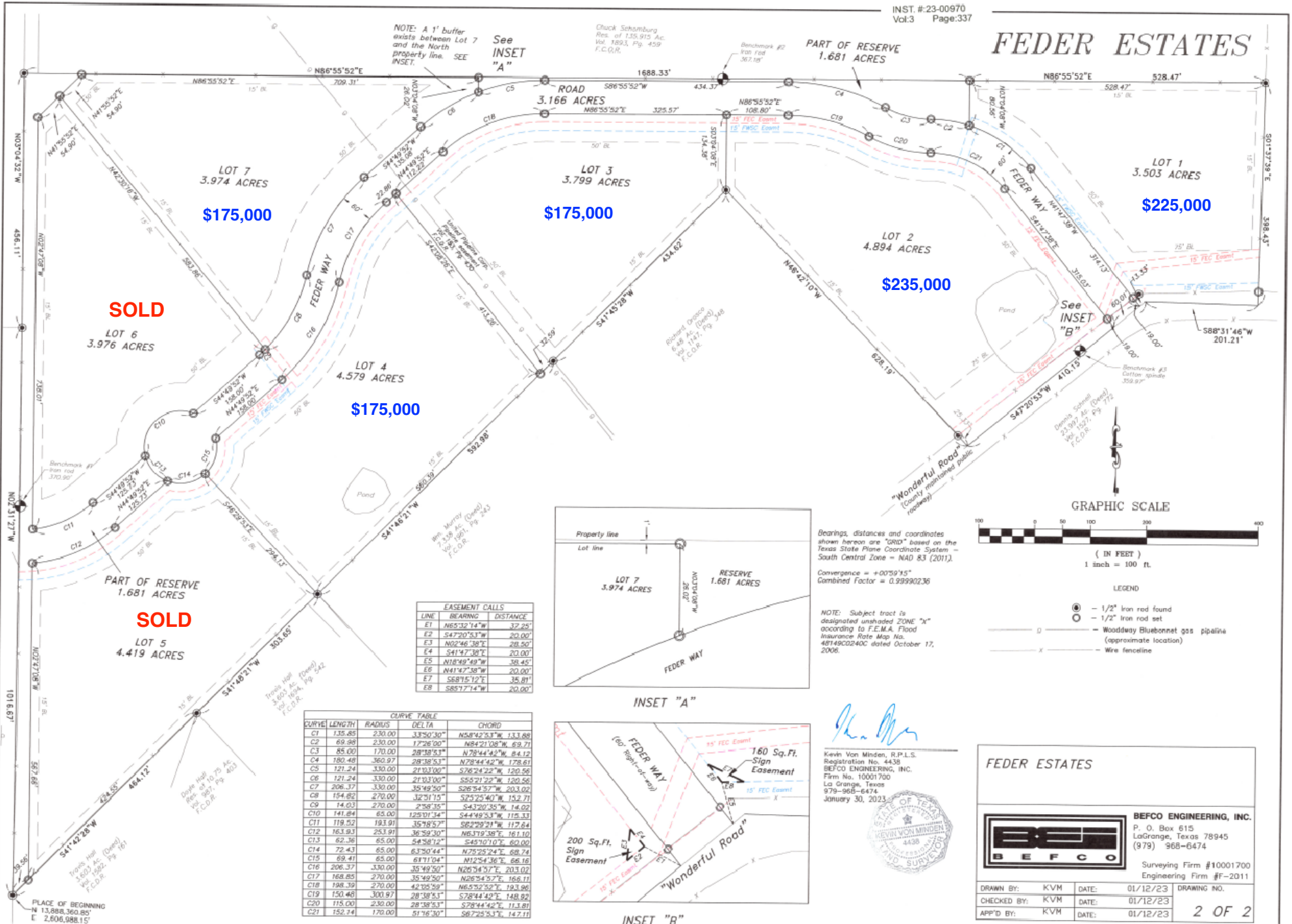


FEDER ESTATES

NOTE: A 1' buffer exists between Lot 7 and the North property line. SEE INSET "A".

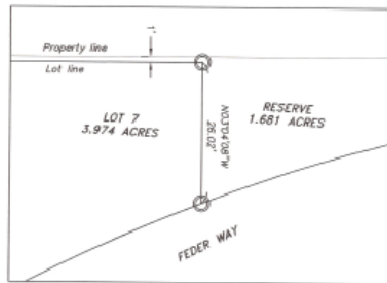
Chuck Schomburg Res. of 135.915 Ac. Vol. 1893, Pg. 459 F.C.O.R.

PART OF RESERVE 1.681 ACRES

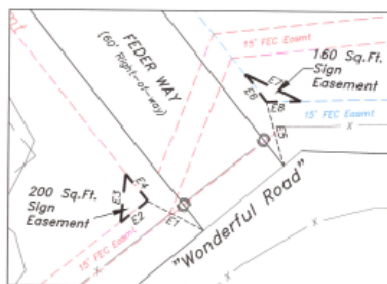


LINE	BEARING	DISTANCE
E1	N86°55'52"E	32.25'
E2	S47°20'53"W	20.00'
E3	N02°46'38"E	28.50'
E4	S41°47'30"E	20.00'
E5	N18°48'49"W	38.46'
E6	N41°12'30"W	20.00'
E7	S68°15'12"E	35.81'
E8	S85°17'14"W	20.00'

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	135.85	230.00	33°50'30"	N58°42'53"W 133.68
C2	69.98	230.00	17°26'00"	N78°44'42"W 69.71
C3	85.00	170.00	28°38'51"	N78°44'42"W 84.12
C4	180.48	360.97	28°38'51"	N78°44'42"W 178.61
C5	121.24	330.00	21°03'00"	S76°24'22"W 120.56
C6	121.24	330.00	21°03'00"	S55°21'22"W 120.56
C7	206.37	330.00	35°49'50"	S26°54'57"W 203.02
C8	194.83	270.00	32°51'15"	S23°25'40"W 193.71
C9	143.03	270.00	25°58'15"	S43°20'35"W 146.02
C10	141.84	65.00	125°01'34"	S44°49'53"W 115.33
C11	119.02	193.91	35°18'52"	S62°29'21"W 112.64
C12	163.93	253.91	36°59'30"	N63°19'38"E 161.10
C13	62.36	65.00	54°58'12"	S45°10'10"E 60.00
C14	72.43	65.00	63°30'44"	N75°25'24"E 68.74
C15	69.41	65.00	61°11'04"	N12°54'36"E 66.16
C16	206.37	330.00	35°49'50"	N26°54'57"E 203.02
C17	168.85	270.00	35°49'50"	N26°54'57"E 166.11
C18	198.39	270.00	42°05'59"	N65°52'52"E 193.96
C19	150.46	300.97	28°38'51"	S78°44'42"E 148.92
C20	115.00	230.00	28°38'51"	S78°44'42"E 113.81
C21	152.14	170.00	51°16'30"	S67°25'53"E 147.11



INSET "A"



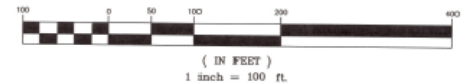
INSET "B"

Bearings, distances and coordinates shown hereon are "GRID" based on the Texas State Plane Coordinate System - South Central Zone - NAD 83 (2011).

Convergence = +00°59'15"
Combined Factor = 0.99990236

NOTE: Subject tract is designated unshaded "X" according to F.E.M.A. Flood Insurance Rate Map No. 48149C0240C dated October 17, 2008.

Kevin Von Minden, R.P.L.S.
Registration No. 4438
BEFCO ENGINEERING, INC.
Firm No. 10001700
La Grange, Texas
979-968-6474
January 30, 2023



GRAPHIC SCALE

LEGEND

- 1/2" Iron rod found
- 1/2" Iron rod set
- Woodway Bluebonnet gas pipeline (approximate location)
- Wire fence line

FEDER ESTATES



BEFCO ENGINEERING, INC.
P. O. Box 615
LaGrange, Texas 78945
(979) 968-6474

Surveying Firm #10001700
Engineering Firm #F-2011

DRAWN BY: KVM	DATE: 01/12/23	DRAWING NO.
CHECKED BY: KVM	DATE: 01/12/23	
APP'D BY: KVM	DATE: 01/12/23	2 OF 2