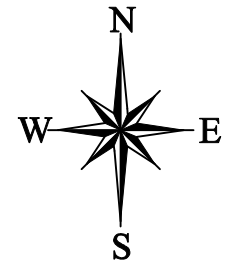


LINE	DISTANCE	BEARING
L1	93.09'	N 52°35'05" W
L2	27.00'	N 16°10'40" E
L3	92.39'	N 38°56'47" E
L4	134.89'	N 40°26'36" E
L5	213.52'	N 33°30'58" E



MARK FRANZE & JUDY WINN
FRANZE TRUSTEES
CALLED 201.00 ACRES
VOL. 7429, PAGE 84

REMAINDER OF BOBBY A. RIGGS
CALLED 50.00 ACRES
VOL. 1190, PAGE 531

SURVEY LEGEND

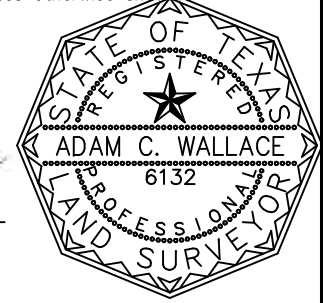
- SUBJECT PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- - - UTILITY EASEMENT
- - - ELECTRICAL LINE
- - - CHAIN-LINK FENCE
- - - WOOD FENCE
- - - BARBED-WIRE FENCE
- ⊗ OLD WATER WELL
- ⊠ WATER METER
- ⊠ WATER VALVE
- ⊠ ELECTRIC METER
- ⊗ POWER POLE
- ⊗ LIGHT POLE
- ⊠ A.C. UNIT
- ⊠ SEPTIC SPRINKLER
- ⊠ SEWER CLEANOUT
- ⊠ TELEPHONE BOX

- ⊗ 5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED "CARLOMAGNO - RPLS 1562" FOUND
- ★ 60D NAIL FOUND LEANING @ 1/4" IRON ROD FOUND
- ⊗ 1/2" IRON ROD W/ PINK PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET
- ⊗ CALCULATED CORNER @ 3/8" IRON ROD FOUND
- ⊗ DEAD TREE STUMP
- ▨ COVERED CONC.

Survey Notes:
 1). The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 3/8" and 1/4" iron rods called for and found as noted in the previous recorded deed.
 2). Drawing Scale is 1"=150'
 3). Drawn by: Adam Wallace
 4). Said tract does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0185E effective date, 05-16-2012

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey performed on December 18th, 2023, made under my supervision and that there are no encroachments or overlaps unless otherwise shown.

Adam Wallace



Adam Wallace
Texas Registered Professional
Land Surveyor, Number 6132

SURVEY PLAT

TRACT 1: 0.4572 ACRES - OUT OF VOL. 264, PAGE 348
 TRACT 2: 0.5022 ACRES -VOL. 4824, PAGE 226
 TRACT 3: 1.483 ACRES -OUT OF VOL. 264, PAGE 348
 TRACT 4: 2.502 ACRES -OUT OF VOL. 264, PAGE 348
 ABSTRACT: MOSES BAINE LEAGUE, A-3
 STREET ADDRESS: 4751 MUMFORD ROAD
 COUNTY: BRAZOS
 SURVEYED FOR: FRANCES RIGGS
 *THIS SURVEY COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT

ATM Surveying

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