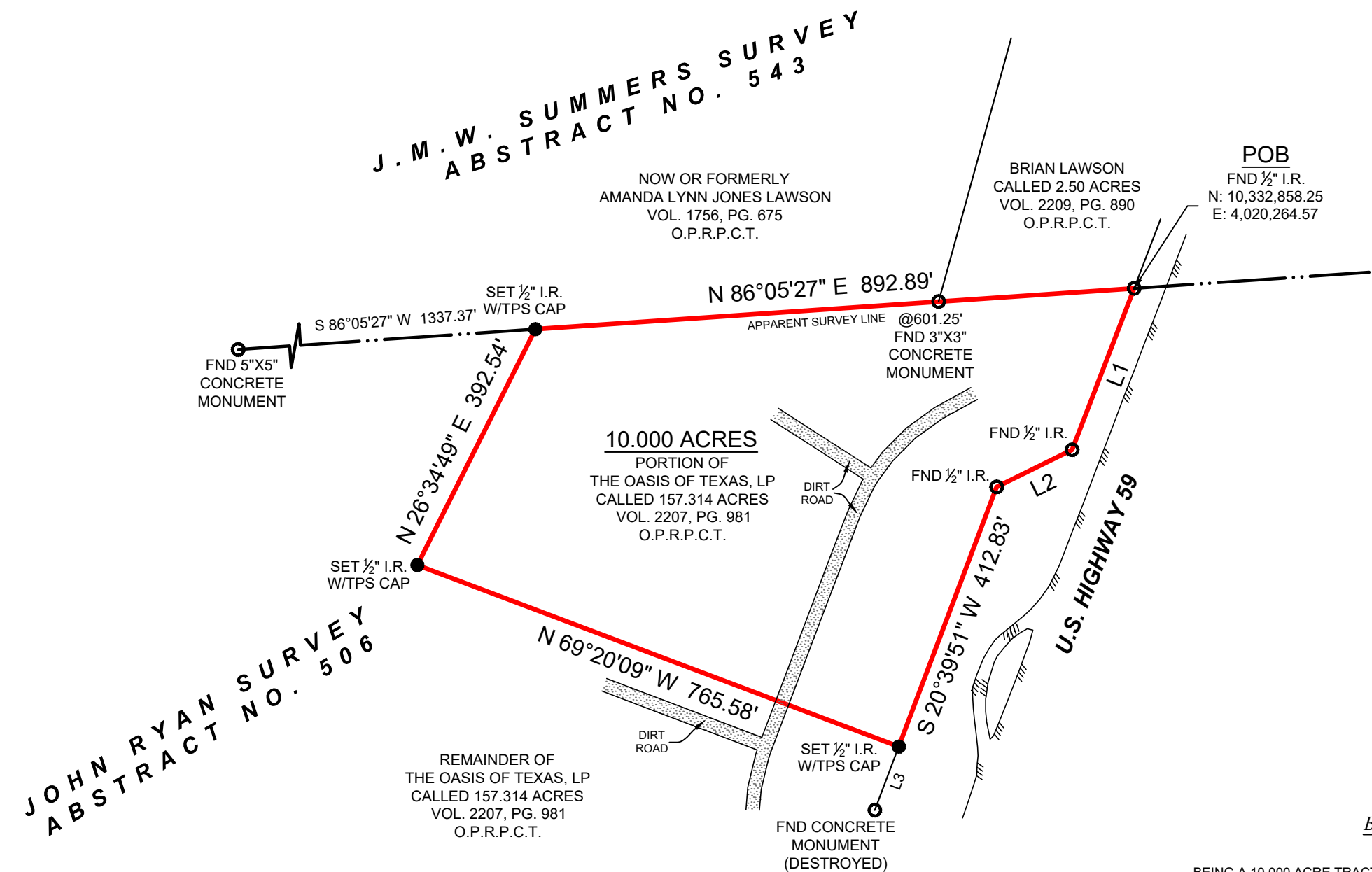


LINE	BEARING	DISTANCE
L1	S 21°00'20" W	257.62'
L2	S 63°44'07" W	125.00'
L3	S 20°39'51" W	101.14'

SYMBOL LEGEND

- EDGE OF ASPHALT
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT



BOUNDARY SURVEY

BEING A 10.000 ACRE TRACT OF LAND SITUATED IN THE JOHN RYAN SURVEY, ABSTRACT NUMBER 506, POLK COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 157.314 ACRE TRACT DESCRIBED IN INSTRUMENT TO THE OASIS OF TEXAS, LP, RECORDED IN VOLUME 2207, PAGE 981, OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS (O.P.R.P.C.T.), SAID 10.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

GENERAL NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

TEXAS PROFESSIONAL SURVEYING
 3032 N. Frazier, Conroe, Texas 77303
 Ph: 936.756.7447 Fax: 936.756.7448
 www.surveyingtexas.com
 Firm No. 10083400

PROJECT	36768
FIELD DATE	05-14-2024
DRAWN BY	SI
CHECKED BY	CPP
FIELD CREW	SP
REV 1	---
REV 2	---
REV 3	---
REV 4	---

PURCHASER JACK DILLON
 ADDRESS HWY 59 N, MOSCOW, TX, 75960
 SURVEY JOHN RYAN, A - 506
 SUBJECT 10.000 ACRES
 COUNTY POLK

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48373C0225C, HAVING AN EFFECTIVE DATE OF 09/03/2010.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921

