SURVEY OF
A 76.960 ACRE TRACT BEING ALL OF TRACT I AS DESCRIBED IN A DEED RECORDED FILE NO. 178224, DEED RECORDS OF LIVE OAK, COUNTY, TEXAS. SAID 76.960 ACRE TRACT ALSO BEING ALL OF TRACT II AS DESCRIBED IN A DEED RECORDED IN FILE NO. 189682, DEED RECORDS OF LIVE OAK COUNTY, TEXAS. SAID 76.960 ACRE TRACT ALSO BEING OUT OF THE JUAN CARROLL SURVEY, ABSTRACT NO. 4, GEORGE WEST, LIVE OAK COUNTY, TEXAS.

Brister Surveying
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Firm Registration No. 10072800

SCALE 1" = 300'

BUYER: DAVID WILSON
TAMAY TIPTON

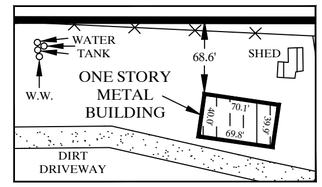
GF NO.: 205726487 (11-06-2020)

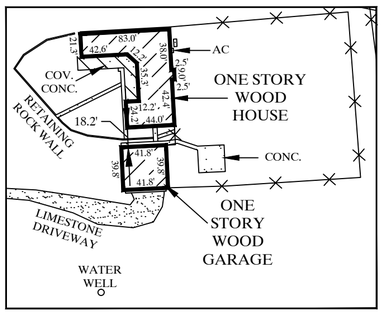
L1 = N56° 47' 59"W
171.10' (MEAS)
L1 = N55° 36' 00"W
171.10' (DEED)

L2 = N60° 56' 59"W
223.40' (MEAS)
L2 = N59° 45' 00"W
223.40' (DEED)

L3 = N65° 17' 52"W
272.00' (MEAS)
L3 = N64° 00' 00"W
272.00' (DEED)

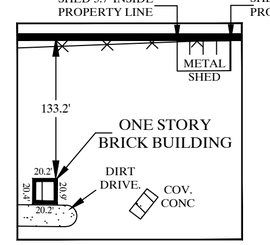
DETAIL: H2
NOT TO SCALE





DETAIL: H1
NOT TO SCALE

SHED 3.7' INSIDE PROPERTY LINE
SHED 3.3' INSIDE PROPERTY LINE



DETAIL: H3
NOT TO SCALE

520.47 ACRES
(OWNER: DONALD C. ESTATE OF MOORE)
VOL. 161, PG. 545
D.R.L.O.C.T.

573 FARM TO MARKET ROAD 799
80' RIGHT OF WAY

ZONE "X"
ZONE "A"
ZONE "X"

FENCE 0.1' INSIDE PROPERTY LINE
FENCE 3.1' INSIDE PROPERTY LINE
971.10'
N40° 47' 00"E 2755.00' (DEED)
N39° 36' 59"E 2754.20' (MEAS)
1783.09'
FENCE 0.2' OUTSIDE PROPERTY LINE
FENCE 0.1' INSIDE PROPERTY LINE
FENCE 0.1' INSIDE PROPERTY LINE
FENCE 14.6' INSIDE PROPERTY LINE
183.8'
166.7'
ZONE "X"
ZONE "A"
N40° 51' 00"E 2613.30' (DEED)
N39° 39' 01"E 2613.30' (MEAS)
792.61'
APPROXIMATE FLOOD ZONE LOCATION

L1
L2
L3
TRACT II
2883.7'
2899.5'
METAL SHED
76.960 ACRES
3,352,359 S.F.
H2
H3
H1
58.8'
278.5'
462.0'
TRACT I
FENCE 0.1' INSIDE PROPERTY LINE
50' EASEMENT AS PER VOL. 457, PG. 295, D.R.L.O.C.T.
30' EASEMENT AS PER VOL. 223, PG. 515, O.P.R.L.O.C.T.
30' EASEMENT AS PER VOL. 388, PG. 688, O.P.R.L.O.C.T.
FENCE ON PROPERTY LINE
FENCE 0.5' INSIDE PROPERTY LINE
S49° 33' 00"E 635.80' (DEED)
S50° 49' 44"E 634.78' (MEAS)
57.54 ACRES
(OWNER: THEO W. FREASIER ET AL.)
VOL. 187, PG. 599
D.R.L.O.C.T.

S50° 09' 00"E
603.00' (DEED)
GATE
N40° 48' 00"E 864.90' (DEED)
51.74'
P.O.B.
S39° 36' 29"W 849.65' (MEAS)
S40° 48' 00"W 850.10' (DEED)
FENCE 1.0' OUTSIDE PROPERTY LINE
S38° 10' 01"W 1702.67' (MEAS)
S39° 22' 00"W 1702.40' (DEED)
FENCE 2.0' INSIDE PROPERTY LINE
FENCE 2.6' OUTSIDE PROPERTY LINE
FENCE 1.2' INSIDE PROPERTY LINE
S40° 16' 01"W 1496.80' (MEAS)
S41° 28' 00"W 1496.80' (DEED)
FENCE 0.7' OUTSIDE PROPERTY LINE
S40° 05' 51"W
1193.91' (MEAS)
S41° 18' 00"W
1194.60' (DEED)
694.27'
FENCE ON PROPERTY LINE

COMMENCING AT THE INTERSECTION OF NW ROW OF CR 337 & THE NE ROW OF FM 799 THENCE WITH THE MEANDER OF THE NE ROW OF FM 799 A DISTANCE OF 3096'

ZONE "X"
ZONE "A"
ZONE "X"
APPROXIMATE FLOOD ZONE LOCATION
APPROXIMATE FLOOD ZONE LOCATION
352.53 ACRES
(OWNER: MAURICE B. CUMMINS)
VOL. 517, PG. 117
D.R.L.O.C.T.
APPROXIMATE FLOOD ZONE LOCATION
ZONE "A", "X"

× = WIRE FENCE
◉ = SET 5/8" RE-BAR
◎ = FOUND 5/8" RE-BAR
◉ = PROPERTY CORNER
● = FENCE POST ON CORNER
○ = PROPERTY CORNER NO ACCESS

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE A & X AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT MAPS. COMMUNITY PANEL 481179 0400 A DATED NOVEMBER 19, 2003 AND ☒ IS ☒ IS NOT LOCATED IN A DESIGNATED 100 YEAR FLOOD ZONE WITH AN UNDETERMINED B.F.E.

NOTES:
1.) TOTAL SURVEYED AREA IS 76.960 ACRES.
2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
4.) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS SURVEY.

NOTES: SCHEDULE "B" ITEMS:
10.)
d.) VOL. 175, PG. 57 BLANKET
e.) VOL. 196, PG. 151 BLANKET
f.) VOL. 457, PG. 295 AS SHOWN
g.) VOL. 103, PG. 79 BLANKET
h.) VOL. 223, PG. 515 AS SHOWN
i.) VOL. 388, PG. 688 AS SHOWN
m.) VOL. 175, PG. 57 BLANKET
n.) VOL. 177, PG. 118 BLANKET
o.) VOL. 196, PG. 151 BLANKET

STATE OF TEXAS
REGISTERED
RONALD E BRISTER
5407
PROFESSIONAL
LAND SURVEYOR

THIS SURVEY DOES NOT INCLUDE THE RESEARCH, INVESTIGATION, OR LOCATIONS OF ALL SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY.

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON THE GROUND THIS DAY NOVEMBER 16, 2020 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Ronald E. Brister
RONALD E. BRISTER R.P.L.S. NO. 5407

DATE NOVEMBER 25, 2020

JOB NO. 202682