

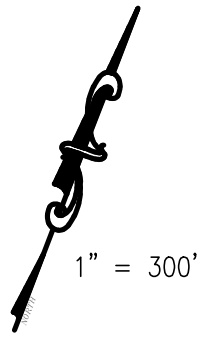
EXHIBIT

OF
A 48.83 ACRE TRACT OF LAND, CALLED TRACT 1, AND A 51.15 ACRE TRACT OF LAND, CALLED TRACT 2, BEING OUT OF A 99.98 ACRE TRACT OF LAND, CALLED 100 ACRES, LYING IN THE CARLOS MARTINEZ GRANT, ABSTRACT NO. 6, KARNES COUNTY, TEXAS

58.44 ACRES
 VOL 635,
 PAGE 166, DR

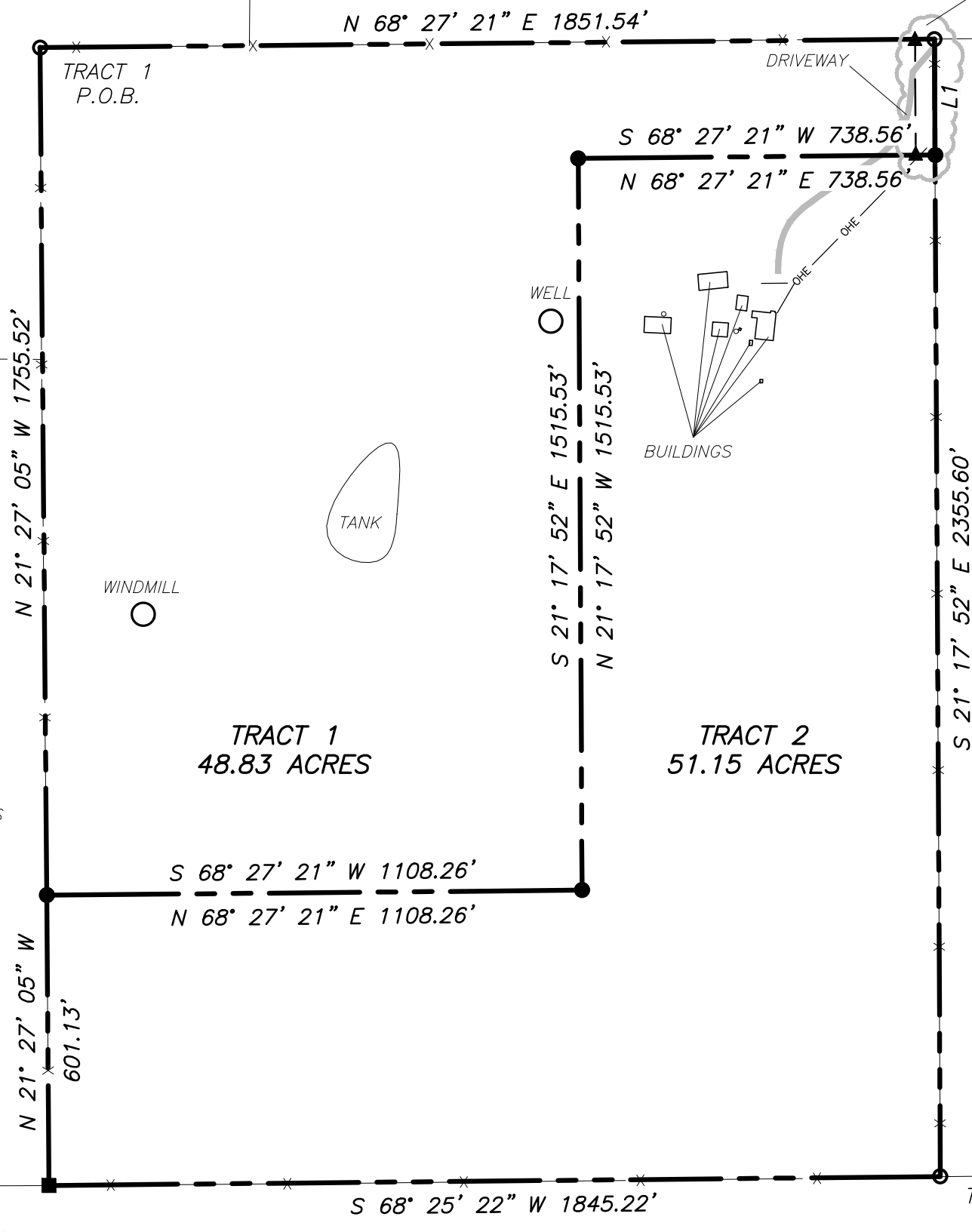
50.11 ACRES
 CLERK'S FILE NO.
 201500142779, OPR

CROSS ACCESS
 ESMT. SEE DETAIL
 THIS SHEET



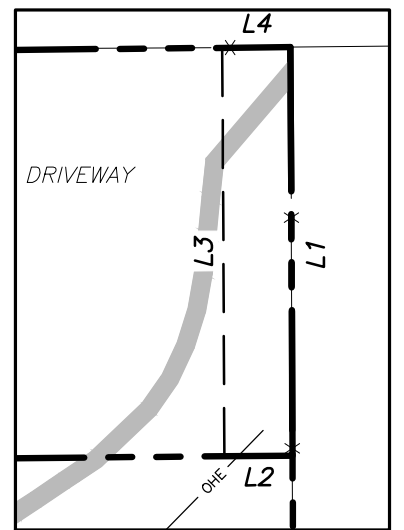
1" = 300'

THE BASIS OF BEARING ON THIS PLAT IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), SOUTH CENTRAL ZONE



Line #	Length	Direction
L1	240.00	S21° 17' 52"E
L2	40.00	S68° 27' 21"W
L3	240.00	N21° 17' 52"W
L4	40.00	N68° 27' 21"E

33.159 ACRES
 VOL 875,
 PAGE 709, DR



CROSS ACCESS DETAIL:
 SCALE = NTS

606.5 ACRES
 VOL. 1098,
 PG. 9, OR

606.5 ACRES
 VOL. 1098,
 PG. 9, OR

NOTE:
 THIS PROPERTY MAY NOT HAVE
 ACCESS TO A PUBLIC ROAD

Prepared for:
Loren Hughling

REFERENCES:

DEED: Volume 775, Page 263, DR

THIS SURVEY WAS DONE WITHOUT THE
 BENEFIT OF A TITLE COMMITMENT,
 VISIBLE ENCROACHMENTS ARE SHOWN

I, Richard Pollok, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that this plat was prepared from an actual survey done by me or under my direct supervision, and that to the best of my knowledge and belief it is a true and correct representation of said survey.

LEGEND

- Set 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying
- Found steel rod monument
- Found fence corner post
- ▲ A calculated point
- Boundary line
- Adjoiner
- X — Barbed wire fence
- OHE — OHE — Overhead electric



TBPELS No. F-9155 & No. 101812-00
 515 W OAKLAWN, SUITE A, PLEASANTON, TX 78064
 830.281.4060 www.rak-eng.com

Date of survey: August 14, 2023

Job No. 23-3107