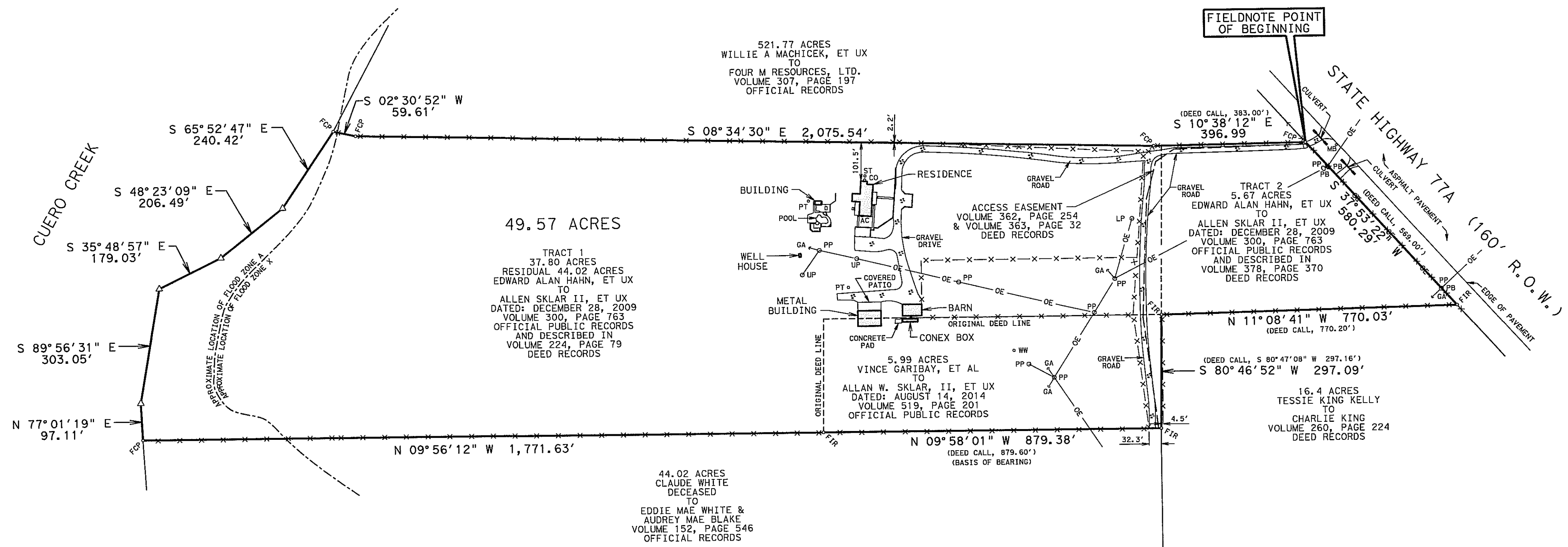
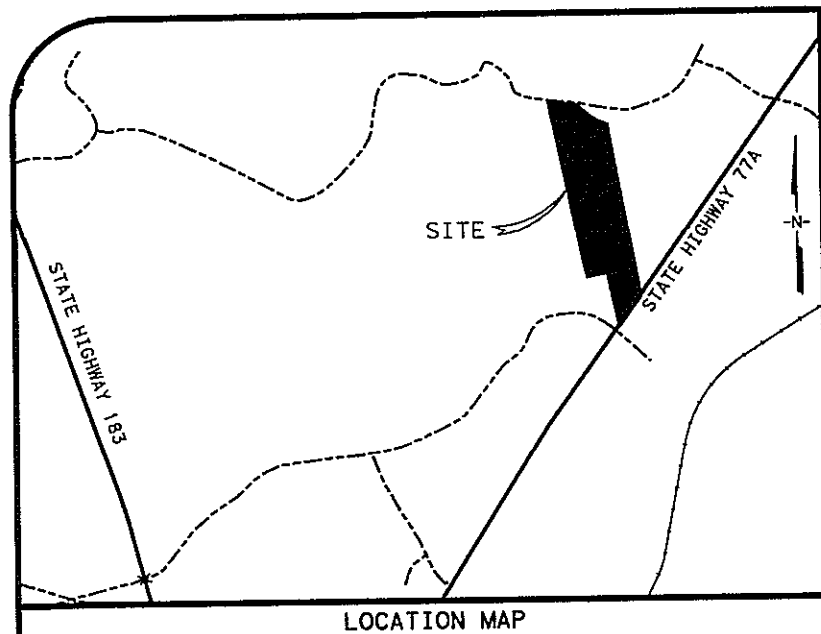
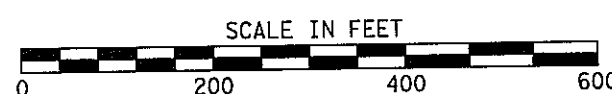




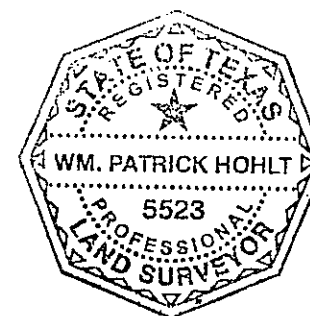
- NOTE:
- THE REFERENCED IS SUBJECT TO:
1. RECORD TITLE SEARCH PERFORMED AND PROVIDED BY CAPITAL TITLE OF TEXAS, LLC, FILE NO. T-22-715321-VC.
 2. A LEGAL DESCRIPTION OF EVEN DATE HERewith ACCOMPANIES THIS SURVEY DRAWING.
 3. EASEMENT AND/OR RIGHT-OF-WAY RECORDED IN VOLUME 362, PAGE 254 AND VOLUME 363, PAGE 32, DEED RECORDS OF DEWITT COUNTY, TEXAS.
 4. BEARINGS ARE BASED ON BEARINGS OF RECORD AS RECORDED IN VOLUME 519, PAGE 201 OF THE OFFICIAL PUBLIC RECORDS OF DEWITT COUNTY, TEXAS.
 5. THE SOUTH BOUNDARY LINE OF CUERO CREEK AND THE NORTH BOUNDARY LINE OF THE 44.02 ACRE SKLAR TRACT, IS DEFINED BY THE GRADIENT BOUNDARY WHICH CAN BE DETERMINED ONLY BY AN LSL. THE BOUNDARY DEPICTED ON THIS DRAWING IS SHOWN ALONG THE TOP BANK OF THE CUERO CREEK.

LEGEND	
Δ	= CALCULATED POINT
FCP	= FOUND FENCE CORNER POST
FIR	= FOUND 5/8 INCH DIAMETER IRON ROD
AC	= AIR CONDITIONER PAD
CO	= CLEAN OUT
GA	= GUY ANCHOR
LP	= LIGHT POLE
OE	= OVERHEAD ELECTRICAL
PB	= PHONE BOX
PP	= POWER POLE
PT	= PROPANE TANK
ST	= SEPTIC TANK
UP	= UTILITY POLE
—X—	= EXISTING FENCE



THE UNDERSIGNED HEREBY CERTIFIES: THAT THIS SURVEY WAS MADE ON THE GROUND ON 02/03/2022, THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN, THAT THERE ARE NO VISIBLE ENCROACHMENTS, OVERLAPS, PROTRUSIONS, CONFLICTS, OR VISIBLE EASEMENTS EXCEPT AS SHOWN.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR DEWITT COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48123 C 0225 C, MAP REVISED JANUARY 6, 2011, THE SUBJECT PROPERTY IS PARTIALLY LOCATED IN ZONE X WHICH IN THIS CASE IS NOT A SPECIAL FLOOD HAZARD AREA AND PARTIALLY LOCATED IN ZONE A IN WHICH THIS CASE IS A SPECIAL FLOOD HAZARD AREA.



SIGNED: *Wm. Patrick Hohlt*
WM. PATRICK HOHLT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS No. 5523 2/19/23

Civil Corp
ENGINEERS & SURVEYORS
4611 AIRLINE ROAD, SUITE 300, VICTORIA, TEXAS 77904
TEL: (361)570-7500 FAX: (361)570-7501
TXSURV FIRM #100576-00 TXENG FIRM #10283

LAND TITLE SURVEY

BEING A 49.57 ACRE TRACT OF LAND SITUATED IN THE GEORGE W. DAVIS LEAGUE, ABSTRACT NO. 13, DEWITT COUNTY, TEXAS, SAID 49.57 ACRES BEING COMPRISED OF A RESIDUAL 44.02 ACRE (37.80 ACRE) TRACT OF LAND, DESCRIBED AS TRACT 1, CONVEYED FROM EDWARD ALAN HAHN, ET UX TO ALLEN SKLAR II, ET UX BY DEED DATED DECEMBER 28, 2009 AS RECORDED IN VOLUME 300, PAGE 763 OF THE OFFICIAL PUBLIC RECORDS OF DEWITT COUNTY, TEXAS, AND DESCRIBED IN VOLUME 224, PAGE 79 OF THE DEED RECORDS OF DEWITT COUNTY, TEXAS, A 5.67 ACRE TRACT OF LAND, DESCRIBED AS TRACT 2, CONVEYED FROM EDWARD ALAN HAHN, ET UX TO ALLEN SKLAR II, ET UX BY DEED DATED DECEMBER 28, 2009 AS RECORDED IN VOLUME 300, PAGE 763 OF THE OFFICIAL PUBLIC RECORDS OF DEWITT COUNTY, TEXAS, AND DESCRIBED IN VOLUME 378, PAGE 370 OF THE DEED RECORDS OF DEWITT COUNTY, TEXAS, AND A 5.99 ACRE TRACT OF LAND CONVEYED FROM VINCE GARIBAY, ET AL TO ALLAN W. SKLAR, II, ET UX BY DEED DATED AUGUST 14, 2014 AS RECORDED IN VOLUME 519, PAGE 201 OF THE OFFICIAL PUBLIC RECORDS OF DEWITT COUNTY, TEXAS.

REVISIONS	DRAWN BY: JLP
	JOB NO.: 2301100
	FLD. BK. NO.: N/A
	DATE: 02/08/23
	SCALE: 1" = 200'
	SHEET 1 OF 1

THE STATE OF TEXAS}
COUNTY OF DEWITT}

Being a 49.57 acre tract of land situated in the George W. Davis League, Abstract No. 13, DeWitt County, Texas, said 49.57 acres being comprised of a residual 44.02 acre (37.80 acre) tract of land, described as Tract 1, conveyed from Edward Alan Hahn, et ux to Allen Sklar II, et ux by deed dated December 28, 2009 as recorded in Volume 300, Page 763 of the Official Public Records of DeWitt County, Texas, and described in Volume 224, Page 79 of the Deed Records of DeWitt County, Texas, a 5.67 acre tract of land, described as Tract 2, conveyed from Edward Alan Hahn, et ux to Allen Sklar II, et ux by deed dated December 28, 2009 as recorded in Volume 300, Page 763 of the Official Public Records of DeWitt County, Texas, and described in Volume 378, Page 370 of the Deed Records of DeWitt County, Texas, and a 5.99 acre tract of land conveyed from Vince Garibay, et al to Allan W. Sklar, II, et ux by deed dated August 14, 2014 as recorded in Volume 519, Page 201 of the Official Public Records of DeWitt County, Texas, said 49.57 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a fence corner post found for the southeast corner of the herein described tract, said fence post also being the East corner of the 5.67 acre Sklar tract, the southwest corner of a 521.77 acre tract of land conveyed from Willie A. Machicek, et ux to Four M Resources, Ltd. as recorded in Volume 307, Page 197 of the Official Records of said county, said fence post also being in the northwest right-of-way line of State Highway 77A (160' R.O.W.);

THENCE, South 37°53'22" West, with the southeast line of the 5.67 acre Sklar tract and the northwest right-of-way line of State Highway 77A, a distance of 580.29 feet (deed call, 569.00 feet) to a 5/8 inch diameter iron rod found for the southwest corner of the herein described tract, said iron rod also being the South corner of the 5.67 acre Sklar tract and the southeast corner of a 16.4 acre tract of land conveyed from Tessie King Kelly to Charlie King as recorded in Volume 260, Page 224 in the Deed Records of said county;

THENCE, North 11°08'41" West, along an existing fence line, with the common line of the 5.67 acre Sklar tract and the 16.4 acre King tract, a distance of 770.03 feet (deed call, 770.20 feet) to a 5/8 inch diameter iron rod found for an interior corner of the herein described tract, said iron rod also being the West corner of the 5.67 acre Sklar tract, the southeast corner of the 5.99 acre Sklar tract, and an exterior corner of the 16.4 acre King tract;

THENCE, South 80°46'52" West (deed call, South 80°47'08" West), with the common line of the 5.99 acre Sklar tract and the 16.4 acre King tract, a distance of 297.09 feet (deed call, 297.16 feet) to a 5/8 inch diameter iron rod found for a southwesterly corner of the herein described tract, said iron rod also being the southwest corner of the 5.99 acre Sklar tract and the southeast corner of a 44.02 acre tract of land conveyed from Claude White (Deceased) to Eddie Mae White and Audrey Mae Blake as recorded in Volume 152, Page 546 of the Official Records of said county;

THENCE, North 09°58'01" West (basis of bearing), with the common line of the 5.99 acre Sklar tract and the 44.02 acre White tract, a distance of 879.38 feet (deed call, 879.00 feet) to a 5/8 inch diameter iron rod found for an interior corner of the herein described tract, said iron rod also being the northwest corner of the 5.99 acre Sklar tract and an exterior corner of the 44.02 acre White tract;

THENCE, North 09°56'12" West, with the common line of the 44.02 acre White tract, a distance of 1,771.63 feet to a fence corner post found for the northwest corner of the herein described tract, said fence post being the northeast corner of the 44.02 acre White tract, and in the South high bank of Cuero Creek;

THENCE, in a southeasterly direction with the South high bank of Cuero Creek as follows:

North 77°01'19" East, a distance of 97.11 to an exterior point of the herein described tract;

South 89°56'31" East, a distance of 303.05 to an exterior point of the herein described tract;

South 35°48'57" East, a distance of 179.03 to an interior point of the herein described tract;

South 48°23'09" East, a distance of 206.49 to an interior point of the herein described tract;

THENCE, South 65°52'47" East, in a southeasterly direction with the South high bank of Cuero Creek, a distance of 240.42 feet to a fence corner post found for the northeast corner of the herein described tract, said fence corner post also being the northwest corner of the 521.77 acre Four M Resources, Ltd. tract;

THENCE, South 02°30'52" West, along an existing fence line, a distance of 59.61 feet to a fence corner post found for an angle point for the herein described tract, said fence corner post also being an exterior point for the 521.77 acre Four M Resources, Ltd. tract;

THENCE, South 08°34'30" East, along an existing fence line and the common line of the 521.77 acre Four M Resources, Ltd. tract, a distance of 2,075.54 feet to a fence corner post found for an angle point for the herein described tract, said fence corner post also being an exterior point of the Four M Resources, Ltd. tract;

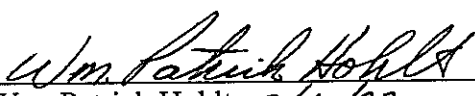
THENCE, South 10°38'12" East, with the common line of the 521.77 acre Four M Resources Ltd. tract, a distance of 396.99 feet to the **POINT OF BEGINNING, CONTAINING** within these metes and bounds 49.57 acres of land, more or less.

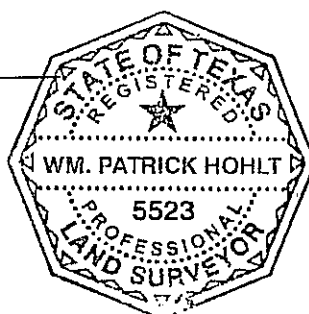
A survey drawing of even date herewith accompanies this legal description.

The South boundary line of Cuero Creek and the North boundary line of the 44.02 acre Sklar tract is defined by the gradient boundary which can be determined only by LSLS.

Bearings are based on bearings of record as recorded in Volume 519, Page 201 of the Official Public Records of DeWitt County, Texas.

The foregoing Fieldnote Description is based on an actual survey made under my supervision in February 2023 and is true and correct to the best of my knowledge and belief.


Wm. Patrick Hohlt 2/10/23
Registered Professional Land Surveyor
Texas No. 5523
TXSURV Firm #100576-00



2301100