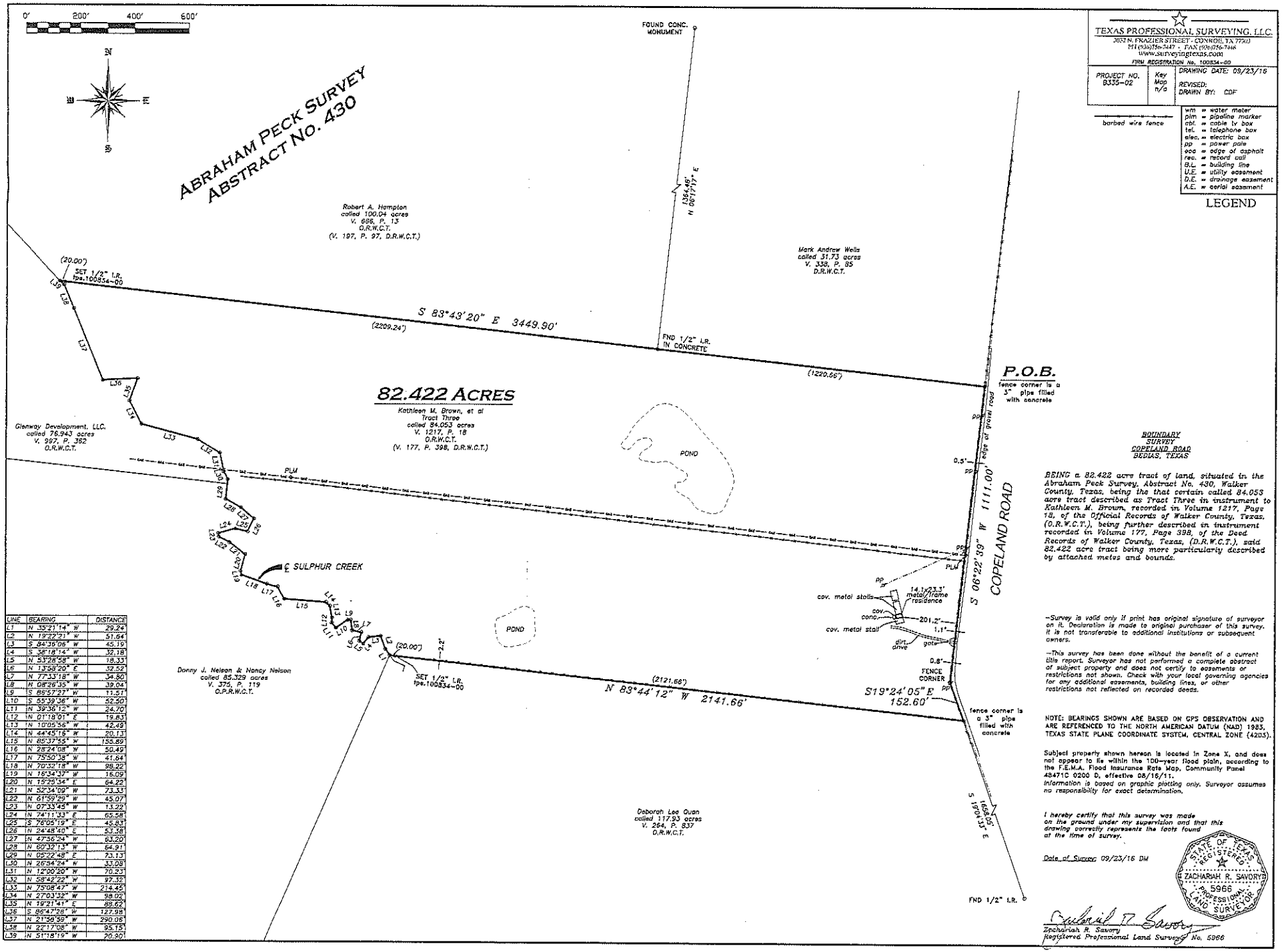

LINE	BEARING	DISTANCE
L1	N 35°21'14" W	29.24
L2	N 19°22'21" W	51.64
L3	S 84°36'06" W	45.19
L4	S 38°18'14" W	32.18
L5	N 53°28'58" W	18.33
L6	N 13°58'20" E	32.52
L7	N 77°33'18" W	34.80
L8	N 08°26'35" W	39.04
L9	S 86°57'27" W	11.51
L10	S 55°39'36" W	52.50
L11	N 39°36'12" W	24.70
L12	N 01°18'01" E	19.83
L13	N 10°05'56" W	42.49
L14	N 44°45'16" W	20.13
L15	N 86°37'55" W	155.89
L16	N 28°24'08" W	50.49
L17	N 75°50'38" W	41.64
L18	N 70°32'18" W	98.02
L19	N 16°34'37" W	16.09
L20	N 15°25'34" E	64.22
L21	N 52°34'09" W	73.53
L22	N 61°59'29" W	45.07
L23	N 07°33'45" W	13.22
L24	N 74°11'33" E	65.58
L25	S 76°05'19" E	45.83
L26	N 24°48'40" E	53.18
L27	N 47°56'24" W	63.20
L28	N 60°32'13" W	64.91
L29	N 05°22'48" E	73.13
L30	N 26°54'24" W	33.08
L31	N 12°00'20" W	70.33
L32	N 58°42'22" W	97.32
L33	N 75°08'47" W	214.45
L34	N 27°03'32" W	98.02
L35	N 19°21'41" E	88.62
L36	S 86°47'28" W	127.98
L37	N 21°56'59" W	290.06
L38	N 22°17'08" W	95.15
L39	N 51°18'19" W	70.90

TEXAS PROFESSIONAL SURVEYING, LLC.
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FIRM REGISTRATION No. 100834-00

PROJECT NO. 8335-02	Key Map n/a	DRAWING DATE: 09/23/16 REVISED: DRAWN BY: CDF

barbed wire fence

LEGEND

- wm = water meter
- plm = pipeline marker
- cbl. = cable tv box
- tel. = telephone box
- elec. = electric box
- pp = power pole
- ecd = edge of asphalt
- rec. = record call
- B.L. = building line
- U.E. = utility easement
- D.E. = drainage easement
- A.E. = aerial easement

BOUNDARY
SURVEY
COPELAND ROAD
BEDIAS, TEXAS

BEING a 82.422 acre tract of land, situated in the Abraham Peck Survey, Abstract No. 430, Walker County, Texas, being the that certain called 84.053 acre tract described as Tract Three in instrument to Kathleen M. Brown, recorded in Volume 1217, Page 18, of the Official Records of Walker County, Texas, (O.R.W.C.T.), being further described in instrument recorded in Volume 177, Page 398, of the Deed Records of Walker County, Texas, (D.R.W.C.T.), said 82.422 acre tract being more particularly described by attached metes and bounds.

-Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.

-This survey has been done without the benefit of a current title report. Surveyor has not performed a complete abstract of subject property 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 recorded deeds.

NOTE: BEARINGS SHOWN ARE BASED ON GPS OBSERVATION AND ARE REFERENCED TO THE NORTH AMERICAN DATUM (NAD) 1983, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203).

Subject property shown hereon is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48471C 0200 D, effective 08/16/11.
Information is based on graphic plotting only. Surveyor assumes no responsibility for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this drawing correctly represents the facts found at the time of survey.

Date of Survey 09/23/16 DM

STATE OF TEXAS
REGISTERED
ZACHARIAH R. SAVORY
5966
PROFESSIONAL
LAND SURVEYOR

Zachariah R. Savory
Zachariah R. Savory
Registered Professional Land Surveyor No. 5966