

EASEMENTS OR MATTERS OF TITLE MAY BE SHOWN.

THIS SURVEY DOES NOT GUARANTEE OWNERSHIP.

MONUMENTS ARE A 1/2" REINFORCING BAR SET WITH PLASTIC CAP STAMPED "SCHUMANN" UNLESS OTHERWISE NOTED.

Surveyor Certification

TEXAS RPLS 4826

TO THE LIENHOLDERS,

RED OAK RIDGE INVESTMENT PROPERTIES, LLC

(OWNER) OF THE PREMISES AND TO THE ISSUING TITLE INSURANCE UNDERWRITER: THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO KNOWN DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY O F LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS. EASEMENTS OR RIGHTS-OF-WAY, EXCEPT AS SHOWN HEREON. DAUM DATED THIS 24TH DAY OF_ MAY, 2023 4826 RJ DAUM

BEGINNING AT A REINF BAR SET (N: 7014193.17, E: 2999056.05) IN THE EAST RIGHT OF WAY OF FARM TO MARKET 852 FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 88'42'56" EAST 1,500.68 FEET TO A REINF BAR SET FOR THE NORTHERNMOST NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 5'34'04" EAST 17.37 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE NORTH 85°26'56" EAST 331.20 FEET TO A REINF BAR SET FOR THE EASTERNMOST NORTHEAST CORNER OF THIS TRACT:

THENCE SOUTH 02°29'04" EAST 476.41 FEET TO A REINF BAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 88*42'56" WEST 1,379.32 FEET TO A REINF BAR SET TO THE MOST SOUTHERN SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 2°42'04" WEST 232.00 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE SOUTH 88'42'56" WEST 451.56 FEET TO A REINF BAR SET IN THE EAST RIGHT OF WAY OF FARM TO MARKET 852 FOR THE WESTERNMOST SOUTHWEST CORNER OF THIS

THENCE NORTH 2'42'04" WEST 242.90 FEET TO THE PLACE OF BEGINNING.

BEARINGS AND DISTANCES SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.

LEGEND: FENCE LINE MONUMENT AS DESCRIBED PROPERTY LINE

ADJOINING PROPERTIES



SCHUMANN SURVEYING, INC. A LATERAL LAND COMPANY TEXAS FIRM No. 10149500

(903) 417-2914

A 17.50 ACRE TRACT OF LAND, LOCATED IN THE.

W.E. WEBB SURVEY, ABSTRACT 541

AND

THE C.C BULLARD SURVEY, ABSTRACT 48, UPSHUR COUNTY, TEXAS

SCALE: 1" = 250'

PROJECT: 79199 JOB NO.: 79199