RUST LAND SURVEYING

FIRM NUMBER: 10144000

4528 Lakeview Drive, Frisco, Texas
Office (512) 796-2995
rustlandsurveying@gmail.com

PURCHASER: TBD

ADDRESS: 5970 INTERSTATE 20
LORAINE, TEXAS

SURVEY DATE: AUGUST 31, 2023

TITLE CO.: INDEPENDENCE @ LIBERTY HILL

G.F. NO.: 2328269-LBH

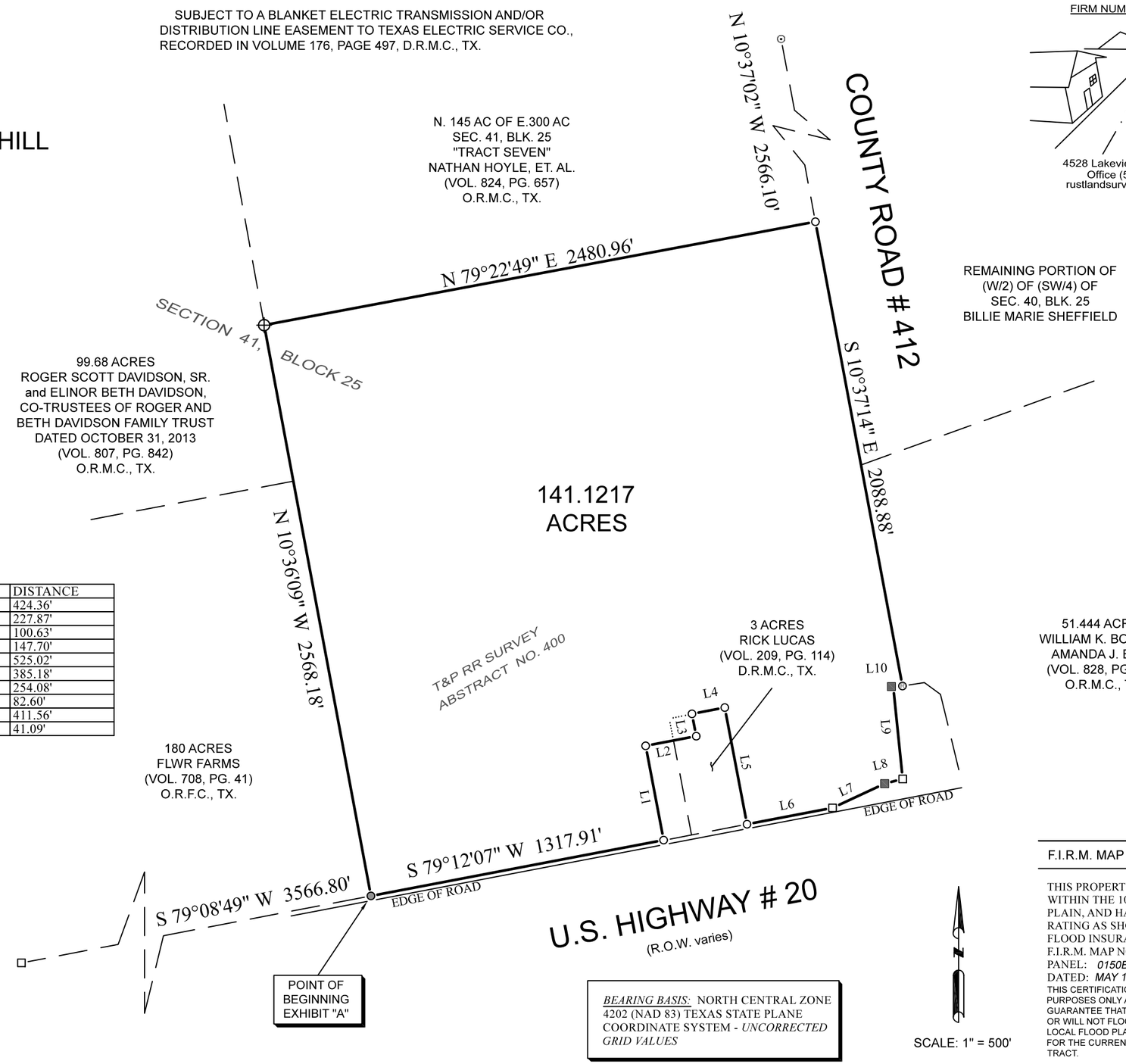
JOB NO.: 23-125

RESTRICTIONS

SUBJECT TO A BLANKET ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT TO TEXAS ELECTRIC SERVICE CO., RECORDED IN VOLUME 176, PAGE 497, D.R.M.C., TX.

LEGAL DESCRIPTION

BEING 141.1217 ACRES OF LAND OUT OF THE T&P RR CO SURVEY, ABSTRACT NO. 400, MITCHELL COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CALLED THE SOUTH ONE HUNDRED FIFTY-FIVE (155) ACRES OF THE EAST THREE HUNDRED (300) ACRES OF SECTION 41, BLOCK 25, IN SAID SURVEY, AND CONVEYED TO O.C. LUCAS AS DESCRIBED IN VOLUME 143, PAGE 370, DEED RECORDS OF MITCHELL COUNTY, TEXAS, SAVE AND EXCEPT THAT 6.608 ACRE TRACT CONVEYED TO THE STATE OF TEXAS AS DESCRIBED IN VOLUME 171, PAGE 67, DEED RECORDS OF MITCHELL COUNTY, TEXAS, AND THAT 0.541 ACRE TRACT CONVEYED TO THE STATE OF TEXAS AS DESCRIBED IN VOLUME 171, PAGE 433, DEED RECORDS OF MITCHELL COUNTY, TEXAS, AND THAT 3 ACRE TRACT CONVEYED TO LEROY LUCAS, ET. UX., AND DESCRIBED IN VOLUME 209, PAGE 114, DEED RECORDS OF MITCHELL COUNTY, TEXAS. SAID 141.1217 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED IN ATTACHED EXHIBIT "A";



LEGEND

- ( ) RECORD INFORMATION
- UTILITY POLE
- BROKEN CONCRETE MONUMENT FOUND
- RAILROAD SPIKE
- OH OVERHEAD UTILITY LINE(S)
- 1/2" ROD FOUND
- 1/2" CAPPED IRON ROD SET MARKED "RUST 6003"
- 1/2" IRON PIPE FOUND
- WOOD RIGHT-OF-WAY MONUMENT FOUND
- SET STONE FOUND

LINE	BEARING	DISTANCE
L1	S 10°47'51" E	424.36'
L2	S 79°12'09" W	227.87'
L3	S 10°47'47" E	100.63'
L4	S 79°12'08" W	147.70'
L5	N 10°47'56" W	525.02'
L6	S 79°11'57" W	385.18'
L7	S 65°03'38" W	254.08'
L8	S 75°24'24" W	82.60'
L9	S 05°54'13" E	411.56'
L10	S 87°37'43" W	41.09'

STATE OF TEXAS
REGISTERED
PAUL RUST
6003
PROFESSIONAL
LAND SURVEYOR

TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:

INDEPENDENCE TITLE COMPANY

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE REFERENCED TITLE COMMITMENT.

BEARING BASIS: NORTH CENTRAL ZONE 4202 (NAD 83) TEXAS STATE PLANE COORDINATE SYSTEM - *UNCORRECTED GRID VALUES*

SCALE: 1" = 500'

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS
F.I.R.M. MAP NO. *480937*
PANEL: *0150B*
DATED: *MAY 15, 1985*
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.