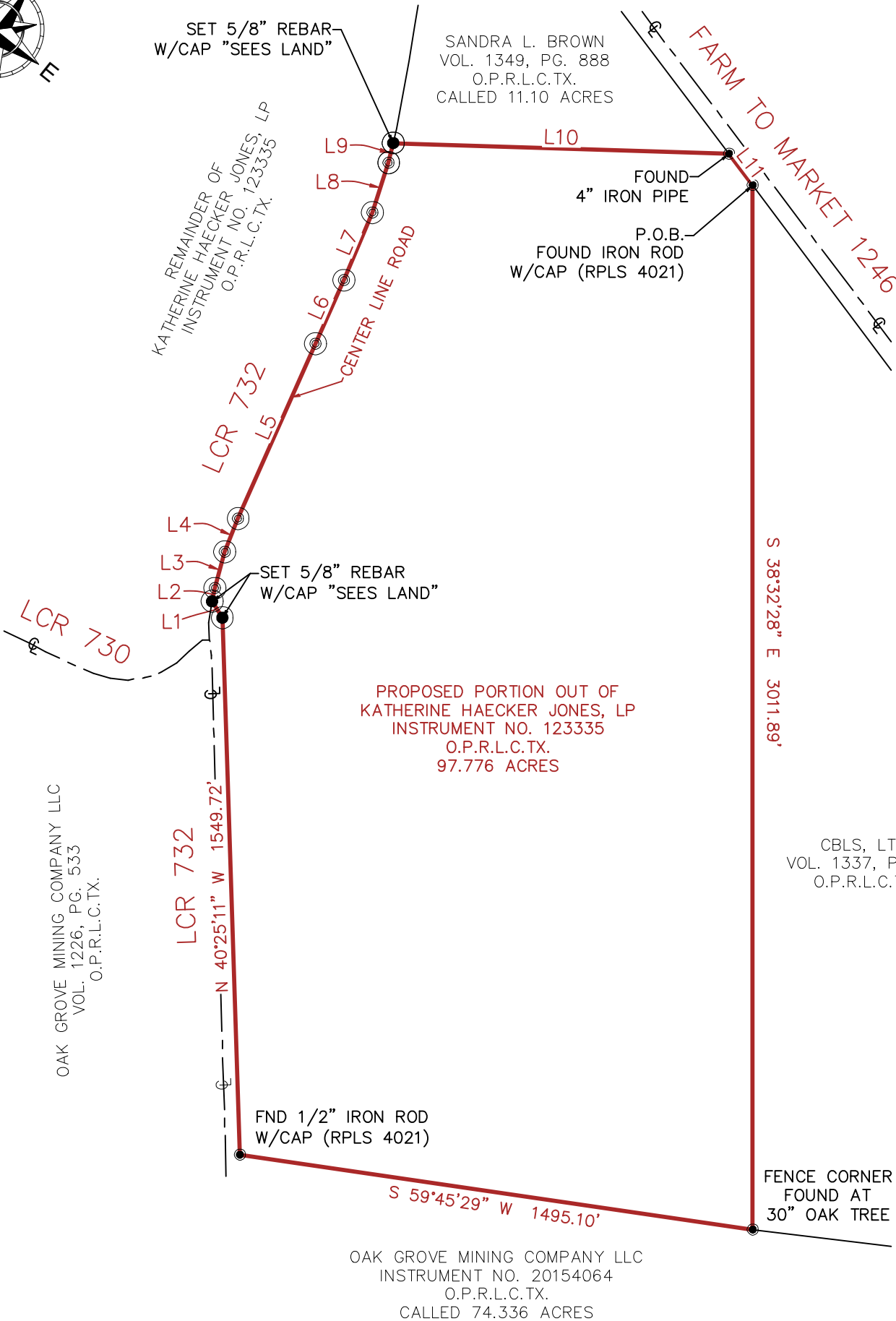


SCALE : 1" = 400'

LEGEND

- SET MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- ⊙ CALCULATED CORNER
- LCR LIMESTONE COUNTY ROAD

Line Table		
Line #	Length	Direction
L1	55.55'	N 70°34'40" W
L2	38.55'	N 27°04'47" W
L3	108.99'	N 23°02'53" W
L4	103.22'	N 16°41'10" W
L5	551.34'	N 14°42'39" W
L6	200.61'	N 14°22'37" W
L7	212.13'	N 15°42'01" W
L8	150.55'	N 20°23'11" W
L9	59.01'	N 25°30'14" W
L10	969.65'	N 53°19'49" E
L11	112.95'	S 75°30'58" E



NOTES

- All coordinates, bearings, and distances shown hereon are referenced to the North American Datum of 1983 (NAD83 [2011 Adjustment]), Texas State Plane Coordinate System "Texas Central Zone", U.S. Survey Feet based on GPS observations made by SEES Land. Distances and areas are grid values.
- Date Surveyed: May 08, 2024
- Companion drawing is filed in the office of SEES Land and further describes the reconstruction of this survey.
- Ownership provided by client and/or client's agent.
- This survey was performed without the benefit of a title report. There may be easements and/or covenants affecting this property not shown hereon. Location of improvements and/or easements were beyond the commissioned scope of the project and have been specifically omitted. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on the recorded plat.
- Environmental and drainage issues are beyond the scope of this survey.
- See page 2 of 2 for Metes & Bounds description.



6070 BEECH DR., MONTGOMERY, TX 77316
(936) 446-9188 WWW.SEESLAND.COM
TBPELS FIRM No. 10194867

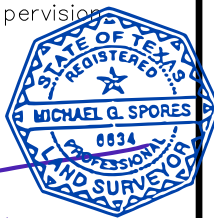
BOUNDARY SURVEY

PROPOSED 97.776 ACRE TRACT
OUT OF
M.C. REJON XI (11) LEAGUE GRANT
ABSTRACT 26
LIMESTONE COUNTY, TEXAS

JOB No. 24-0008
DRAWN CSP
DATE 05-16-2024
REV. No. 0
CHECKED CAE
PAGE 1 OF 2

I hereby certify that this plat was made from notes taken in the field in a bona fide survey made under my supervision.

Michael G. Spores
MICHAEL G. SPORES
TEXAS R.P.L.S. No. 6634



METES & BOUNDS DESCRIPTION

Being a proposed tract of land containing 97.776 acres (subject tract) situated in the M.C. Rejon XI (11) League Grant, Abstract 26, Limestone County, Texas and being out of that tract of land as described in that certain document to Katherine Haecker Jones, LP as recorded in Instrument Number 123335 of the Official Public Records of Limestone County, Texas (O.P.R.L.C.Tx.), and being more particularly described by metes and bounds as follows:

NOTE: All coordinates, bearings, and distances described heron are referenced to the North American Datum of 1983 (2011 Adjustment), Texas State Plane Coordinate System "Texas Central Zone", U.S. Survey Feet based on GPS observations made by SEES Land. Distances and areas are grid values.

BEGINNING at a 1/2-inch iron rod with cap marked "RPLS 4021" found for the most Easterly North corner of subject tract, being in the apparent South Right-of-Way line of Farm to Market Road 1246, same being the West corner of a tract of land as described in that certain document to CBLS, LTD. as recorded in Volume 1337, Page 49, O.P.R.L.C.Tx.;

THENCE South 38°32'28" East, with the West Line of said CBLS, LTD. tract, 3011.89 feet to a 30-inch oak tree fence corner for the East corner of subject tract, same being the South corner of said CBLS, LTD. tract;

THENCE South 59°45'29" West, with the North line of a called 74.336 acre tract as referenced in that certain document to Oak Grove Mining Company LLC as recorded in Instrument Number 20154064, O.P.R.L.C.Tx., 1495.10 feet to a 1/2-inch iron rod with cap marked "RPLS 4021" for the South corner of subject tract;

THENCE North 40°25'11" West, with the apparent East Right-of-Way line of LCR 732, 1549.72 feet to a 5/8-inch rebar with cap marked "SEES Land" set for a corner of subject tract;

THENCE North 70°34'40" West, 55.55 feet to a 5/8-inch rebar with cap marked "SEES Land" set for a corner of subject tract;

THENCE with the centerline of said LCR 732 the following bearings and distances:

North 27°04'47" West, 38.55 feet;

North 23°02'53" West, 108.99 feet;

North 16°41'10" West, 103.22 feet;

North 14°42'39" West, 551.34 feet;

North 14°22'37" West, 200.61 feet;

North 15°42'01" West, 212.13 feet;

North 20°23'11" West, 150.55 feet;

North 25°30'14" West, 59.01 feet to a 5/8-inch rebar with cap marked "SEES Land" set in the centerline of said LCR 732 for the West corner of subject tract, same being the South corner of a called 11.10 acre tract as described in that certain document to Sandra L. Brown as recorded in Volume 1349, Page 888, O.P.R.L.C.Tx.;

THENCE North 53°19'49" East, with the Southeast line of said Brown tract, 969.65 feet to a 4-inch iron pipe found for the most Northerly corner of subject tract, same being the East corner of said Brown tract, same being in the apparent South Right-of-Way line of Farm to Market 1246;

THENCE South 75°30'58" East, with the apparent South Right-of-Way line of Farm to Market 1246, 112.95 feet to the POINT OF BEGINNING, and containing 97.776 acres (4,259,121.48 square feet) of land, more or less.

NOTES

1. All coordinates, bearings, and distances shown hereon are referenced to the North American Datum of 1983 (NAD83 [2011 Adjustment]), Texas State Plane Coordinate System "Texas Central Zone", U.S. Survey Feet based on GPS observations made by SEES Land. Distances and areas are grid values.
2. Date Surveyed: May 08, 2024
3. Companion drawing is filed in the office of SEES Land and further describes the reconstruction of this survey.
4. Ownership provided by client and/or client's agent.
5. This survey was performed without the benefit of a title report. There may be easements and/or covenants affecting this property not shown hereon. Location of improvements and/or easements were beyond the commissioned scope of the project and have been specifically omitted. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on the recorded plat.
6. Environmental and drainage issues are beyond the scope of this survey.



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BOUNDARY SURVEY

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ABSTRACT 26
LIMESTONE COUNTY, TEXAS

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PAGE 2 OF 2

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Michael G. Spores

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