

FIELD SERVICES: TG 5/61

DRAWN BY: LE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	66.06'	36.94'	36.46'	N40°57'27"E	32°02'12"
C2	491.88'	564.13'	533.72'	S76°42'00"E	65°42'43"

- Legend
- Guy Wire
 - Power Pole
 - OHE — Overhead Electric
 - // — Fence
 - 1/2" Iron Rod Set "Blackland"
(Unless Otherwise Noted)

Sketch showing 78.99 acres of land out of the Thomas Blake Survey, Abstract Number 132, in McLennan County, Texas, being a part of that called 379.48 acre tract described in a deed to JCPowers Industries, recorded under Instrument Number 2021038847 of the Official Public Records of McLennan County, Texas.

Bearings are based on the State Plane Coordinate System, Texas Central Zone, NAD 83.

This surveyor did not abstract the subject tract. There may be easements, restrictions or encumbrances which may affect the subject tract that are not shown hereon.

Blackland Surveying LLC. does not make or warrant any flood zone designation.

D.R.— Deed Records of McLennan County, Texas.

O.P.R.— Official Public Records of McLennan County, Texas.

Called 75.00 acres
Jondre Chandler and
Pamela Chandler
Inst. No. 2006011407
O.P.R.

Tract One
Called 443.78 acres
Pecan Creek Partnership, Ltd.
Inst. No. 2005027637
O.P.R.

Called 379.48 acres
JCPowers Industries
Inst. No. 2021038847
O.P.R.

Called 35.00 acres
S&C Hill Properties, LLC.
Inst. No. 2024011578
O.P.R.

Called 20.00 acres
Charles T. Adamo and wife,
Wendy C. Adamo
Inst. No. 2024004623
O.P.R.

78.99 Acres

5" Steel Post Found
POINT OF BEGINNING

The survey as shown hereon was prepared from an on-the-ground survey performed under my supervision on the 15th day of June 2025.

Jacob R. Waters
JACOB R. WATERS, RPLS, No. 6849

SCALE 0 400 800

ALL RIGHTS RESERVED BY:
BLACKLAND SURVEYING LLC 2025



SURVEYED: 6/15/2025

BLACKLAND
SURVEYING

P.O. Box 367 West, Texas 76691
(254) 457-1442
T.B.P.E.L.S. Firm Registration No. 10194650

ORDERED BY: Jay Powers

Job Number: 25-05-0317