GRAPHIC SCALE

40 0 20 40 80 160

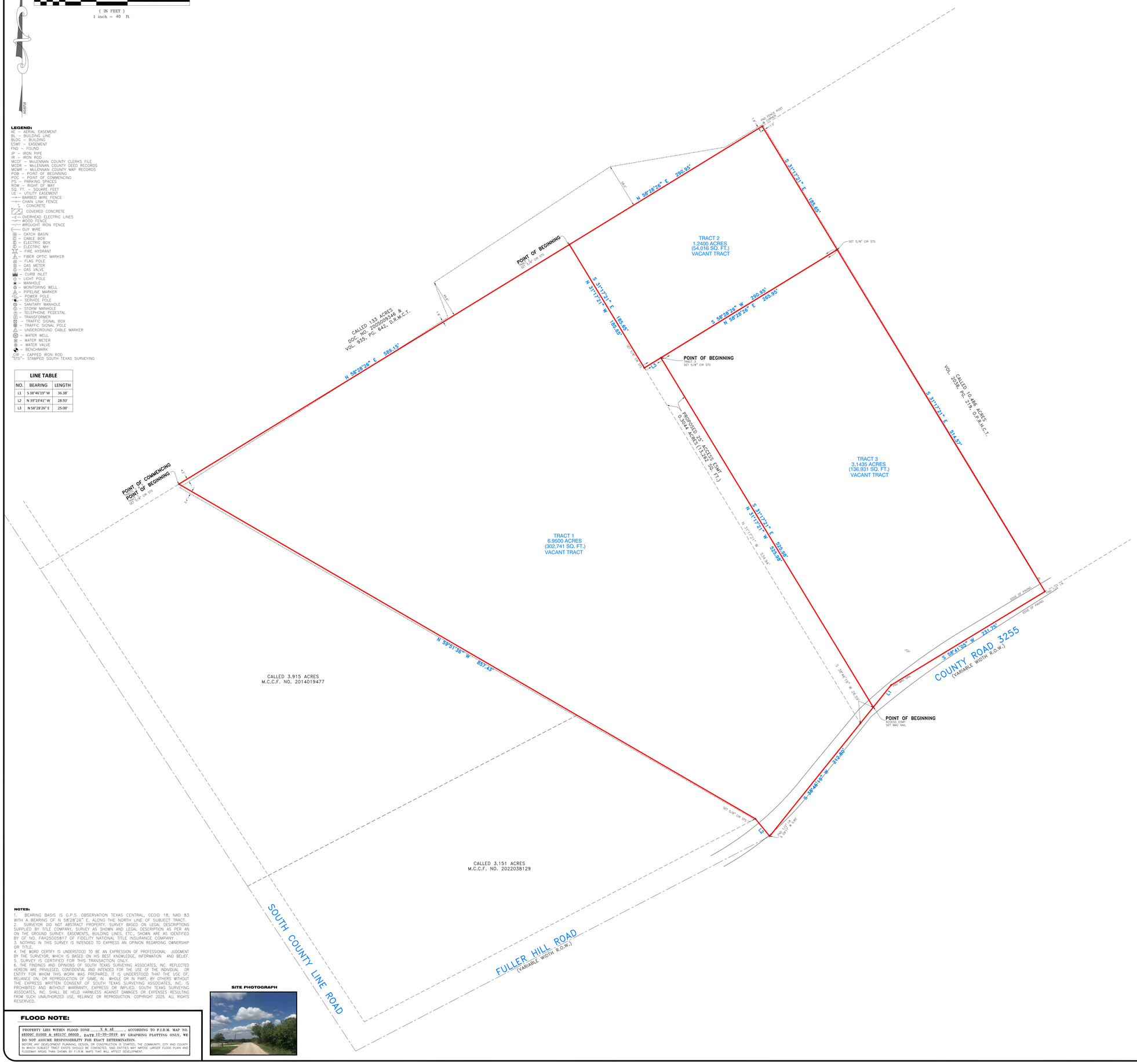
(IN FEET)
1 inch = 40 ft.

NORTH

LEGEND:
AE – AERIAL EASEMENT
BL – BUILDING LINE
BLDG – BUILDING
ESMT – EASEMENT
FND – FOUND
IP – IRON PIPE
IR – IRON ROD
MCCF – McLENNAN COUNTY CLERKS FILE
MCDR – McLENNAN COUNTY DEED RECORDS
MCMR – McLENNAN COUNTY MAP RECORDS
POB – POINT OF BEGINNING
POC – POINT OF COMMENCING
PS – PARKING SPACES
ROW – RIGHT OF WAY
SQ. FT. – SQUARE FEET
UE – UTILITY EASEMENT
—x— BARBED WIRE FENCE
—o— CHAIN LNK FENCE
CONCRETE
COVERED CONCRETE
—{— OVERHEAD ELECTRIC LINES
—/// WOOD FENCE
—/\/\ WROUGHT IRON FENCE
GUY WIRE
CATCH BASIN
CABLE BOX
ELECTRIC BOX
ELECTRIC MH
FIRE HYDRANT
FIBER OPTIC MARKER
FLAG POLE
GAS METER
GAS VALVE
CURB INLET
LIGHT POLE
MANHOLE
MONITORING WELL
PIPELINE MARKER
POWER POLE
SERVICE POLE
SANITARY MANHOLE
STORM MANHOLE
TELEPHONE PEDESTAL
TRANSFORMER
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL POLE
UNDERGROUND CABLE MARKER
WATER WELL
WATER METER
WATER VALVE
BENCHMARK
CIR – CAPPED IRON ROD
"STS" – STAMPED SOUTH TEXAS SURVEYING

LINE TABLE

NO.	BEARING	LENGTH
L1	S 38°46'19" W	36.38'
L2	N 39°19'41" W	28.93'
L3	N 58°28'26" E	25.00'



NOTES:
1. BEARING BASIS IS G.P.S. OBSERVATION TEXAS CENTRAL, GEOID 18, NAD 83 WITH A BEARING OF N 58°28'26" E, ALONG THE NORTH LINE OF SUBJECT TRACT.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. FAH25005817 OF FIDELITY NATIONAL TITLE INSURANCE COMPANY
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE. RELIANCE OR REPRODUCTION. COPYRIGHT 2025. ALL RIGHTS RESERVED.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE X & AE, ACCORDING TO F.I.R.M. MAP NO. 48309C 0105D & 48217C 0600D., DATE 12-20-2019. BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

SITE PHOTOGRAPH

LEGAL DESCRIPTION
TRACT 1

BEING A 6.9500 ACRE TRACT OF LAND OUT OF AN 11.333 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE JOHN M. RICHARDSON SURVEY, ABSTRACT NO. 1068 IN MCLENNAN COUNTY, TEXAS, AND ABSTRACT NO. 773 IN HILL COUNTY, TEXAS, SAID 11.333 ACRE TRACT OF LAND BEING SITUATED IN THE ROBERT S. PATTON SURVEY, ABSTRACT NO. 709 IN MCLENNAN COUNTY, TEXAS AND ABSTRACT NO. 714 IN HILL COUNTY, TEXAS, SAID 11.333 ACRE TRACT OF LAND ALSO BEING SITUATED IN E. B. FETZER SURVEY, ABSTRACT NO. 308 IN HILL COUNTY, TEXAS, SAID 11.333 ACRE TRACT OF LAND BEING ALL OF THAT 11.340 ACRE TRACT OF LAND (PER DEED), SAVE AND EXCEPT 0.243 ACRE TRACT OF LAND (RECORD – 0.240 ACRE TRACT OF LAND) IN PUBLIC ROADWAY (PER DEED), DEEDED TO EDWARD BROWN, DANIEL BROWN, AND JACOB BROWN (1/2 INTEREST CONVEYED EQUALLY), AS RECORDED IN VOLUME 1791, PAGE 835 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS (O.P.R.H.C.T.), SAID 11.333 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:(BASIS OF BEARING IS PER GPS OBSERVATION TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83, GEOID 18)

BEGINNING AT A 5/8–INCH IRON ROD STAMPED SOUTH TEXAS SURVEYING SET IN THE SOUTH LINE OF A CALLED 133–ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2005009346 IN THE DEED RECORDS OF MCLENNAN COUNTY TEXAS, AND BEING THE NORTH CORNER OF A CALLED 3.915–ACRE TRACT OF LAND RECORDED UNDER MCLENNAN COUNTY CLERKS FILE NUMBER 2014019477;

THENCE NORTH 58 DEGREES 28 MINUTES 26 SECONDS EAST, A DISTANCE OF 589.15 FEET TO A 5/8–INCH IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE NORTH CORNER OF SAID 6.9500–ACRE TRACT OF LAND;

THENCE SOUTH 31 DEGREES 17 MINUTES 21 SECONDS EAST, A DISTANCE OF 185.65 FEET TO A 5/8–INCH IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE SOUTH CORNER OF TRACT 2;

THENCE NORTH 58 DEGREES 28 MINUTES 26 SECONDS EAST, A DISTANCE OF 25.00 FEET TO A 5/8–INCH IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE WEST CORNER OF TRACT 3;

THENCE SOUTH 31 DEGREES 17 MINUTES 21 SECONDS EAST, A DISTANCE OF 525.98 FEET TO A MAG NAIL SET FOR THE SOUTH CORNER OF TRACT IN THE CENTERLINE OF COUNTY ROAD 3255;

THENCE SOUTH 38 DEGREES 46 MINUTES 19 SECONDS WEST, A DISTANCE OF 212.80 FEET TO A POINT FROM WHICH A ½ INCH IRON ROD FOUND BEARS SOUTH 09 DEGREES 17 MINUTES WEST, A DISTANCE OF 0.80 FEET FOR THE SOUTH CORNER OF SAID TRACT 1;

THENCE NORTH 39 DEGREES 19 MINUTES 41 SECONDS WEST, A DISTANCE OF 28.93 FEET TO A 5/8–INCH IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR ANGLE POINT OF SAID TRACT 1;

THENCE NORTH 59 DEGREES 51 MINUTES 36 SECONDS WEST, A DISTANCE OF 857.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.9500 ACRES OF LAND (302,741 SQUARE FEET) MORE OR LESS.

TRACT 2

BEING A 1.240 ACRE TRACT OF LAND OUT OF AN 11.333 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE JOHN M. RICHARDSON SURVEY, ABSTRACT NO. 1068 IN MCLENNAN COUNTY, TEXAS, AND ABSTRACT NO. 773 IN HILL COUNTY, TEXAS, SAID 11.333 ACRE TRACT OF LAND BEING SITUATED IN THE ROBERT S. PATTON SURVEY, ABSTRACT NO. 709 IN MCLENNAN COUNTY, TEXAS AND ABSTRACT NO. 714 IN HILL COUNTY, TEXAS, SAID 11.333 ACRE TRACT OF LAND ALSO BEING SITUATED IN E. B. FETZER SURVEY, ABSTRACT NO. 308 IN HILL COUNTY, TEXAS, SAID 11.333 ACRE TRACT OF LAND BEING ALL OF THAT 11.340 ACRE TRACT OF LAND (PER DEED), SAVE AND EXCEPT 0.243 ACRE TRACT OF LAND (RECORD – 0.240 ACRE TRACT OF LAND) IN PUBLIC ROADWAY (PER DEED), DEEDED TO EDWARD BROWN, DANIEL BROWN, AND JACOB BROWN (1/2 INTEREST CONVEYED EQUALLY), AS RECORDED IN VOLUME 1791, PAGE 835 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS (O.P.R.H.C.T.), SAID 11.333 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:(BASIS OF BEARING IS PER GPS OBSERVATION TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83, GEOID 18)

COMMENCING AT A 5/8–INCH IRON ROD STAMPED SOUTH TEXAS SURVEYING SET IN THE SOUTH LINE OF A CALLED 133–ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2005009346 IN THE DEED RECORDS OF MCLENNAN COUNTY TEXAS, AND BEING THE NORTH CORNER OF A CALLED 3.915–ACRE TRACT OF LAND RECORDED UNDER MCLENNAN COUNTY CLERKS FILE NUMBER 2014019477;

THENCE NORTH 58 DEGREES 28 MINUTES 26 SECONDS EAST, A DISTANCE OF 589.15 FEET TO A 5/8–INCH IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE NORTH CORNER OF SAID TRACT 1 AND BEING THE POINT OF BEGINNING OF TRACT 2;

THENCE NORTH 58 DEGREES 28 MINUTES 26 SECONDS EAST, A DISTANCE OF 290.95 FEET TO A FENCE POST AT CORNER AND BEING THE WEST CORNER OF A CALLED 10.486–ACRE TRACT OF LAND RECORDED IN VOLUME 2038, PAGE 219 IN THE PUBLIC RECORDS OF HILL COUNTY TEXAS;

THENCE SOUTH 31 DEGREES 17 MINUTES 21 SECONDS EAST, A DISTANCE OF 185.65 FEET TO A 5/8–INCH IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE NORTH CORNER OF TRACT 3;

THENCE SOUTH 58 DEGREES 28 MINUTES 26 SECONDS WEST, A DISTANCE OF 290.95 TO A 5/8–INCH IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE SOUTH CORNER OF SAID TRACT 2;

THENCE NORTH 31 DEGREES 17 MINUTES 21 SECONDS WEST, A DISTANCE 185.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.240 ACRES OF LAND (54,016 SQUARE FEET) MORE OR LESS.

TRACT 3

BEING A 3.1435 ACRE TRACT OF LAND OUT OF AN 11.333 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE JOHN M. RICHARDSON SURVEY, ABSTRACT NO. 1068 IN MCLENNAN COUNTY, TEXAS, AND ABSTRACT NO. 773 IN HILL COUNTY, TEXAS, SAID 11.333 ACRE TRACT OF LAND BEING SITUATED IN THE ROBERT S. PATTON SURVEY, ABSTRACT NO. 709 IN MCLENNAN COUNTY, TEXAS AND ABSTRACT NO. 714 IN HILL COUNTY, TEXAS, SAID 11.333 ACRE TRACT OF LAND ALSO BEING SITUATED IN E. B. FETZER SURVEY, ABSTRACT NO. 308 IN HILL COUNTY, TEXAS, SAID 11.333 ACRE TRACT OF LAND BEING ALL OF THAT 11.340 ACRE TRACT OF LAND (PER DEED), SAVE AND EXCEPT 0.243 ACRE TRACT OF LAND (RECORD – 0.240 ACRE TRACT OF LAND) IN PUBLIC ROADWAY (PER DEED), DEEDED TO EDWARD BROWN, DANIEL BROWN, AND JACOB BROWN (1/2 INTEREST CONVEYED EQUALLY), AS RECORDED IN VOLUME 1791, PAGE 835 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS (O.P.R.H.C.T.), SAID 11.333 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:(BASIS OF BEARING IS PER GPS OBSERVATION TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83, GEOID 18)

COMMENCING AT A 5/8–INCH IRON ROD STAMPED SOUTH TEXAS SURVEYING SET IN THE SOUTH LINE OF A CALLED 133–ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2005009346 IN THE DEED RECORDS OF MCLENNAN COUNTY TEXAS, AND BEING THE NORTH CORNER OF A CALLED 3.915–ACRE TRACT OF LAND RECORDED UNDER MCLENNAN COUNTY CLERKS FILE NUMBER 2014019477;

THENCE SOUTH 31 DEGREES 17 MINUTES 21 SECONDS EAST, A DISTANCE OF 185.65 FEET TO A 5/8–INCH IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE SOUTH CORNER OF TRACT 2;

THENCE NORTH 58 DEGREES 28 MINUTES 26 SECONDS EAST, A DISTANCE OF 25.00 FEET TO A 5/8–INCH IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE POINT OF BEGINNING OF TRACT 3;

THENCE NORTH 58 DEGREES 28 MINUTES 26 SECONDS EAST, A DISTANCE OF 265.95 FEET TO A 5/8–INCH IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE EAST CORNER OF TRACT 2;

THENCE SOUTH 31 DEGREES 17 MINUTES 21 SECONDS EAST, A DISTANCE OF 514.57 FEET TO A ½ INCH IRON ROD FOUND IN THE CENTERLINE OF COUNTY ROAD 3255;

THENCE SOUTH 58 DEGREES 41 MINUTES 05 SECONDS WEST, A DISTANCE OF 231.75 FEET TO A MAG NAIL FOUND IN THE CENTERLINE OF COUNTY ROAD 3255;

THENCE SOUTH 38 DEGREES 46 MINUTES 19 SECONDS WEST, A DISTANCE OF 36.38 FEET TO A MAG NAIL SET FOR THE SOUTH CORNER OF TRACT 3;

THENCE NORTH 31 DEGREES 17 MINUTES 21 SECONDS WEST, A DISTANCE OF 525.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.1435 ACRES OF LAND (136,931 SQUARE FEET) MORE OR LESS.

25 FOOT ACCESS EASEMENT

BEING A 0.3044 ACRE TRACT OF LAND OUT OF AN 11.333 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE JOHN M. RICHARDSON SURVEY, ABSTRACT NO. 1068 IN MCLENNAN COUNTY, TEXAS, AND ABSTRACT NO. 773 IN HILL COUNTY, TEXAS, SAID 11.333 ACRE TRACT OF LAND BEING SITUATED IN THE ROBERT S. PATTON SURVEY, ABSTRACT NO. 709 IN MCLENNAN COUNTY, TEXAS AND ABSTRACT NO. 714 IN HILL COUNTY, TEXAS, SAID 11.333 ACRE TRACT OF LAND ALSO BEING SITUATED IN E. B. FETZER SURVEY, ABSTRACT NO. 308 IN HILL COUNTY, TEXAS, SAID 11.333 ACRE TRACT OF LAND BEING ALL OF THAT 11.340 ACRE TRACT OF LAND (PER DEED), SAVE AND EXCEPT 0.243 ACRE TRACT OF LAND (RECORD – 0.240 ACRE TRACT OF LAND) IN PUBLIC ROADWAY (PER DEED), DEEDED TO EDWARD BROWN, DANIEL BROWN, AND JACOB BROWN (1/2 INTEREST CONVEYED EQUALLY), AS RECORDED IN VOLUME 1791, PAGE 835 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS (O.P.R.H.C.T.), SAID 11.333 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:(BASIS OF BEARING IS PER GPS OBSERVATION TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83, GEOID 18)

BEGINNING AT A MAG NAIL SET FOR THE SOUTH CORNER OF SAID TRACT 3 IN THE CENTER LINE OF COUNTY ROAD 3255 AND BEING THE SOUTHEAST CORNER OF SAID 25–FOOT ACCESS EASEMENT;

THENCE SOUTH 38 DEGREES 46 MINUTES 19 SECONDS WEST, A DISTANCE OF 26.59 FEET TO A POINT FOR CORNER FOR THE SOUTHWEST CORNER OF SAID 25–FOOT ACCESS EASEMENT;

THENCE NORTH 31 DEGREES 17 MINUTES 21 SECONDS WEST, A DISTANCE OF 534.94 FEET TO A 5/8–INCH IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE SOUTH CORNER OF TRACT 2;

THENCE NORTH 58 DEGREES 28 MINUTES 26 SECONDS EAST, A DISTANCE OF 25.00 FEET TO A 5/8–INCH IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE WEST CORNER OF TRACT 3;

THENCE SOUTH 31 DEGREES 17 MINUTES 21 SECONDS EAST, A DISTANCE OF 525.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.3044 ACRES OF LAND (13,262 SQUARE FEET) MORE OR LESS.

SURVEYORS CERTIFICATION
TO: SCOUT LAND GROUP, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.
I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:
GF FAH25005817 of FIDELITY NATIONAL TITLE INSURANCE COMPANY

STATE OF TEXAS
REGISTERED
FRED W. LAWTON
2321
PROFESSIONAL
LAND SURVEYOR

Fred W. Lawton, Registered Professional Land Surveyor No. 2321

SURVEY OF

TRACT 1
BEING A 6.9500 ACRE TRACT OF LAND OUT OF AN 11.333 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE JOHN M. RICHARDSON SURVEY, ABSTRACT NO. 1068 IN MCLENNAN COUNTY, TEXAS, AND ABSTRACT NO. 773 IN HILL COUNTY, TEXAS, SAID 11.333 ACRE TRACT OF LAND BEING SITUATED IN THE ROBERT S. PATTON SURVEY, ABSTRACT NO. 709 IN MCLENNAN COUNTY, TEXAS AND ABSTRACT NO. 714 IN HILL COUNTY, TEXAS, SAID 11.333 ACRE TRACT OF LAND ALSO BEING SITUATED IN E. B. FETZER SURVEY, ABSTRACT NO. 308 IN HILL COUNTY, TEXAS, SAID 11.333 ACRE TRACT OF LAND BEING ALL OF THAT 11.340 ACRE TRACT OF LAND (PER DEED), SAVE AND EXCEPT 0.243 ACRE TRACT OF LAND (RECORD – 0.240 ACRE TRACT OF LAND) IN PUBLIC ROADWAY (PER DEED), DEEDED TO EDWARD BROWN, DANIEL BROWN, AND JACOB BROWN (1/2 INTEREST CONVEYED EQUALLY), AS RECORDED IN VOLUME 1791, PAGE 835 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS (O.P.R.H.C.T.).

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ADDRESS: 0 COUNTY ROAD 3255
MT CALM, TEXAS 76673

SITE:

JOB NO: 1641-25
DATE: 7-26-25
SCALE: 1" = 40'
SHEET 1 OF 1

REVISIONS:

NO.	DATE	DESCRIPTION

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101 Houston, Texas 77082
(281) 556-6918 FAX (281) 556-9331
Firm Number: 10045400
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JOB NO: 1641-25