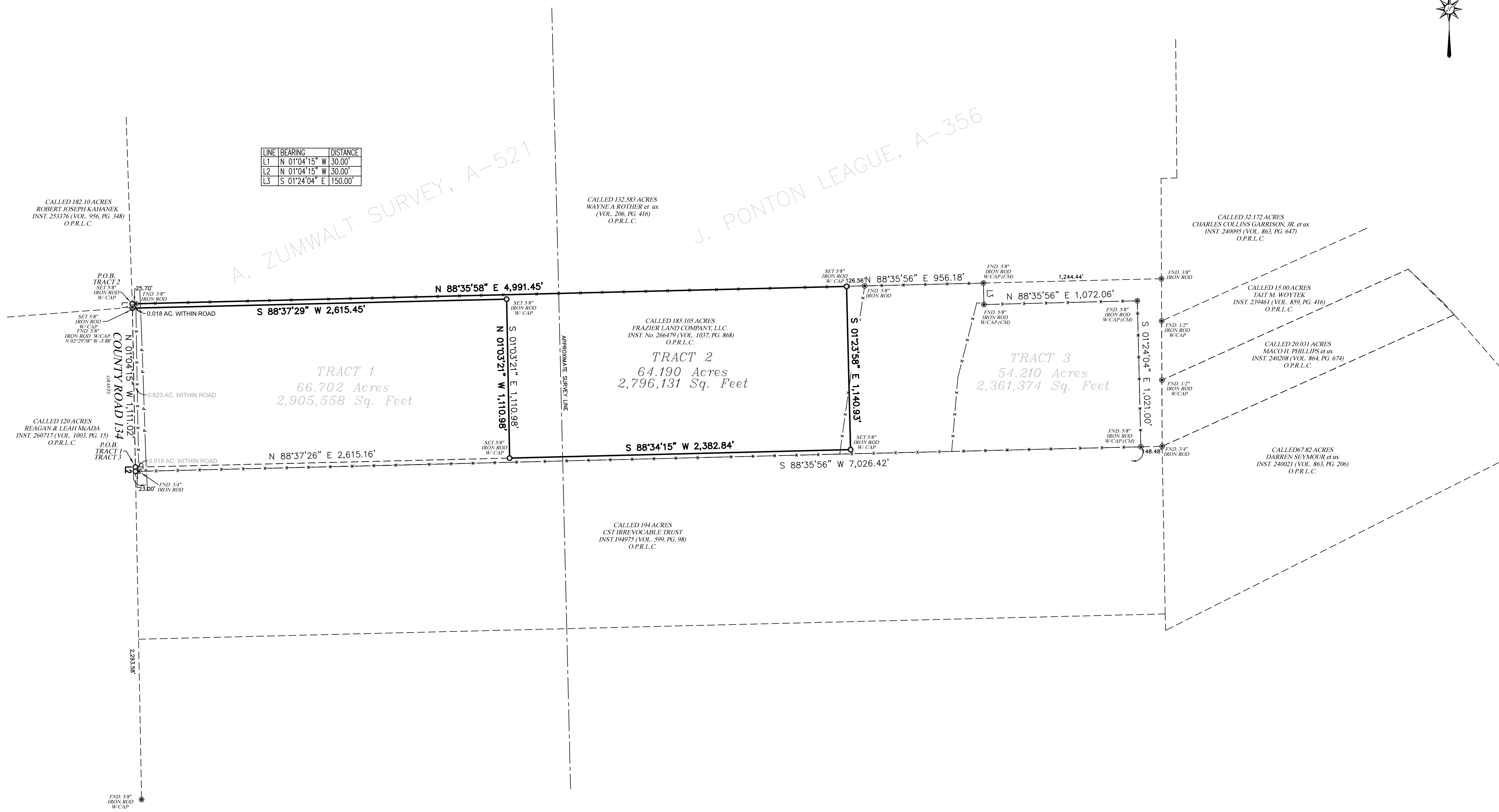


VICINITY MAP
SCALE: NOT TO SCALE

LINE	BEARING	DISTANCE
L1	N 01°04'15" W	30.00'
L2	N 01°04'15" W	30.00'
L3	S 01°24'04" E	150.00'

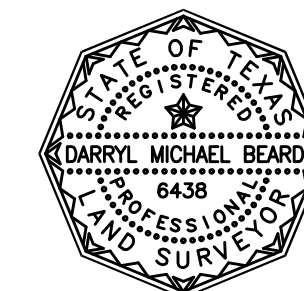


SURVEY NOTES:

- 1) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY EFFECTIVE FLOOD INSURANCE RATE MAP PANEL NO. 48285C0325E, DATED NOVEMBER 26, 2010, FOR LAVACA COUNTY, TEXAS AND INCORPORATED AREAS, THIS PROPERTY LIES WHOLLY WITHIN ZONE "X" (UNSHADED). ZONE "X" IS DEFINED AS AREAS OUTSIDE OF THE ANNUAL CHANCE FLOOD HAZARD AREA.
- 2) ALL OF THE PROPERTY IS NOT LOCATED IN THE E.T.J OR CITY LIMITS OF ANY MUNICIPALITY AND WHOLLY WITHIN LAVACA COUNTY, TEXAS.
- 3) THERE ARE NO KNOWN PIPELINE OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS PLAT. OWNERS ARE RESPONSIBLE FOR PRECISE PHYSICAL LOCATIONS OF ANY AND ALL PIPELINES.
- 4) THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. ALL ENCUMBRANCES MAY NOT BE SHOWN. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
- 5) THIS PROPERTY IS SUBJECT TO ANY CONFLICTING RIGHTS, CLAIMS OR OTHER MATTERS WHICH MAY EXIST OR ARISE BY VIRTUE OF ANY DISCREPANCY BETWEEN THE FENCES, IMPROVEMENTS AND ACTUAL PROPERTY LINES AS SHOWN ON THE SURVEY PLAT.
- 6) THIS PROPERTY IS SUBJECT TO THE RIGHTS OF THE PUBLIC TO ANY AREA LOCATED WITHIN A PUBLIC ROADWAY, STREET OR ALLEY.
- 7) THIS MAY NOT BE A COMPLETE INVENTORY OF FENCES.
- 8) THIS PROPERTY IS SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, EASEMENTS, CONDITIONS AND ORDINANCES WHICH MAY BE APPLICABLE.
- 9) BEARINGS BASED ON TEXAS PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.
- 10) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS PLAT.

SURVEYOR'S CERTIFICATION

THIS SURVEY WAS PERFORMED ON THE GROUND BY ME AND COMPLES WITH THE CURRENT MINIMUM REQUIREMENTS OF THE TEXAS ENGINEERING AND LAND SURVEYING PRACTICES ACT AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



DARRYL M. BEARD
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6438

DESCRIPTION: BOUNDARY & IMPROVEMENT SURVEY OF A 64.190 ACRE (2,796,131 SQ.FT.) TRACT OF LAND SITUATED IN J. PONTON LEAGUE, A-356, AND THE ANDREW ZUMWALT SURVEY, A-521

PURCHASER: FRAZIER LAND COMPANY, LLC

ADDRESS: 0 COUNTY ROAD 134
HALLETTVILLE, TEXAS 77964

TITLE COMPANY: N/A

GF NUMBER: N/A COUNTY: LAVACA STATE: TEXAS

LENDER: N/A

DATE: 04/30/2025 DRAWN BY: DB CHECKED BY: DMB

SCALE: 1" = 400' JOB NO.: 2025-17 T2

LEGEND

- B.L. - BUILDING LINE
- U.E. - UTILITY EASEMENT
- FND - FOUND
- IR - IRON ROD
- IRC - IRON ROD WITH CAP
- R.O.W. - RIGHT OF WAY
- SQ. - SQUARE
- R.P.L.S. - REGISTERED PROFESSIONAL LAND SURVEYOR
- P.E. - PROFESSIONAL ENGINEER
- L.C.C.F. - LAVACA COUNTY CLERKS FILE
- L.C.P.R. - LAVACA COUNTY PLAT RECORDS
- L.C.D.R. - LAVACA COUNTY DEED RECORDS
- P.O.B. = POINT OF BEGINNING
- SET 5/8" IRON ROD WITH CAP STAMPED
- DMBEARD SVCS RPLS 6438
- FOUND MONUMENT

