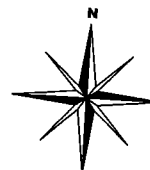


SURVEY LEGEND

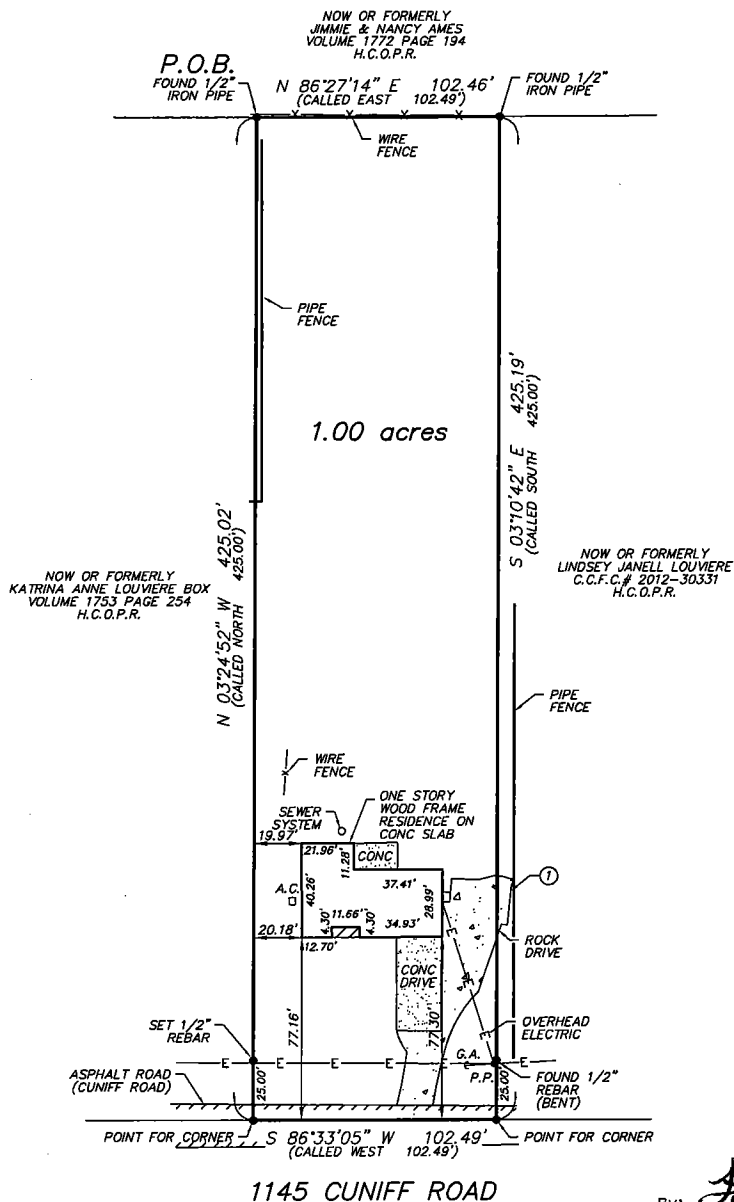
—E—E— ELECTRIC LINE	CONCRETE SURFACE	SWIMMING POOL	□ A.C. AIR CONDITIONING UNIT	=== WOOD FENCE
—PL—PL— PIPELINE	COVERED AREA	DITCH	• P.P. POWER POLE	—//— CHAIN LINK FENCE
—T—T— TELEPHONE LINE	ROCK OR GRAVEL	LAWN	⊗ STREETLIGHT	—X— BARBED WIRE FENCE

CLIENT: FARRAH HASHAW LLC

GF#: 25-851390-WE



SCALE: 1" = 60'



Reviewed and Approved
By: *Janet J. Hader*

SURVEYOR'S CERTIFICATE:

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way, except as shown hereon, as of **MARCH 25, 2025**.

The above tract being located at: **1145 CUNIFF ROAD, SOUR LAKE, TEXAS 77659**

The tract being described as **A 1.00 ACRE TRACT OUT OF THE HENRY STEPHENSON SURVEY, ABSTRACT NO. 49, HARDIN COUNTY, TEXAS (SEE ATTACHED LEGAL DESCRIPTION)**. In accordance with Flood Insurance Rate Map (FIRM) of the Federal Emergency Management Agency, the subject tract is located in Flood Zone noted below. The location of the property was determined by scale. Actual field elevation was not determined, unless requested. **FAUST Engineering and Surveying, Inc.** does not warrant or subscribe to the accuracy of said map.

BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT 2011.

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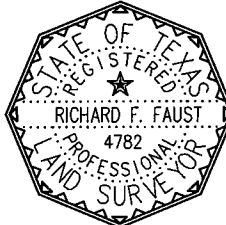
THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

Richard F. Faust

RICHARD F. FAUST
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4782
ENGINEERING FIRM REGISTRATION NO. 4800
SURVEYING FIRM REGISTRATION NO. 100024-00

SURVEYOR'S NOTES:

1. ROCK DRIVE OVERLAPS PROPERTY LINE



Faust
ENGINEERING AND SURVEYING, INC.
5550 EASTEX FREEWAY, SUITE D ■ BEAUMONT, TEXAS 77708
(409) 813-3410 ■ FAX (409) 813-9484

THERE ARE NO EASEMENTS OR ENCUMBRANCES LISTED WITHIN SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED ON MARCH 21, 2025.

Date: MARCH 25, 2025
Census Tract: 302
FEMA Flood Zone: X
Community Panel NO.: 480286-0500 F
Panel Date: 10/06/10
Field Book No.: 25-2
Project No. 25118
Previous Project No. _____

FAUST Engineering and Surveying, Inc.

Professional Engineers and Professional Surveyors
E-MAIL ADDRESS INFO@FAUSTENG.COM
5550 Eastex Freeway, Suite O
Beaumont, Texas 77708
Surveying Firm No. 10002400
Engineering Firm No. F-4800

Telephone (409) 813-3410
Fax (409) 813-3484

**FIELD NOTE DESCRIPTION
FOR A
1.00 ACRE TRACT
OUT OF THE
HENRY STEPHENSON SURVEY
ABSTRACT NO. 49
HARDIN COUNTY, TEXAS**

March 25, 2025

Being 1.00 acres out of the Henry Stephenson Survey, Abstract 49, Hardin County, Texas; being the same tract as described in Clerk's File No. 2024-144512 of the Official Public Records of Hardin County, Texas; said 1.00 acre tract of land being more particularly described by metes and bounds as follows:

BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT 211.

BEGINNING at a ½" iron pipe found for the northeast corner of a tract conveyed to Katrina Anne Louviere Box as described in Volume 1753, Page 254, of the Official Public Records of Hardin County, Texas, on the south line of a tract conveyed to Jimmie and Nancy Ames as described in Volume 1772, Page 194, of the Official Public Records of Hardin County, Texas; said pipe the northwest corner of the herein described tract;

THENCE North 86°27'14" East (called East) along the south line of the said Ames tract, a distance of 102.46 feet (called 102.49 feet) to a ½" iron pipe found for the northwest corner of a tract conveyed to Lindsey Janell Louviere as described in Clerk's File No. 2012-30331 of the Official Public Records of Hardin County, Texas; said pipe being the northeast corner of the herein described tract;

THENCE South 03°10'42" East (called South) along the west line of the said Louviere tract, at a distance of 400.19 feet pass a ½" rebar (bent) found on the north line of Cuniff Road, and continuing a total distance of 425.19 feet (called 425.00 feet) to a point in the centerline of Cuniff Road, for the southwest corner of the said Louviere tract; said point being the southeast corner of the herein described tract;

THENCE South 86°33'05" West (called West) along the centerline of Cuniff Road, a distance of 102.49 feet (called 102.49 feet) to a point for the southeast corner of the said Box tract; said point being the southwest corner of the herein described tract;

THENCE North 03°24'52" West (called North) along the east line of the said Box tract, at a distance of 25.00 feet pass a ½" rebar set and capped "FAUST" on the north line of Cuniff Road, and continuing a total distance of 425.02 feet (called 425.00 feet) to the POINT OF BEGINNING, and containing 1.00 acres of land, more or less.

This description and the accompanying plat were prepared under the supervision of Richard F. Faust, P.E., Registered Professional Land Surveyor No. 4782, on March 25, 2025.

Richard F. Faust, P.E.
Registered Professional Land Surveyor No. 4782