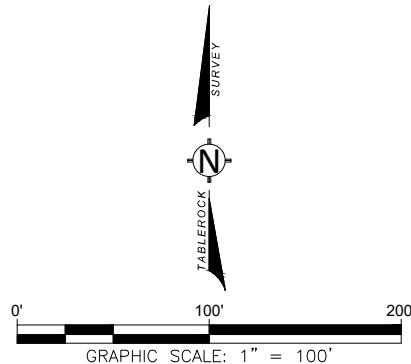


THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY
EFFECTIVE DATE: OCTOBER 18, 2023; G.F. No. 23-202; ISSUED: OCTOBER 24, 2023.

THE SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY BEYOND THE TITLE COMMITMENT LISTED HEREON.

THE PROPERTY SHOWN ON THE SURVEY PLAT LIES WITHIN UNSHADED ZONE X (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FLOOD INSURANCE RATE MAP FOR LEON COUNTY, TEXAS AND UNINCORPORATED AREAS, MAP NUMBER 48289C0250C, DATED NOVEMBER 20, 2013. THIS FLOOD ZONE IDENTIFICATION IS THIS SURVEYOR'S INTERPRETATION, WHICH MAY OR MAY NOT AGREE WITH THE INTERPRETATIONS OF FEMA OR STATE OF LOCAL OFFICIALS, AND WHICH MAY NOT AGREE WITH THE TRACT'S ACTUAL CONDITIONS. MORE INFORMATION CONCERNING FEMA'S SPECIAL FLOOD HAZARD AREAS AND ZONES MAY BE FOUND AT [HTTP://WWW.FEMA.GOV/INDEX.SHTM](http://www.fema.gov/index.shtm).



LEGEND

- FOUND AS DESCRIBED
- SET MAG NAIL
 - TABLEROCK IN 6" WOOD POST
 - UNLESS OTHERWISE NOTED
- RECORD CALLS (R)
- FIELD MEASURED (M)
- CONTROLLING MONUMENT (CM)
- OFFICIAL PUBLIC RECORDS
LEON COUNTY, TEXAS
PLAT RECORDS LEON
COUNTY, TEXAS
- PAGE PG.
- VOLUME VOL.
- POWER POLE
- WATER METER
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- BARBED AND HOG WIRE FENCE
- OVERHEAD POWER LINE

LINE TABLE (M)		
LINE #	BEARING	LENGTH
L1	S 88°24'18" E	95.50'
L2	S 78°19'26" E	87.70'
L3	S 69°51'03" E	122.40'

LINE TABLE (R)		
LINE #	BEARING	LENGTH
L1	S 88°25'57" E	95.50'
L2	S 78°21'05" E	87.71'
L3	S 69°52'32" E	122.40'

TRACT 3
WHELOCK CREEK RANCH
VOL. 1868, PG. 765
P.R.L.C.T.

TRACT 4
10.03 ACRES
WHELOCK CREEK RANCH
VOL. 1868, PG. 765
P.R.L.C.T.
VESTED IN VOL. 1876, PG. 676
O.P.R.L.C.T.

TRACT 5

TRACT 2

SURVEYOR NOTES:

- ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (4203), U.S. SURVEY FEET BASED ON GPS OBSERVATIONS MADE BY TABLEROCK SURVEY, LLC.
- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- VISIBLE SCHEDULE B NOTES PERTAINING TO SUBJECT TRACT ONLY:
10.d. - BLANKET TYPE EASEMENT, SUBJECT TO, UNPLOTTABLE
10.d.,10.e.,10.f.,10.g.,10.h.,10.i.,10.j.,10.k. - MAY AFFECT SUBJECT TRACT, SCHEDULE B DOCUMENTS NOT SUPPLIED AT TIME OF SURVEY.
10.dd.,10.ee.,10.ff.,10.gg.,10.hh.,10.ii.,10.jj.,10.kk. - MAY AFFECT SUBJECT TRACT, SCHEDULE B DOCUMENTS NOT SUPPLIED AT TIME OF SURVEY.
- © 2023, TABLEROCK SURVEY, LLC. ALL RIGHTS RESERVED.
- SURVEY IS VALID ONLY IF IT HAS AN ORIGINAL SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR ON IT. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS UNLESS APPROVED IN WRITING BY TABLEROCK SURVEY, LLC.

LEGAL DESCRIPTION:

SURVEY OF TRACT 4, WHELOCK CREEK RANCH, A RURAL SUBDIVISION IN LEON COUNTY, TEXAS, AS RECORDED IN VOLUME 1868, PAGE 765, OF THE PLAT RECORDS OF LEON COUNTY, TEXAS.

SURVEYOR'S CERTIFICATE

I, JAMES EDWARD GRANT, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON 11/26/2023, AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO PROTRUSIONS OR INTRUSIONS OR EVIDENCE OF VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

JAMES EDWARD GRANT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4742

DATE SIGNED 12/06/2023



TITLE SURVEY OF:

8084 W COUNTY
ROAD 212, BUFFALO,
TX 75831

LEON COUNTY,
TEXAS

DATE 11/28/2023 CHK RWT
DRWN GS APPR JEG



TABLEROCK

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THE WOODLANDS, TX 77380
832.415.3869
TBPELS FIRM LICENSE NO. 10194261
WWW.TABLEROCKSURVEY.COM