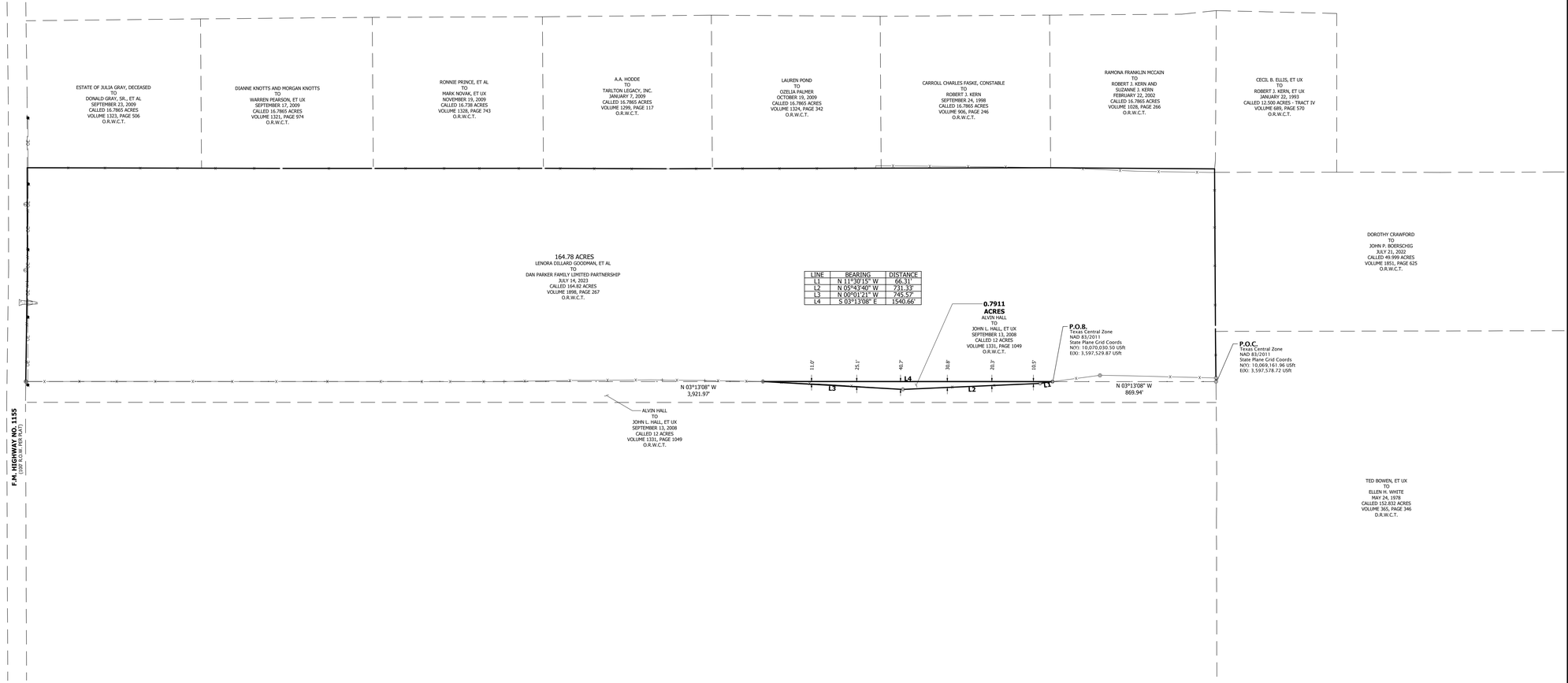
LEGEND

⊕	5/8" IRON ROD SET W/CAP
⊠	4" WOODEN FENCE POST
■	POWER POLE
⊙	TELEPHONE RISER
—— OE ——	OVERHEAD ELECTRIC LINE
——X——	WIRE FENCE

HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)
VERTICAL DATUM: NAVD 88
COMBINED SCALE FACTOR: 0.999970001
BEARING BASIS: TX. LAMBERT GRID CENTRAL ZONE
DISTANCES SHOWN ARE SURFACE VALUES



LINE	BEARING	DISTANCE
L1	N 11°30'15" W	66.31'
L2	N 05°43'40" W	731.33'
L3	N 00°01'21" W	745.57'
L4	S 03°13'08" E	1540.66'

SURVEY NOTES

1. THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR REPORT.
2. PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, ETC. THAT APPEAR OF RECORD AND NOT SHOWN ON SURVEY.
3. ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AS MARKED ABOVE GROUND. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. A SEPARATE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

SURVEYOR CERTIFICATION

THIS SURVEY WAS MADE ON THE GROUND ON FEBRUARY 16, 2026 UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND AT THE TIME OF SURVEY.

FOR: FSC INC
BY: JOHN E. LEGERE, RPLS
TEXAS REGISTRATION NO. 6698
DATE SIGNED: MARCH 2, 2026

STATE OF TEXAS
REGISTERED
JOHN LEGERE
6698
PROFESSIONAL
LAND SURVEYOR

CONFIDENTIALITY STATEMENT

THIS IS THE PROPERTY OF FRANK SURVEYING CO INC AND ITS ASSIGNEES. IT IS SUPPLIED IN CONFIDENCE AND IS NOT TO BE USED FOR ANYPURPOSE OTHER THAN THAT FOR WHICH IT IS SUPPLIED. IT MUST NOT BE DUPLICATED, DISCLOSED OR UTILIZED WITHOUT PERMISSION IN WRITING FROM THE OWNERS.

FSC INC
SURVEYORS+ENGINEERS
2205 Walnut Street - Columbus, TX 78934
Ph: 979.732.2154 - Fax: 979.732.5771
TBPLS FIRM 10000100 - TBPE FIRM 17957
www.fscinc.net

SURVEY PLAT OF 0.7911 ACRES

OUT OF CALLED 12.00 ACRE TRACT
(VOLUME 1331, PAGE 1049, O.P.R.),
JAMES KEGANS SURVEY,
ABSTRACT NO. 68
WASHINGTON COUNTY, TEXAS

REV	DESCRIPTION	DATE	BY

FIELD CREW RCC/ADS	DATE 02/16/2026
DRAWN KCO	DATE 02/18/2026
CHECKED JEL	DATE 03/02/2026
APPROVED JEL	DATE 03/02/2026

SURVEY TYPE: BOUNDARY SURVEY

SCALE: 1" = 300'

PROJ NO: 2025020058

GRAPHIC SCALE: 0' 300' 600' 900'

REV: 0