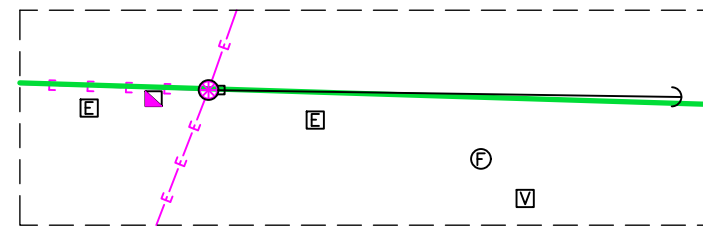


FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 45493C, Panel No. 0150 D, which is Dated 07/19/2023. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X/A. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or 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 <https://msc.fema.gov/portal>.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	13,995.00'	258.17'	258.17'	N 87°09'25" W	1°03'25"

LINE	BEARING	DISTANCE
L1	N 86°40'37" W	86.20'
	(N 86°37'27" W)	(86.26')
L2	S 24°29'52" W	23.98'
	(S 24°28'45" W)	

SCALE: 1"=100'



DETAIL A
(NOT TO SCALE)

BUILDING LEGEND

- (A) = METAL BLDG.
ON GROUND
(B) = METAL BLDG.
ON CONC.

GREGORY S. THOMAS, ET UX
52.79 ACRES
VOLUME 667, PAGE 693

SUBJECT TRACT
837,182 SQ. FT.
19.219 ACRES

THE BOARD OF TRUSTEES OF
THE LAVERNA INDEPENDENT
SCHOOL DISTRICT
86.338 ACRES
VOLUME 1567, PAGE 402

GATOR DODSON
7.181 ACRES
VOLUME 1906, PAGE 807

LEGEND CONT.

- (V) = ELECTRIC VAULT
(E) = ELECTRIC BOX
(P) = TELEPHONE PEDESTAL
(F) = UNDERGROUND FIBER MARKER
(W) = CONC. WATER TANK
(C) = CONC. FEEDER
(O) = CLEANOUT
(W) = WIRE FENCE
(-0-) = CHAIN LINK FENCE

NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

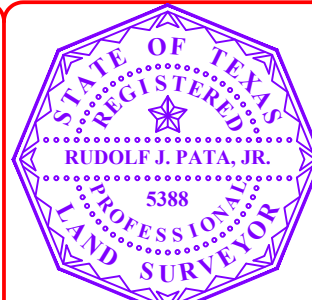
NOTE:
Bearings shown hereon are based on actual GPS Observations,
Texas State Plane Coordinates, South Central Zone, Grid.



- LEGEND**
- SET 1/2" IRON ROD CAPPED WALLS
 - FOUND 1.5" IRON PIPE
 - FOUND 1/2" IRON ROD
 - FOUND TYPE II MONUMENT
 - FENCE POST AT CORNER
 - RECORD INFORMATION
 - BUILDING SETBACK
 - RECORD DIGNITY MONUMENT
 - POWER POLE W/METER
 - OVERHEAD ELECTRIC
 - GUY WIRE
 - LIGHT POST
 - A/C PAD
- DWG: BLE RVD: RJP

Property Address:
15510 US HIGHWAY 87 W.
Property Description:
Being 19.219 acres of land, more or less, out of the Y. P. Alsberry Survey No. 133, Abstract 33, Wilson County, Texas, and being that same property described in a Special Warranty Deed recorded in Document No. 2026-163184, Official Public Records, Wilson County, Texas, **SAVE AND EXCEPT** that certain parcel conveyed to the State of Texas recorded in Document No. 2023-130705, Official Public Records of Wilson County, Texas; said 19.219 acres being more particularly described by metes and bounds attached hereto.

Owner:
CONTESSA CAPITAL, LLC



I, RUDOLF J. PATA, JR., Registered Professional Land Surveyor, State of Texas, certify that the above plot represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear herein, to the best of my knowledge and belief.

RUDOLF J. PATA, JR.
Registered Professional Land Surveyor
Texas Registration No. 5388

G.F. NO. 551498-26-11405

JOB NO. 138139

TITLE COMPANY: CAPITAL TITLE

DATE: 07/20/2026

ACCEPTED BY: _____