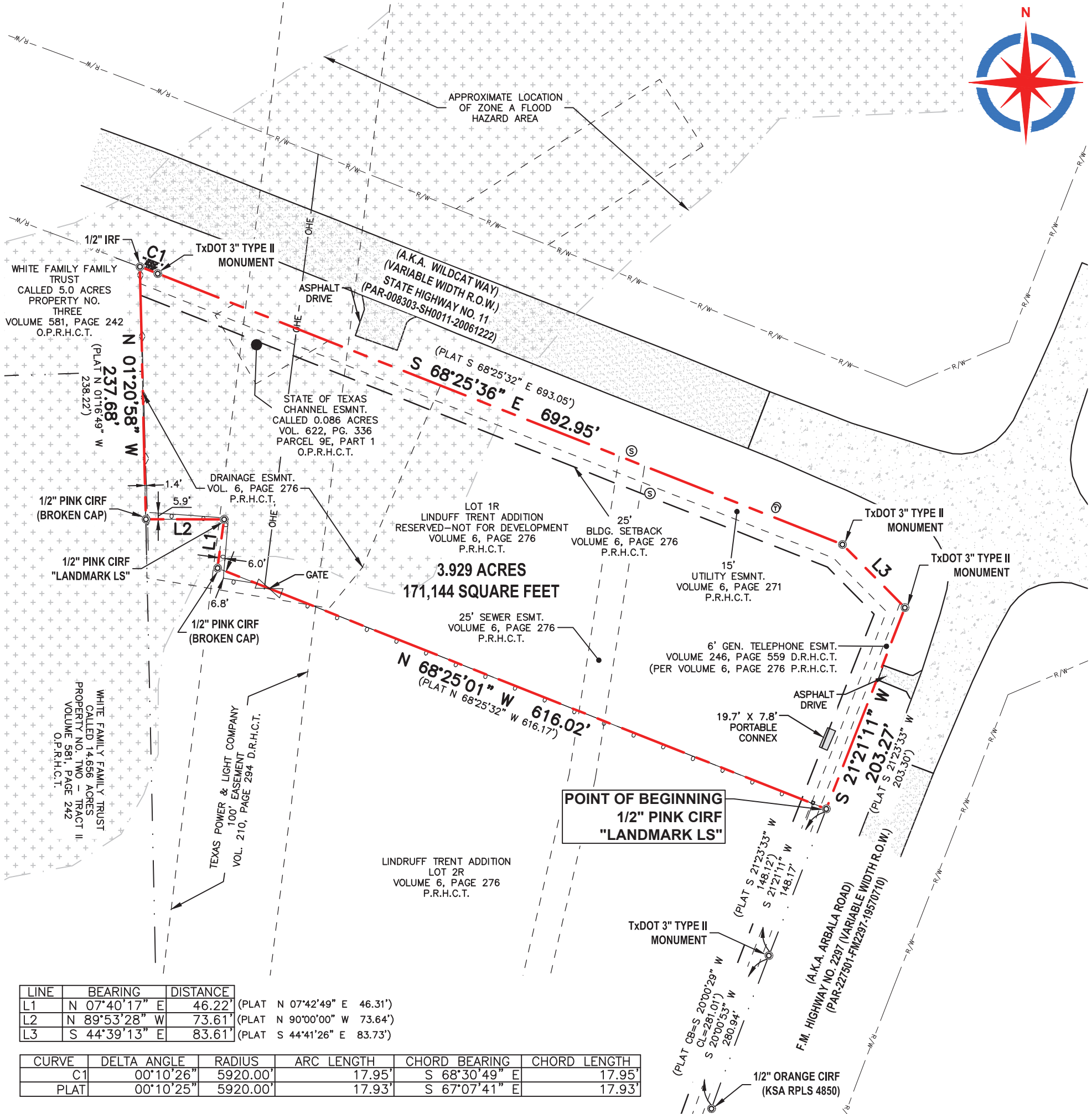


11/18/2025 8:45 AM ZMCEWN
Z:\2025\08-SULPHUR SPRINGS\01-RESIDENTIAL\25-10-6091_TBD_FM_2297_ SulphurSprings\01-BASE\TANC4202_25-10-6091_TBD_FM_2297_ Sulphur Springs - BASE.dwg



NOTES

- BEARINGS AND DISTANCES SHOWN HEREON ARE GRID, U.S. SURVEY FEET, BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83)(2011), TEXAS NORTH CENTRAL ZONE (4202), AS DERIVED FROM GNSS OBSERVATION OF AN ON-THE-GROUND SURVEY PERFORMED ON NOVEMBER 11, 2025.
- EXAMINING THE FLOOD INSURANCE RATE MAP FOR HOPKINS COUNTY, TEXAS AND INCORPORATED AREA MAP NO. 48223C0330E, EFFECTIVE DATE MARCH 17, 2011 AND IT APPEARS THAT A PORTION OF THE PROPERTY LIES WITHIN ZONE A, AND IS LOCATED WITHIN A 100-YEAR FLOOD ZONE, WHILE THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X, AND IS NOT LOCATED WITHIN A 100-YEAR FLOOD ZONE. THE REFERENCE TO THE 100-YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES, ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A SCHEDULE B OF A CURRENT TITLE COMMITMENT; THEREFORE, ALL EASEMENTS AND OTHER MATTERS OF RECORD MAY NOT BE SHOWN HEREIN. EASEMENTS, RECORDED DEED REFERENCES AND OTHER RECORD INFORMATION SHOWN ON THIS SURVEY ARE BASED UPON A PUBLIC RECORDS SEARCH PERFORMED BY THE SURVEYOR, AND DOES NOT CONSTITUTE A FULL TITLE ABSTRACT.

LEGEND

	SUBJECT TRACT BOUNDARY	CIRF	CAPPED IRON ROD FOUND
	ADJOINER TRACT BOUNDARY	IRF	IRON ROD FOUND
	EXISTING EASEMENT	TxDOT	TEXAS DEPARTMENT OF TRANSPORTATION
	RIGHT OF WAY (R.O.W.)	INST. NO.	INSTRUMENT NUMBER
	OVERHEAD ELECTRIC	VOL.	VOLUME
	CHAIN LINK FENCE	PG.	PAGE
	PIPE FENCE		
	SANITARY MANHOLE		
	TELEPHONE PED		
	FOUND MONUMENT		

SURVEYOR'S CERTIFICATION

The undersigned hereby states that this survey is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions. This survey is being provided solely for the use of current client and parties listed below. Use of this survey by any other parties and/or for other purposes shall be at the user's own risk, and any loss resulting from other use shall not be the responsibility of the undersigned.

Client: Vijay Reddy Cheedeti

Datapoint Surveying & Mapping

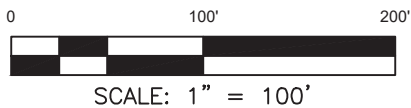
TYLER J. WILLIS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6877
NOVEMBER 18, 2025



LAND TITLE SURVEY

FM 2297, SULPHUR SPRINGS, TEXAS 75482

BEING A 3.929 ACRE TRACT OF LAND SITUATED IN THE JOSE Y'BARBO SURVEY, ABSTRACT NO. 1102, CITY OF SULPHUR SPRINGS, HOPKINS COUNTY, TEXAS, AND ALL OF LOT 1R, LINDUFF TRENT ADDITION, AS RECORDED IN VOLUME 6, PAGE 276, PLAT RECORDS, HOPKINS COUNTY, TEXAS.



DATAPoint
ENGINEERING • LAND SURVEYING • GIS • UAS

12400 Network Blvd. - Suite 130
San Antonio, TX 78249
Phone: 726-777-4240
Firm No. 10194585

DRAWN BY: JS

CHECKED BY: ZM / TW

PROJECT # 25-10-6091

DATE: 11/18/2025

DATE: 11/18/2025

REV.

0

SHEET 1 OF 1