



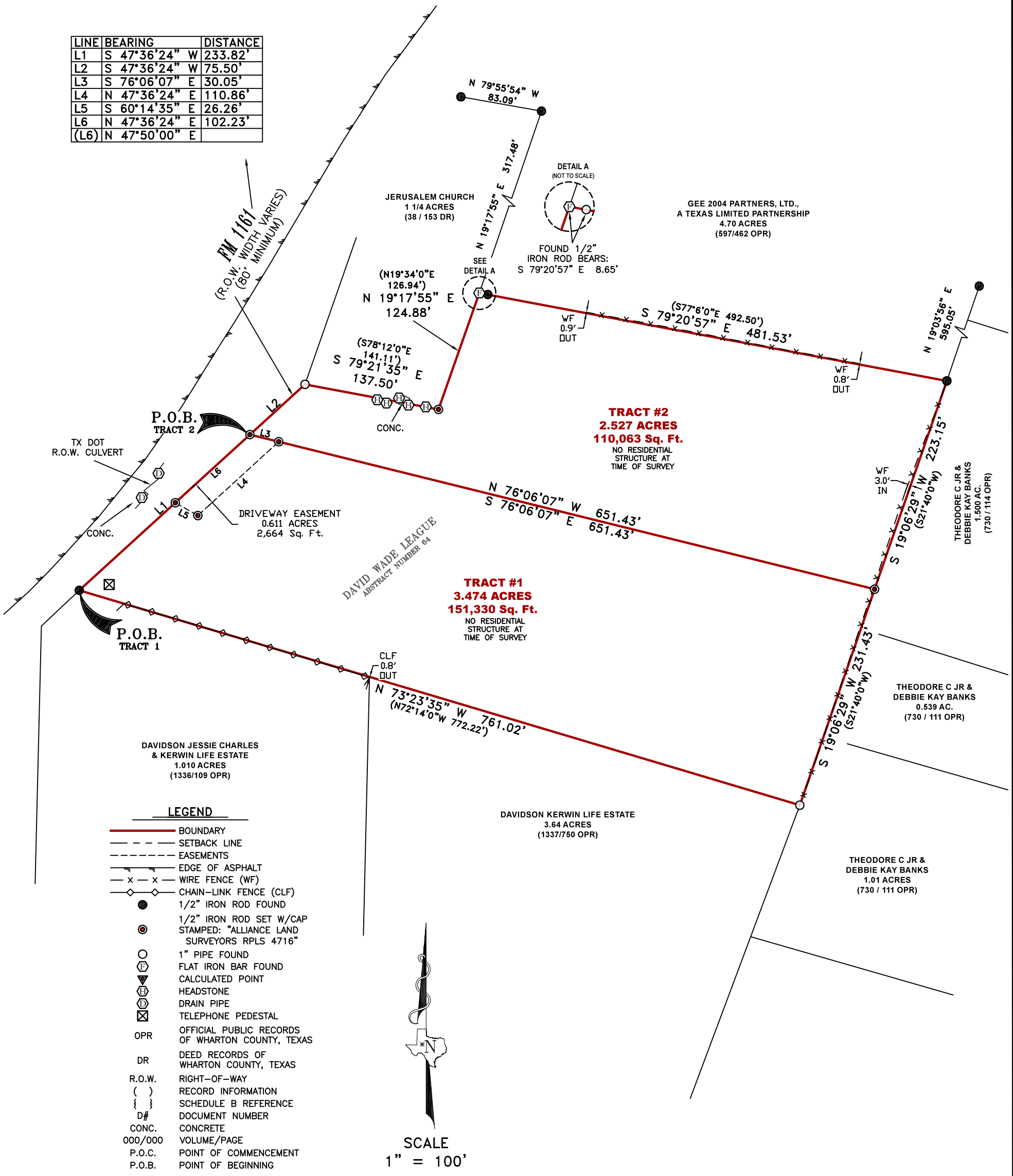
TBPELS FIRM No. 10194244
 18410 US Hwy 281 N, Suite 109
 San Antonio, TX 78259
 (210) 369-9509

BUYER/OWNER: MOUNTAIN ROCK PROPERTY GROUP INC.
 ADDRESS: W FM 1161
 CITY, STATE, ZIP: SPANISH CAMP, TEXAS
 TITLE COMPANY: PRIORITY ONE TITLE, LLC
 GF NUMBER: HC-P-25-1061E
 EFFECTIVE DATE: AUGUST 15, 2025
 ISSUE DATE: AUGUST 29, 2025



LAND SURVEY

LINE	BEARING	DISTANCE
L1	S 47°36'24" W	233.82'
L2	S 47°36'24" W	75.50'
L3	S 76°06'07" E	30.05'
L4	N 47°36'24" E	110.86'
L5	S 60°14'35" E	26.26'
L6	N 47°36'24" E	102.23'
(L6)	N 47°50'00" E	



- LEGEND**
- BOUNDARY
 - - - SETBACK LINE
 - - - - - EASEMENTS
 - - - - - EDGE OF ASPHALT
 - x - x - WIRE FENCE (WF)
 - ◇ - ◇ - CHAIN-LINK FENCE (CLF)
 - 1/2" IRON ROD FOUND
 - ⊙ 1/2" IRON ROD SET W/CAP
STAMPED: "ALLIANCE LAND SURVEYORS RPLS 4716"
 - 1" PIPE FOUND
 - ⊕ FLAT IRON BAR FOUND
 - ▽ CALCULATED POINT
 - ⊕ HEADSTONE
 - ⊕ DRAIN PIPE
 - ⊕ TELEPHONE PEDESTAL
 - OPR OFFICIAL PUBLIC RECORDS OF WHARTON COUNTY, TEXAS
 - DR DEED RECORDS OF WHARTON COUNTY, TEXAS
 - R.O.W. RIGHT-OF-WAY
 - () RECORD INFORMATION
 - { } SCHEDULE B REFERENCE
 - D# DOCUMENT NUMBER
 - CONC. CONCRETE
 - 000/000 VOLUME/PAGE
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING

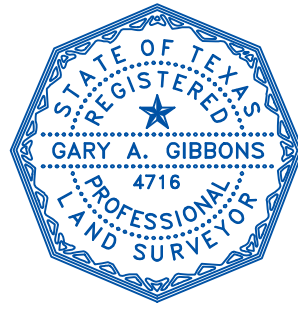
SCALE
 1" = 100'

NOTES

- BEARINGS AND DISTANCES SHOWN FOR THIS SURVEY WERE DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.
- PER SCHEDULE B OF THE TITLE COMMITMENT REFERENCED HEREON, THE FOLLOWING ITEMS MAY AFFECT THIS TRACT:
 {} SCHEDULE B, ITEM 1, IS DELETED. NO PLOTTABLE RESTRICTIONS DESCRIBED IN SCHEDULE B.

ACCORDING TO FEMA MAP NO. 48481C0175F WITH AN EFFECTIVE DATE OF 12/21/2017, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA. APPROXIMATE LIMITS (IF SHOWN) ARE BASED ON AVAILABLE SHAPE FILES PROVIDED BY FEMA (msc.fema.gov).

I, Gary A. Gibbons, Registered Professional Land Surveyor number 4716, do hereby certify that this survey made on the ground by personnel working under my direct supervision and that this professional service conforms to the minimum standards of survey practices as set out by the Texas Board of Professional Engineers and Land Surveyors as of this date.



Survey field work completed on:
 THE 4TH DAY OF MARCH 2026, A.D.
Gary A. Gibbons
 GARY A. GIBBONS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4716

JOB NO. 260221670	FIELD WORK: BBIII	BOUNDARY: EJS	DRAWN: JAG	REVIEW: JTD/EJS	REVISION DATE:
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