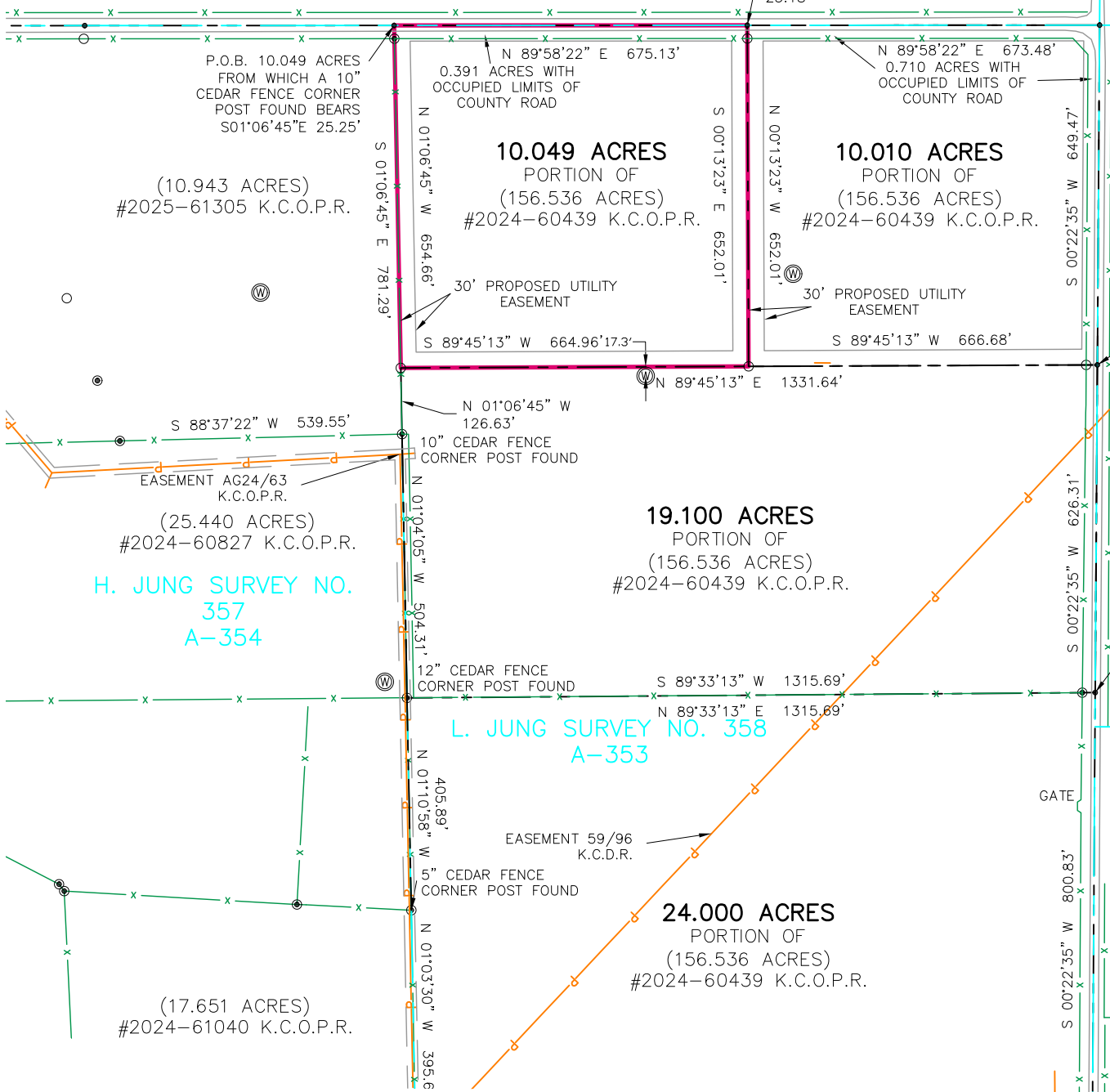




F. NIEBUHR SURVEY NO. 166
A-414

F. NIEBUHR
SURVEY NO. 165
A-415

COUNTY ROAD 333



L.L. LEWIS SURVEY NO. 44
A-1028

COUNTY ROAD 340
RED CREEK CEMETERY

10.049 ACRE TRACT

LEGAL DESCRIPTION: BEING 10.049 ACRES OF LAND OUT OF THE H. JUNG SURVEY NO. 358, ABSTRACT NO. 353 IN KIMBLE COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 156.536 ACRE TRACT DESCRIBED DOC. #2024-60439 OF THE OFFICIAL PUBLIC RECORDS OF SAID KIMBLE COUNTY, TEXAS; SAID 10.049 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN JANUARY & MAY 2024 & APRIL 2025:

COMMENCING AT A CALCULATED POINT AT THE APPROXIMATE INTERSECTION OF COUNTY ROAD 333 AND COUNTY ROAD 340 FOR THE COMMON CORNER OF THE F. NIEBUHR SURVEY NO. 166, ABSTRACT NO. 414, THE F. NIEBUHR SURVEY NO. 165, ABSTRACT NO. 415, THE L.L. LEWIS SURVEY NO. 44, ABSTRACT NO. 1028 AND SAID SURVEY NO. 358, THE NORTHEAST CORNER OF SAID 156.536 ACRE TRACT AND FROM WHICH A 3/8" IRON ROD W/CAP FOUND BEARS NORTH 42°52'02" WEST A DISTANCE OF 34.26 FEET, A 10" CEDAR FENCE CORNER POST FOUND BEARS SOUTH 63°47'07" WEST A DISTANCE OF 56.90 FEET AND ANOTHER FOUND BEARS SOUTH 21°43'41" WEST A DISTANCE OF 60.34 FEET;

THENCE SOUTH 89°58'22" WEST A DISTANCE OF 1348.61 FEET ALONG THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 333 FOR THE COMMON LINE OF SAID SURVEY NO. 166 AND SAID SURVEY NO. 358 AND THE NORTH LINE OF SAID 156.536 ACRE TRACT TO A CALCULATED POINT FOR THE POINT OF BEGINNING BEING THE NORTHEAST CORNER OF THAT CERTAIN 10.943 ACRE TRACT DESCRIBED IN DOC. #2025-61305 OF SAID OFFICIAL PUBLIC RECORDS AND THE NORTHWEST CORNER HEREOF AND FROM WHICH A 10" CEDAR FENCE CORNER POST FOUND BEARS SOUTH 01°06'45" EAST A DISTANCE OF 25.25 FEET;

THENCE NORTH 89°58'22" EAST A DISTANCE OF 675.13 FEET ALONG THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 333 FOR THE COMMON LINE OF SAID SURVEY NO. 166 AND SAID SURVEY NO. 358 AND THE NORTH LINE OF SAID 156.536 ACRE TRACT TO A CALCULATED POINT FOR THE NORTHWEST CORNER OF A 10.010 ACRE TRACT SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC AND THE NORTHEAST CORNER HEREOF AND FROM WHICH A 1/2" IRON ROD WITH CAP SET BEARS SOUTH 00°13'23" EAST A DISTANCE OF 25.18 FEET;

THENCE CROSSING SAID 156.536 ACRE TRACT, THE FOLLOWING COURSES:

1. SOUTH 00°13'23" EAST A DISTANCE OF 652.01 FEET ALONG THE WEST LINE OF SAID 10.010 ACRE TRACT TO A 1/2" IRON ROD WITH CAP SET IN THE NORTH LINE OF A 19.100 ACRE TRACT SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC FOR THE SOUTHWEST CORNER OF SAID 10.010 ACRE TRACT AND THE SOUTHEAST CORNER HEREOF;
2. SOUTH 89°45'13" WEST A DISTANCE OF 664.96 FEET ALONG THE NORTH LINE OF SAID 19.100 ACRE TRACT TO A 1/2" IRON ROD WITH CAP SET IN THE EAST LINE OF SAID 10.943 ACRE TRACT FOR THE NORTHWEST CORNER OF SAID 19.100 ACRE TRACT AND THE SOUTHWEST CORNER HEREOF;
3. NORTH 01°06'45" WEST A DISTANCE OF 654.66 FEET ALONG THE EAST LINE OF SAID 10943 ACRE TRACT TO THE POINT OF BEGINNING CONTAINING 10.049 ACRES MORE OR LESS, AND AS SHOWN HEREON.

TITLE NOTES:

AS PER INFORMATION PROVIDED IN GF#225-722 DATED 6/12/2025 BY FIRST NATIONAL TITLE INSURANCE COMPANY, THIS PROPERTY IS SUBJECT TO:

RESTRICTIVE COVENANTS:

VOLUME _____, PAGES _____, OFFICIAL PUBLIC RECORDS OF KIMBLE COUNTY, TEXAS.

EASEMENTS:

10.

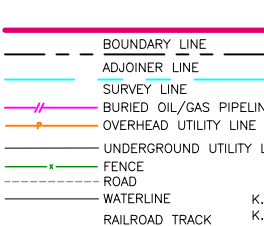
E. RIGHT OF WAY EASEMENT EXECUTED BY ANDREW PERRY OEHLER, SAMUEL ARNOLD OEHLER, MELISSA STARR, DANIEL RICHARD HALL, TIMOTHY JOSEPH HALL AND KAYLEAH REBECCA HALL TO PEDERNALES ELECTRIC COOPERATIVE, INC., DATED FEBRUARY 13, 2024, RECORDED IN VOLUME MR24, PAGES 110-115, OFFICIAL PUBLIC RECORDS OF KIMBLE COUNTY, TEXAS. - DOES NOT AFFECT.

G. RIGHT OF WAY EASEMENT EXECUTED BY HSW LAND, LLC TO PEDERNALES ELECTRIC COOPERATIVE, INC., DATED JUNE 25, 2024, RECORDED IN VOLUME AG24, PAGES 39-42, OFFICIAL PUBLIC RECORDS OF KIMBLE COUNTY, TEXAS. - DOES NOT AFFECT AND AS SHOWN HEREON.

H. RIGHT OF WAY EASEMENT EXECUTED BY HSW LAND, LLC TO PEDERNALES ELECTRIC COOPERATIVE, INC., DATED MAY 23, 2024, RECORDED IN VOLUME AG24, PAGES 63-66, OFFICIAL PUBLIC RECORDS OF KIMBLE COUNTY, TEXAS. - DOES NOT AFFECT.

SURVEY NOTES:

1. BEARINGS, DISTANCE & ACREAGE SHOWN HEREON ARE GRID, NAD 83(2011), LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS CENTRAL ZONE", UTILIZING NGS CORS/OPUS SOLUTION.
2. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "CTL".
3. THIS SURVEY IS A TITLE SURVEY AND IS NOT AN ENGINEERING DESIGN SURVEY.
4. FLOOD MAP SUBJECT TO SCALE UNCERTAINTY AND THEREFOR IS APPROXIMATE.
5. UNDERGROUND SPRINKLER SYSTEMS, VALVES, BOXES AND/OR SPRINKLER HEADS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN HEREON.
6. INFORMATION OF EASEMENTS, SERVITUDES OR COVENANTS IF ANY SHOWN HEREON ARE SOLELY BASED ON THE TITLE COMMITMENT PROVIDED BY CLIENT REFERENCED HEREON AND NO OTHER RESEARCH WAS PERFORMED OR REQUESTED BY CLIENT.
7. LOCATION OF ALL WATERLINES, PIPELINES (ABOVE-GROUND AND BURIED), OVERHEAD ELECTRIC LINES AND BURIED CABLE LINES SHOWN HEREON ARE APPROXIMATE AND BASED SOLELY ON VISIBLE EVIDENCE. NOT ALL OVERHEAD ELECTRIC POLES AND GUY WIRES WERE LOCATED, ONLY THOSE REQUIRED TO SHOW THE LOCATION OF THE LINES. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF BURIED FACILITIES ASSOCIATED WITH THESE UTILITIES.



LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- SURVEY LINE
- BURIED OIL/GAS PIPELINE
- OVERHEAD UTILITY LINE
- UNDERGROUND UTILITY LINE
- FENCE
- ROAD
- WATERLINE
- RAILROAD TRACK

- POINT
- 1/2" IRON ROD W/CAP FOUND UNLESS MARKED OTHERWISE
- MONUMENT SET
- WATER WELL
- WATER VALVE
- P.U.E. PUBLIC UTILITY EASEMENT
- B.L. BUILDING SETBACK LINE (BRG.-DIST.) RECORD CALL
- K.C.D.R. - KIMBLE COUNTY DEED RECORDS
- K.C.O.P.R. - KIMBLE COUNTY OFFICIAL PUBLIC RECORDS

I, THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY, AND THAT THERE ARE NO VISIBLE DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, VISIBLE ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR MOST ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS VISIBLE ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

MARK R. WATSON RPLS#5740
DATE 6-17-2025



REFERENCE: -----	
TYPE OF SURVEY - TITLE	
LEGAL DESCRIPTION: BEING 10.049 ACRES OF LAND OUT OF THE H. JUNG SURVEY NO. 358, ABSTRACT NO. 353 IN KIMBLE COUNTY, TEXAS	
JOB NO. 24-50131	PAGE 1 OF 1
DRAWN BY: MRW	