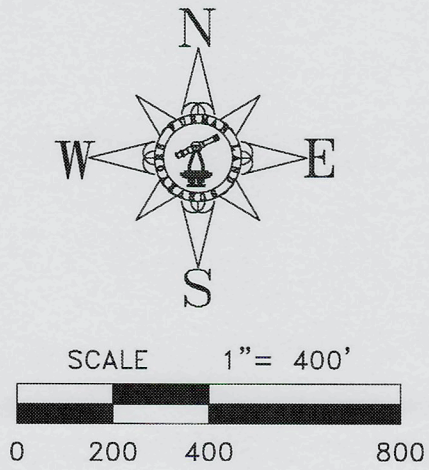


SCALE: 1" = 20'
LEGEND:

- OVERHEAD UTILITY LINES
- UTILITY POLE
- ⊙ WATER METER
- x-x- FENCE
- CM CONTROL MONUMENT
- RM RECORD MONUMENT
- 3/8" IRON ROD FND



NOTES

1. Original seal and signature of the surveyor must be present on each page for survey to be valid.
2. This plat is the property of Furman Land Surveyors Inc. Furman Land Surveyors Inc. accepts no responsibility for the use of this plat for any purpose other than its original intended use. The intended use being the consummation of the original transaction between the parties listed in the certificate hereon and issuance of title insurance for the property surveyed. Reproduction of this plat for any purpose other than its original intended use is expressly forbidden without the written consent of an authorized agent of Furman Land Surveyors Inc. Copyright 2023.
3. Easements reviewed as part of this survey were taken from a Commitment For Title Insurance and/or as otherwise provided to this surveyor. Please be advised that reviewing the notations and/or graphical representations of the easements or any other documents that are shown or referenced on this survey, should not take the place of reviewing the actual documents. Please review the recorded documents in their entirety for the details on how they affect this property.
4. No attempt was made by this surveyor to contact the Road and Bridge Department of Carson County, Texas, regarding access to County Road 1 and County Road N from the subject tract. It is unknown by this surveyor if a drive permit will be issued or if direct ingress/egress will be allowed to the subject tract from County Road 1 and County Road N.
5. Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground containers and/or facilities which may affect the use or development of this tract of land.
6. Bearings are based on record information in Volume 568, Page 148, Official Public Records Records of Carson County, Texas.
7. Bearings and distances are from a ground survey and may vary from recorded information.

DESCRIPTION

A 312.56± acres of land out of Section 48, Block B-4, H.&G.N. Railroad Co. Survey, Carson county, Texas, further being a portion of that certain tract of land described in that certain instrument of record under Clerk's File No. 2012-00001206, Official Public Records of Carson County, Texas, said 312.56± acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on February 14th, 2023 and being described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found as called for the Southwest corner of that certain tract of land described in that certain instrument of record in Volume 574, Page 195, Official Public Records of Carson County, Texas, in the common line of Sections 48 and 49 of said Block B-4, for the Northwest corner of this tract of land;

THENCE N. 89° 54' 09" E. 5,282.45 feet to a 3/8 inch iron rod found as called for the Southeast corner of said tract of land described in Volume 574, Page 195, in the common line of sections 47 and 48 of said Block B-4, for the Northeast corner of this tract of land;

THENCE S. 00° 00' 06" E. 2,577.94 feet, to a 3/8 inch iron rod found as called for the Southeast corner of said Section 48, same being the Southeast corner of this tract of land;

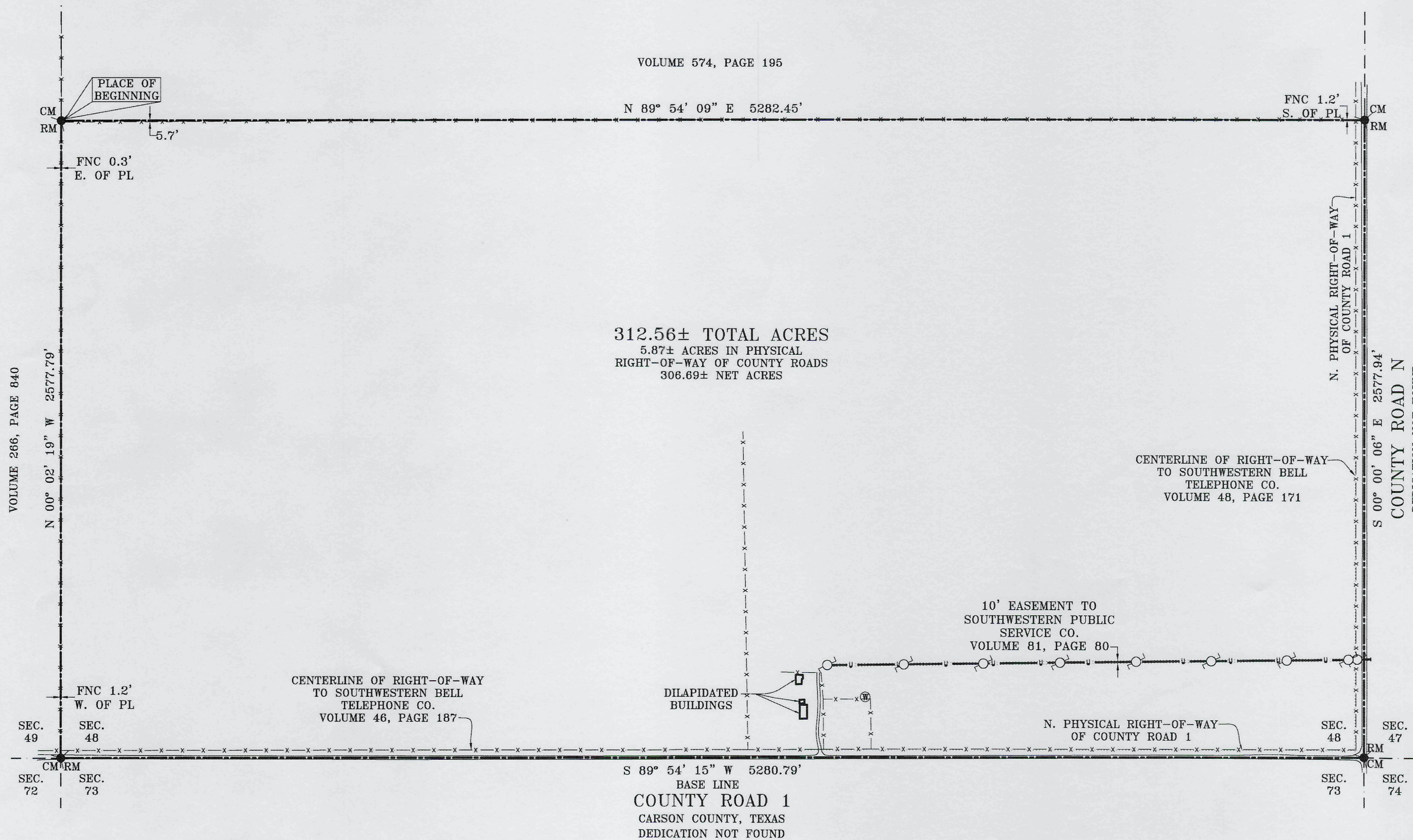
THENCE S. 89° 54' 15" W. (BASE LINE) 5,280.79 feet to a 3/8 inch iron rod found as called for the Southwest corner of said Section 48, same being the Southwest corner of this tract of land;

THENCE N. 00° 02' 19" W. 2,577.79 feet, along the common line of said Sections 48 and 49, to the PLACE OF BEGINNING and containing 312.56 acres of land more or less, of which 5.87 acres of land more or less lies within the physical Right-of-Ways of County Road 1 and County Road N.

CERTIFICATE

I, do hereby certify to Independence Title and Mr. Buyer LLC that this plat is true and correct to the best of my knowledge and belief; that it was prepared from a survey made on the ground by me or by others under my direct supervision on this 21st day of FEBRUARY, 2023; and that no above ground encroachment exist other than those shown.

G.F.# 2256421-PHDA



312.56± TOTAL ACRES
5.87± ACRES IN PHYSICAL
RIGHT-OF-WAY OF COUNTY ROADS
306.69± NET ACRES

S 89° 54' 15" W 5280.79'
BASE LINE
COUNTY ROAD 1
CARSON COUNTY, TEXAS
DEDICATION NOT FOUND

FURMAN LAND SURVEYORS, INC.
SURVEYING - MAPPING - CONSULTING
TEXAS - OKLAHOMA - NEW MEXICO
KANSAS - COLORADO

DARYL R. FURMAN, RPLS - DANIEL R. FURMAN, RPLS - DONALD R. FURMAN, RPLS
CASEY A. MANN, RPLS - LANDON M. STOKES, RPLS
HEATHER LYNN LEMONS, RPLS - KYLE L. BRADY, RPLS
CHASE ROME, RPLS - LEONARD A. McLAUGHLIN, SIT
TEXAS FIRM #10092400 & 10092401
P.O. BOX 1416 - AMARILLO, TEXAS 79105 - (806) 374-4246 - FAX (806) 374-4248
P.O. BOX 464 - DUMAS, TEXAS 79029 - (806) 934-1405 - FAX (806) 934-1482

PROJECT NO. 2331709 - FILE NO. X:\DWG 23\CARSON\2331709-R
DRAWING NO. X:\Dwg 23\CARSON\2331709\2331709-R

M. Chase Rome
RPLS 6966