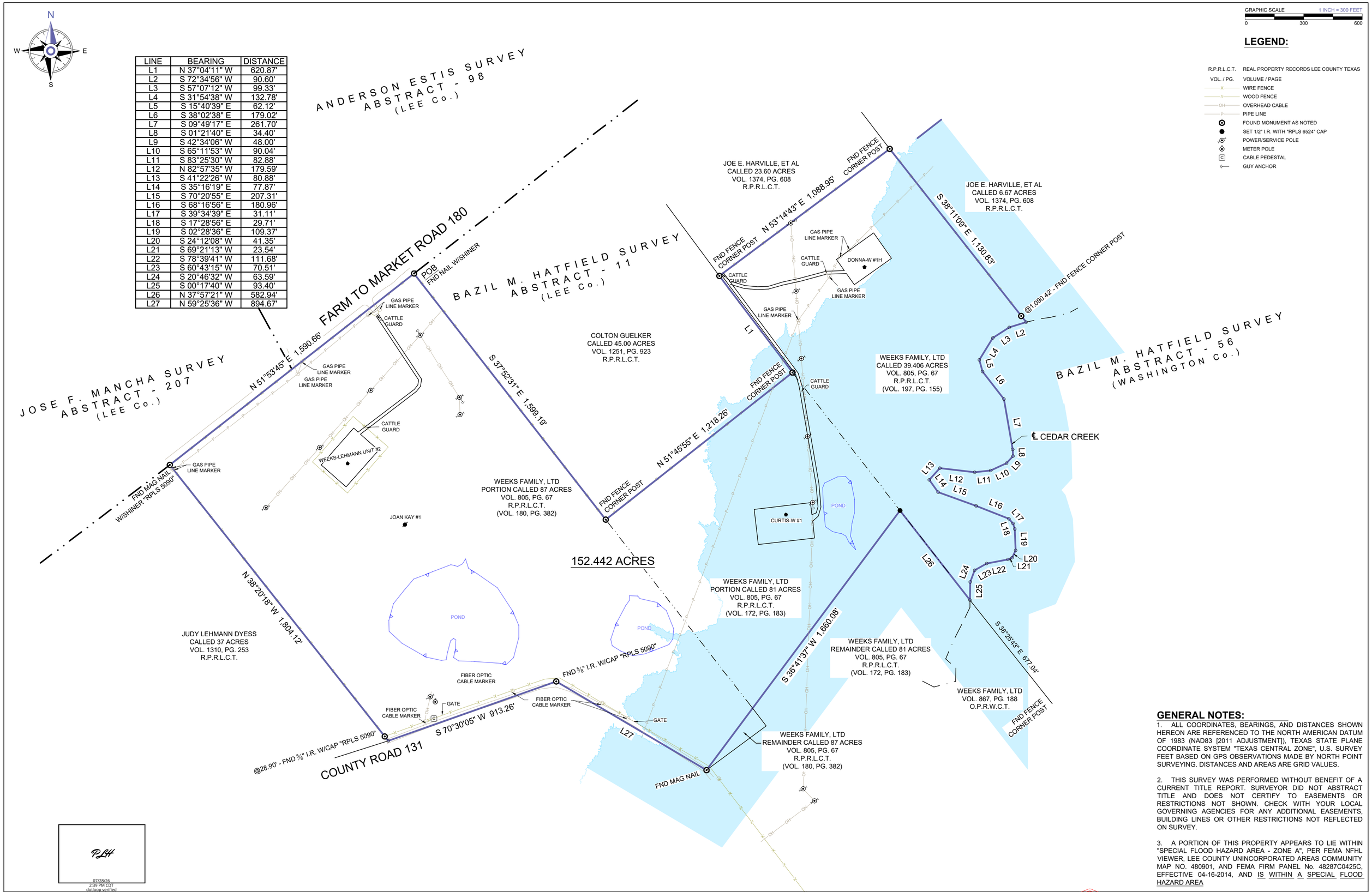
dotloop signature verification: dtlp.us/BfQ8-KtbA-AW1Q

BOUNDARY SURVEY

PROJECT: 26058
CLIENT: WEEKS FAMILY LTD
ADDRESS: 1231 CR 131, LEDBETTER, TX 78946

LINE	BEARING	DISTANCE
L1	N 37°04'11" W	620.87'
L2	S 72°34'56" W	90.60'
L3	S 57°07'12" W	99.33'
L4	S 31°54'38" W	132.78'
L5	S 15°40'39" E	62.12'
L6	S 38°02'38" E	179.02'
L7	S 09°49'17" E	261.70'
L8	S 01°21'40" E	34.40'
L9	S 42°34'06" W	48.00'
L10	S 65°11'53" W	90.04'
L11	S 83°25'30" W	82.88'
L12	N 82°57'35" W	179.59'
L13	S 41°22'26" W	80.88'
L14	S 35°16'19" E	77.87'
L15	S 70°20'55" E	207.31'
L16	S 68°16'56" E	180.96'
L17	S 39°34'39" E	31.11'
L18	S 17°28'56" E	29.71'
L19	S 02°28'36" E	109.37'
L20	S 24°12'08" W	41.35'
L21	S 69°21'13" W	23.54'
L22	S 78°39'41" W	111.68'
L23	S 60°43'15" W	70.51'
L24	S 20°46'32" W	63.59'
L25	S 00°17'40" W	93.40'
L26	N 37°57'21" W	582.94'
L27	N 59°25'36" W	894.67'



GENERAL NOTES:

1. ALL COORDINATES, BEARINGS, AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83 [2011 ADJUSTMENT]), TEXAS STATE PLANE COORDINATE SYSTEM "TEXAS CENTRAL ZONE", U.S. SURVEY FEET BASED ON GPS OBSERVATIONS MADE BY NORTH POINT SURVEYING. DISTANCES AND AREAS ARE GRID VALUES.

2. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

3. A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN "SPECIAL FLOOD HAZARD AREA - ZONE A", PER FEMA NFHL VIEWER, LEE COUNTY UNINCORPORATED AREAS COMMUNITY MAP NO. 480901, AND FEMA FIRM PANEL No. 48287C0425C, EFFECTIVE 04-16-2014, AND IS WITHIN A SPECIAL FLOOD HAZARD AREA

07/28/26
2:39 PM CDT
dotloop verified

NORTH POINT SURVEYING
240 Gibbs St.
New Waverly, TX 77358
www.npsurveying.com
(936) 900-9972
TBPELS FIRM NO. 10194954

FIELDWORK DATE:	06-04-2026
FIELDWORK CREW:	MP / AJ
DRAWN BY:	MN
CHECKED BY:	MN / CJ
REVISION 1:	__-__-____
REVISION 2:	__-__-____

LEGAL DESCRIPTION:

BEING A 152.442 ACRE TRACT OF LAND SITUATED IN THE BRAZIL M. HATFIELD SURVEY, ABSTRACT NUMBER 11, LEE COUNTY, TEXAS, AND BEING ALL OF THAT SAME CALLED 39.406 ACRE TRACT, A PORTION OF THAT CERTAIN CALLED 81 ACRE TRACT, AND A PORTION OF THAT CERTAIN CALLED 87 ACRE TRACT, ALL BEING DESCRIBED IN INSTRUMENT TO WEEKS FAMILY, LTD., RECORDED IN VOLUME 805, PAGE 67, OF THE REAL PROPERTY RECORDS OF LEE COUNTY, TEXAS, (R.P.R.L.C.T.), SAID 152.442 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY THE ATTACHED METES AND BOUNDS DESCRIPTION.

STATE OF TEXAS REGISTERED CAREY A. JOHNSON 6524 PROFESSIONAL LAND SURVEYOR

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

Carey A. Johnson
Registered Professional Land Surveyor No. 6524