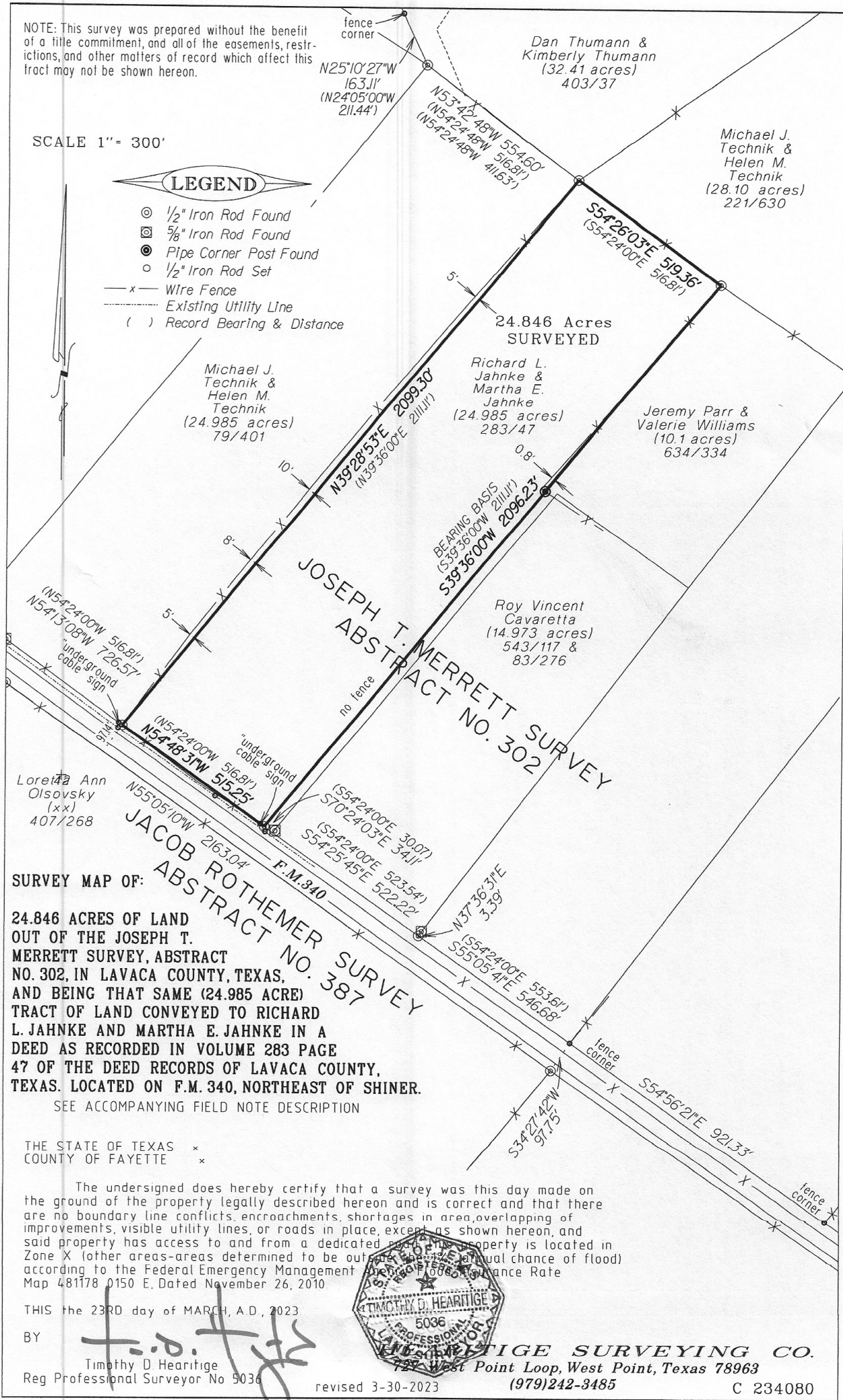


NOTE: This survey was prepared without the benefit of a title commitment, and all of the easements, restrictions, and other matters of record which affect this tract may not be shown hereon.

SCALE 1" = 300'

- LEGEND**
- ⊙ 1/2" Iron Rod Found
 - ⊠ 5/8" Iron Rod Found
 - ⊙ Pipe Corner Post Found
 - 1/2" Iron Rod Set
 - x- Wire Fence
 - - - Existing Utility Line
 - () Record Bearing & Distance



SURVEY MAP OF:
24.846 ACRES OF LAND
OUT OF THE JOSEPH T. MERRETT SURVEY, ABSTRACT NO. 302, IN LAVACA COUNTY, TEXAS, AND BEING THAT SAME (24.985 ACRE) TRACT OF LAND CONVEYED TO RICHARD L. JAHNKE AND MARTHA E. JAHNKE IN A DEED AS RECORDED IN VOLUME 283 PAGE 47 OF THE DEED RECORDS OF LAVACA COUNTY, TEXAS. LOCATED ON F.M. 340, NORTHEAST OF SHINER.
 SEE ACCOMPANYING FIELD NOTE DESCRIPTION

THE STATE OF TEXAS *
 COUNTY OF FAYETTE *

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property has access to and from a dedicated road. This property is located in Zone X (other areas-areas determined to be outside the 1% annual chance of flood) according to the Federal Emergency Management Agency Flood Insurance Rate Map 481178 0150 E. Dated November 26, 2010

THIS the 23RD day of MARCH, A.D., 2023

BY *[Signature]*
 Timothy D Hearitige
 Reg Professional Surveyor No 5036



HEARITIGE SURVEYING CO.
 727 West Point Loop, West Point, Texas 78963
 (979)242-3485
 revised 3-30-2023 C 234080

HEARITIGE SURVEYING, CO.

TIM. D. HEARITIGE
727 West Point Loop
West Point, Texas 78963

Registered Professional Land Surveyor No. 5036
Licenced State Land Surveyor
Phone (979)242-3485

March 30, 2023

FIELD NOTE DESCRIPTION OF 24.846 ACRES OF LAND OUT OF THE JOSEPH T. MERRETT SURVEY, ABSTRACT NO. 302, IN LAVACA COUNTY, TEXAS, AND BEING THAT SAME (24.985 ACRE) TRACT OF LAND CONVEYED TO RICHARD L. JAHNKE AND MARTHA E. JAHNKE IN A DEED AS RECORDED IN VOLUME 283 PAGE 47 OF THE DEED RECORDS OF LAVACA COUNTY, TEXAS. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found at the base of a fence post in the northeasterly right-of-way line of F.M. 340, and being at the most southerly corner of that certain (24.985 acre) tract of land conveyed to Richard L. Jahnke and Martha E. Jahnke in a deed as recorded in Volume 283 Page 47 of the Deed Records of Lavaca County, Texas, also being the most westerly corner of that certain (10.1 acre) tract of land conveyed to Jeremy Parr and Valerie Williams in a deed as recorded in Volume 634 Page 334 of the Official Records of Lavaca County, Texas, and from which a 5/8" iron rod found bears **S 70 deg. 24' 03" E 34.11 feet**, and from said 5/8" iron rod another ½" iron rod found bears **S 54 deg. 24' 45" E 522.22 feet**,

THENCE, with the northeasterly right-of-way line of F.M. 340, and being the southwesterly line of the Jahnke tract, **N 54 deg. 48' 31" W 515.25 feet** to a 5/8" iron rod found at the base of a fence corner post, being at the most westerly corner of the Jahnke tract, also being the most southerly corner of that certain (24.985 acre) tract of land conveyed to Michael J. Technik and Helen M. Technik in a deed as recorded in Volume 79 Page 401 of the Official Records of Lavaca County, Texas, being for the most westerly corner of this tract, and from which another 5/8" iron rod found bears **N 54 deg. 13' 08" W 726.57 feet**,

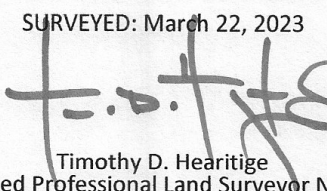
THENCE, leaving the northeasterly right-of-way line of F.M. 340, and with the common line between the Jahnke tract and the Technik (24.985 acre) tract, **N 39 deg. 28' 53" E 2099.30 feet** to a ½" iron rod found at the base of a four way fence corner, being the most northerly corner of the Jahnke tract, and the most easterly corner of the Technik (24.985 acre) tract, and being at the most southerly corner of that certain (32.41 acre) tract of land conveyed to Dan Thumann and Kimberly Thumann in a deed as recorded in Volume 403 Page 37 of the Official Records of Lavaca County, Texas, and being at the most westerly corner of that certain (28.10 acre) tract of land conveyed to Michael J. Technik and Helen M. Technik in a deed as recorded in Volume 221 Page 630 of the Official Records of Lavaca County, Texas, and being for the most northerly corner of this tract,

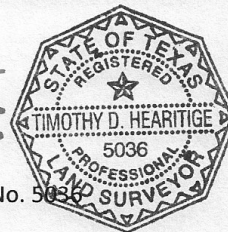
THENCE, with the common line between the Jahnke tract and the Technik (28.10 acre) tract, **S 54 deg. 26' 03" E 519.36 feet** to a ½" iron rod found at the base of a fence corner, being the most easterly corner of the Jahnke tract, and the most northerly corner of the Parr tract, and being for the most easterly corner of this tract,

THENCE, with the common line between the Jahnke tract and the Parr tract, **S 39 deg. 36' 00" W 2096.23 feet**, to the **PLACE OF BEGINNING**, in all containing **24.846 acres** of land.

SURVEYED: March 22, 2023

BY:


Timothy D. Hearitige
Registered Professional Land Surveyor No. 5036



see accompanying map no. C 234080