LEE COUNTY, TEXAS

I, BRADLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952 IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO THE TITLE AGENCY, UNDERWRITER, LENDER, MORTGAGE CO. AND/OR PURCHASER THAT THIS SURVEY WAS MADE ON THE GROUND; THIS PLAT HEREON CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN; THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROAD AS SHOWN; SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AND NO PORTION APPEARS TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAPS NO'S. 48287C0390C & 48287C0370C LEE COUNTY, TEXAS DATED 4/16/2014; THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV, SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 30th DAY OF SEPTEMBER, 2025.

BRADLEY L. LIPSCOMB, RPLS

STATE OF TEXAS
REGISTERED
BRADLEY L. LIPSCOMB
5952
PROFESSIONAL
LAND SURVEYOR

GRID NORTH

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE

LEGEND

- ● – 1/2" IRON ROD FOUND (UNLESS NOTED)
- ○ – 1/2" IRON ROD SET WITH RED CAP MARKED "TRIAD RPLS 5952" (UNLESS NOTED)
- ■ – CONCRETE MONUMENT FOUND
- —P— – OVERHEAD POWERLINE
- —x— – BARB WIRE FENCE
- △ – SURVEY POINT

NOTES:

1. THIS SURVEYOR HAS NOT ATTEMPTED TO LOCATE ANY EASEMENTS OR OTHER MATTERS BEYOND THOSE REFLECTED ON THE REFERENCED TITLE COMMITMENT
2. THIS SURVEY DOCUMENT IS CONSIDERED TO BE INVALID (IN ITS ENTIRETY) IF IT HAS BEEN ALTERED IN ANY WAY WHATSOEVER.
3. DEED REFERENCES ARE NOT A STATEMENT OF OWNERSHIP.
4. THE FOLLOWING EASEMENTS DO APPLY TO THIS TRACT AND ARE SHOWN HEREON:

A) PERRY PIPELINE CO, INC. – 396/314, 396/221, 401/6, 401/860

JOHN DG VARRELMAN SURVEY
ABSTRACT No. 20

MATHEW SPARKS SURVEY
ABSTRACT No. 18

468.497 ACRES

DENNIS OLTMANN, ET UX
79.980 ACRES
926/346

HUBERT L. SILVA, ET UX
100 ACRES
173/111

WILLIAM EARLE HENSCH
71.049 ACRES
1366/948

FND 5/8" IR

N 42°27'58" E 1359.25'

FND 5/8" IR

N 47°46'30" W 1643.70'

HUBERT SLIVA, ET UX
50 ACRES
211/316

N 42°21'40" E 764.72'

EARL JACKSON
50 ACRES
819/167

FND 5/8" IR

S 47°45'39" E 4081.89'

NATURAL GAS PIPELINE

VETERAN LAND BOARD OF THE STATE OF TEXAS TO MAX A. FARISS 100 ACRES MAY 23, 1977 267/330

COUNTY ROAD 138

SAMANTHA A. SCROGGINS 51.892 ACRES – (RESIDUE) 1221/783 EXHIBIT "A"

A ROBERTO SAUCEDO, ET UX 1.000 ACRES 404/160

B ROBERTO SAUCEDO, ET UX 2.413 ACRES ACRES 565/546

C ROBERT S. SAUCEDO, ET AL 2.413 ACRES ACRES 731/776

CENTERLINE OF ROAD

COUNTY ROAD 138

POINT FOR CORNER FROM WHICH A FOUND 1/2" IRON ROD FOR REFERENCE BEARS: S 47°45'39" E – 6.18'

LDS FARMS, INC. 18.000 ACRES – FIRST TRACT 866/133

FND 5/8" IR

S 47°54'14" E 1913.75'

LDS FARMS, INC. 56.67 ACRES – TRACT 4 866/133

LDS FARMS, INC. 39.062 ACRES – SECOND TRACT 866/133

N 42°30'26" E 2203.11'

HERMAN H. FASKE, ET UX TO MAX A. FARISS 205–1/2 ACRES – FIRST TRACT (RESIDUE) MAY 11, 1962 142/165

50' WIDE PIPELINE EASEMENT 401/860

SEPARATOR

CONC. OIL TANK

PIPELINE RISER

ARTHUR GOINS, JR. 74 ACRES 129/89

FREEMAN L. WAYNEWOOD 50.0 ACRES 1357/1052

N 42°06'31" E 2003.98'

NANA D. NEWTON TO MAX. A. FARISS 424 1/2 ACRES (RESIDUE) JANUARY 11, 1966 165/286

COVERED DIRT METAL SHED

50' WIDE PIPELINE EASEMENT 396/314

FND 1/2" IP

FND 5/8" IR ORANGE CAP MARKED "ABSOLUTE GEOMATICS"

S 42°40'38" W 2489.68'

COUNTY ROAD 138

D JEREMY BART ROYAL 4.827 ACRES 1272/630

E LEON A. MICHALEK, ET UX 10.00 ACRES 686/153

JOHNNIE FISCHER, ET UX 3.462 ACRES 475/774

ROGER D. DEES, ET UX 10.000 ACRES 1164/768

GRAVEL DRIVEWAY

PIPELINE RISER

NATURAL GAS PIPELINE

FND 1/2" IP

(2)OIL TANK CONC.

OIL WELL SEPARATOR

CONC. TROUGH WATER WELL

METAL STAIRS

WATER VALVE

(2)METER POLE

L1

SHERRY LEVERTA SHEPHERD 11.44 ACRES – TRACT 2 1027/36

SYLVIN MERSIOVSKY, ET UX 79.07 ACRES 581/335

N 42°11'56" E 1066.50'

NATURAL GAS PIPELINE

50' WIDE PIPELINE EASEMENT 401/6

SERVICE POLE

METER POLE

HERMAN H. FASKE, ET UX TO MAX A. FARISS 60.8 ACRES – SECOND TRACT MAY 11, 1962 142/165

JESSE LOVING, ET UX 50.00 ACRES 115/613

S 41°38'28" W 3225.70'

SYLVIN M. MERSIOVSKY, ET AL 15.00 ACRES 893/705

50' WIDE PIPELINE EASEMENT 396/221

N 47°24'45" W 966.94'

N 79°58'02" W 3171.07'

LINE	BEARING	DISTANCE
L1	N 47°57'35" W	728.51'

ASPHALT DRIVEWAY

SET MAG–NAIL

PLACKE FAMILY, LTD 48.185 ACRES – TRACT THREE 1036/428

US HIGHWAY 290

450 0 450 900 1350 1800 2250 2700

SCALE: 1" = 900 FEET

TRIAD SURVEYING

TRIAD SURVEYING, INC.
528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 76567

G.F. NO. TE–25159–LE
FIRM REGISTRATION NO. 10007900

468.497 ACRES
JOHN DG VARRELMAN SURVEY, A–20
LEE COUNTY, TEXAS

Completion Date:	9/30/25	Drawn By:	MGG
Scale:	1"=900'	Surveyed by:	CA
Project No.:	S25–271	Checked by:	BL