

375 ADMIRAL DRIVE
HEMPHILL, TEXAS 75948

Being all that certain lot, tract or parcel of land located in Sabine County, Texas and being all of Lot Number 397, of the PENDLETON HARBOR SUBDIVISION, UNIT 4, according to the plat of record in Volume 1, Page 112 of the Plat Records of Sabine County, Texas to which plat and reference thereof is herein made for all purposes.

Owner: CLM Holdings LLC



LEGEND

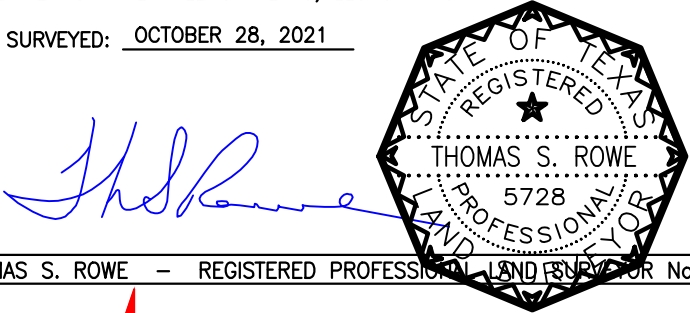
- Ø POWER POLE
- DHE OVERHEAD ELECTRIC
- ASPHALT

NOTE: All bearings are referenced to the Texas State Plane Coordinate System Central Zone NAD83 (2011). All distances and acreages are surface. All set 5/8" iron rods set with caps stamped "M.W. Whiteley & Associates".

TO THE OWNERS OF THE PREMISES SURVEYED
AS OF THE DATE OF THE SURVEY:

I, THOMAS S. ROWE DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE SURFACE OF THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT. I FIND NO DISCREPANCIES, SHORTAGES IN AREA, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS ON THE SURFACE OF THE GROUND, EXCEPT AS SHOWN HEREON. ALL RECORDED EASEMENTS SHOWN AND NOTED PER CAPITAL TITLE OF TEXAS, LLC G.F. No. T-21-634049-WE

DATE SURVEYED: OCTOBER 28, 2021



THOMAS S. ROWE — REGISTERED PROFESSIONAL LAND SURVEYOR No. 5728



- NOTE:
1. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 2. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, FORMED IN THE COURSE OF HIS PERFORMING THE SURVEY IN COMPLIANCE WITH THE STANDARDS OF PRACTICE REQUIRED AND PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS AND THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS. AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
 3. ALL SET 5/8" IRON RODS SET WITH A CAP STAMPED "M.W. WHITELEY & ASSOCIATES".

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
FND C1	337.36'	32.98'	S15°31'37"E	32.97'	5°36'05"
FND C2	151.52'	27.33'	S17°22'02"E	27.29'	10°20'01"
FND C3	337.36'	209.16'	S36°05'20"E	205.83'	35°31'22"
FND C4	151.52'	59.35'	S33°45'22"E	58.97'	22°26'39"

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