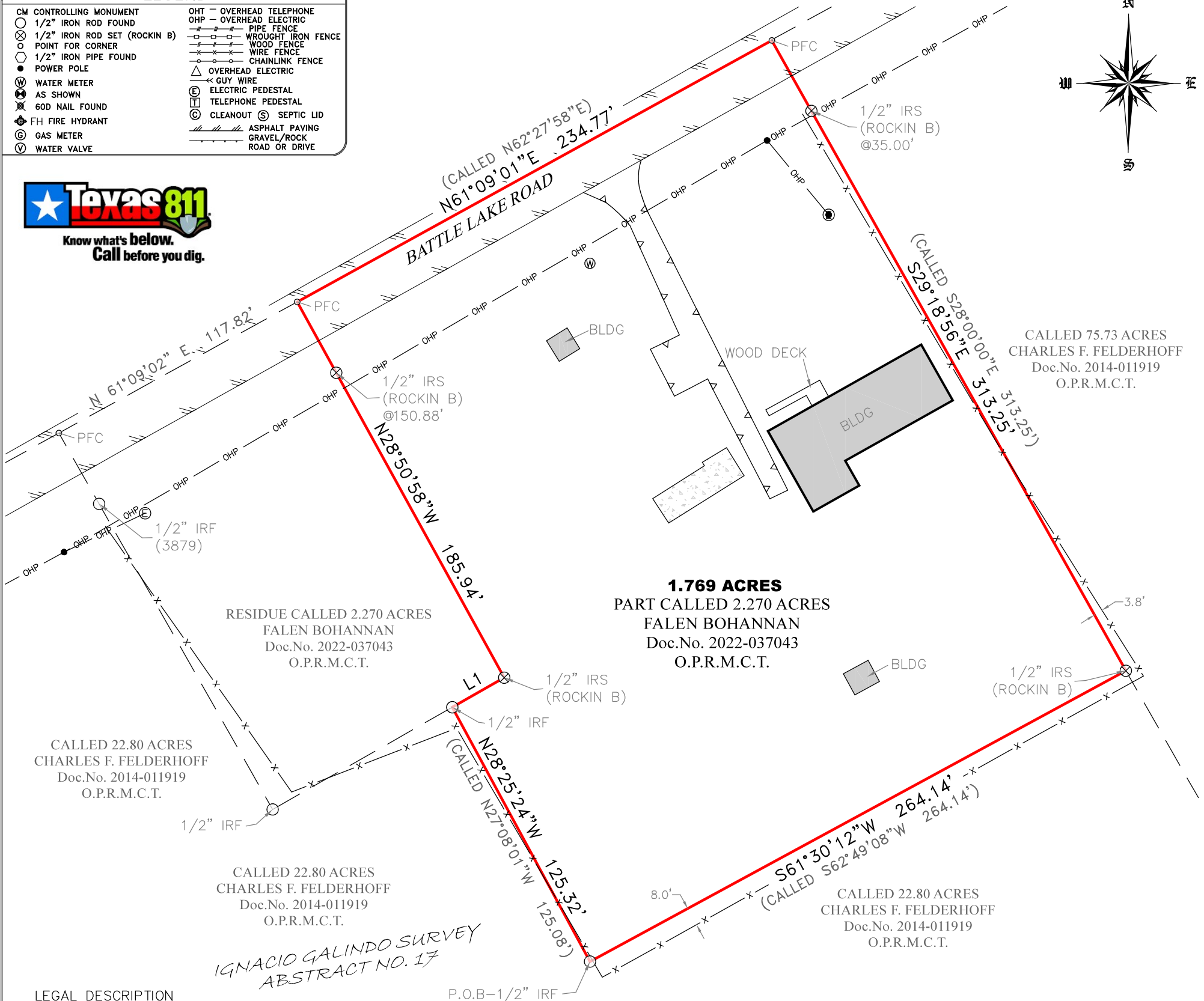
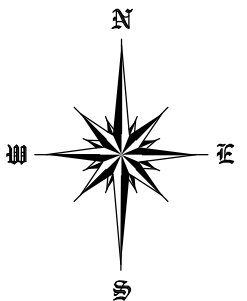


LEGEND

CM CONTROLLING MONUMENT	OHT — OVERHEAD TELEPHONE
○ 1/2" IRON ROD FOUND	OHP — OVERHEAD ELECTRIC
⊗ 1/2" IRON ROD SET (ROCKIN B)	— PIPE FENCE
○ POINT FOR CORNER	— WROUGHT IRON FENCE
○ 1/2" IRON PIPE FOUND	— WOOD FENCE
● POWER POLE	— WIRE FENCE
⊕ WATER METER	— CHAINLINK FENCE
⊕ AS SHOWN	△ OVERHEAD ELECTRIC
⊕ 60D NAIL FOUND	← GUY WIRE
⊕ FH FIRE HYDRANT	⊕ ELECTRIC PEDESTAL
⊕ GAS METER	⊕ TELEPHONE PEDESTAL
⊕ WATER VALVE	⊕ CLEANOUT ⊕ SEPTIC LID
	— ASPHALT PAVING
	— GRAVEL/ROCK
	— ROAD OR DRIVE



LEGAL DESCRIPTION

Being a 1.769 acre tract or parcel of land situated in the Ignacio Galindo Survey, Abstract No. 17, McLennan County, Texas, being part of that certain called 2.270 acre tract of land conveyed to Falen Bohannon, recorded in Document Number 2022-037043, Official Public Records of McLennan County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at a Southwest corner of said 2.270 acre tract and at a Northeast corner of that certain called 22.80 acre tract of land conveyed to Charles F. Felderhoff, recorded in Document Number 2014-011919, Official Public Records of McLennan County, Texas;

THENCE North 28 DEGREES 25 MINUTES 24 SECONDS West, with an West line of said 2.270 acre tract and with an East line of said 22.80 acre tract, a distance of 125.32 feet to a 1/2" iron rod found at an interior ell corner of said 2.270 acre tract and at a Northeast corner of said 22.80 acre tract;

THENCE North 60 DEGREES 21 MINUTES 32 SECONDS East, over and a across said 2.270 acre tract, a distance of 25.89 feet to a 1/2" iron rod set (Rockin B);

THENCE North 28 DEGREES 50 MINUTES 58 SECONDS West, over and across said 2.270 acre tract, passing at a distance of 150.88 feet, a 1/2" iron rod set (Rockin B), continuing on in all, a distance of 185.94 feet to a point for corner within the pavement of Battle Lake Road and in the North line of said 2.270 acre tract;

THENCE North 61 DEGREES 09 MINUTES 01 SECONDS East, along and within the pavement of Battle Lake Road and with the North line of said 2.270 acre tract, a distance of 234.77 feet to a point for corner at or near the centerline of Battle Lake Road, at the Northeast corner of said 2.270 acre tract, and at the Northwest corner of that certain called 75.73 acre tract of land conveyed to Charles F. Felderhoff, recorded in Document Number 2014-011919, Official Public Records of McLennan County, Texas,;

THENCE South 29 DEGREES 18 MINUTES 56 SECONDS East, with the West line of said 2.270 acre tract and with the East line of said 75.73 acre tract, passing at a distance of 35.00 feet, a 1/2" iron rod set (Rockin B), continuing on in all, a distance of 313.25 feet to a 1/2" iron rod set (Rockin B) at the Southeast corner of said 2.270 acre tract and the Northeast corner of said 22.80 acre tract;

THENCE South 61 DEGREES 30 MINUTES 12 SECONDS West, with a South line of said 2.270 acre tract and with a North line of said 22.80 acre tract, a distance of 264.14 feet to the POINT OF BEGINNING and CONTAINING 1.769 Acres of Land.

LINE	BEARING	DISTANCE
L1	N 60°21'32" E	25.89'



I, Wayne Beets II RPLS No. 6039, do hereby certify that the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions are as indicated. Use of this survey by any other parties and/or for other purposes shall be at user's own risk, and any loss resulting from other use shall not be the responsibility of the undersigned.

DATE: 08-26-2026



BY: Wayne Beets
WAYNE BEETS II
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS No. 6039

DRAWN BY: BAA

SURVEYOR'S NOTES:

1) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GNSS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.

2) SUBDIVISION OF REAL ESTATE IS REGULATED BY STATE LAW AND ADDITIONAL REGULATIONS MAY ALSO APPLY FROM LOCAL CITY AND COUNTY SUBDIVISION REGULATIONS. ANY INDIVIDUAL USING THIS SURVEY SHOULD CONSULT AN ATTORNEY TO DETERMINE TO WHAT EXTENT SUBDIVISION LAWS AND REGULATIONS APPLY TO ITS USE.

3) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT AFFECT THE SURVEYED TRACT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.

4) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.

1" = 50'

PREPARED BY:

ROCKIN B



P.O. BOX 5052
MABANK, TEXAS 75147
FIRM No. 10194744
903-288-6810

JOB NO: 2026-470