

PLAT OF IMPROVEMENTS

OF A 14.39 ACRE TRACT OF LAND, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN VOLUME 402, PAGE 16, OFFICIAL PUBLIC RECORDS OF GARZA COUNTY, TEXAS, BEING OUT OF SECTION 1, BLOCK A, ABSTRACT 1063, AND SECTION 3, BLOCK 3, ABSTRACT 1169, GARZA COUNTY, TEXAS

General Notes:

- 1) This survey is subject to any facts which may be disclosed by a full and accurate title search. No title search was provided to this office.
- 2) Record documents other than those shown may affect this tract.
- 3) Only those copies which bear an original ink impression seal and signature will be considered a "valid" copy. LJA Surveying, inc. will not be responsible for anything other than a valid copy of this survey.
- 4) Controlling Monuments are those that were held for the purpose of this survey or agree with this survey.
- 5) Physical monuments of record dignity are those that are expressly called for in the records and can be identified with a reasonable amount of certainty. They are also controlling monuments unless otherwise noted.
- 6) Monuments indicated as found on this survey are not "physical monuments of record dignity" unless otherwise noted.
- 7) Found monuments are accepted by this surveyor as controlling evidence due to substantial agreement with record documents unless otherwise noted.
- 8) Heavy lines indicate plat limits.

Survey Specific Notes:

- 1) Bearings are based on the West line of a tract of land described in Volume 402, Page 16, OPRGCT, and being previously recognized as N00°18'00"E.
- 2) Distances are actual surface distances.

Metes and Bounds description of a 14.39 acre tract of land, being a portion of a tract of land described in Volume 402, Page 16, Official Public Records of Garza County, Texas, (OPRGCT), being out of Section 1, Block A, Abstract 1063, and Section 3, Block 3, Abstract 1169, Garza County, Texas, and being more particularly described as follows:

Beginning at a set 1/2" iron rod with yellow cap marked LJA Survey (LJA), in the North line of a 161.1 acre tract of land described in Volume 369, Page 177, OPRGCT, and for the Southeast corner of this tract, whence a found stone monument bears S89°42'24"E, 4005.85 feet, whence a found concrete monument, for the Northeast corner of Section 1311, Abstract 338, T.T. RR. Co. Survey, Garza County, Texas, bears S00°10'48"W, 2718.99 feet;

Thence N89°42'24"W, with the North line of said 161.1 acre tract, 489.26 feet to a set 1/2" iron rod with yellow cap marked LJA, for the Southwest corner of this tract, whence a found 3/4" iron pipe, for the Northwest corner of said Section 3 bears N89°42'24"W, 789.93 feet, and N00°18'00"E, 2720.29 feet;

Thence N00°18'00"E, leaving said 161.1 acre tract, at 30.00 feet pass a set in reference 1/2" iron rod with yellow cap marked LJA, continuing for a total distance of 1185.22 feet to a set 1/2" iron rod with yellow cap marked LJA, for the westernmost Northwest corner of this tract;

Thence S89°42'24"E, 346.78 feet to a set 1/2" iron rod with yellow cap marked LJA, for a corner of this tract;

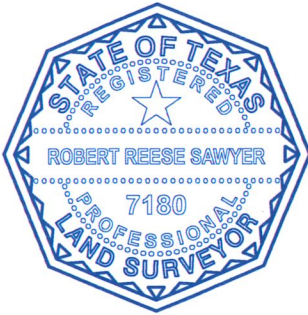
Thence N00°18'00"E, 342.49 feet to a set 1/2" iron rod with yellow cap marked LJA, for a corner of this tract;

Thence S89°42'24"E, 140.89 feet to a set 1/2" iron rod with yellow cap marked LJA, for a corner of this tract;

Thence S00°14'24"W, at 1497.72 feet pass a set in reference 1/2" iron rod with yellow cap marked LJA, continuing for a total distance of 1527.72 feet to the Point of Beginning.

●	SET 1/2" IRON ROD WITH YELLOW CAP MARKED LJA SURVEYING
▢	FD. 3/4" IRON PIPE
⊕	FD. CONCRETE MONUMENT
⊙	FD. STONE
↓	INDICATES GUY WIRE
⦿	INDICATES POWER POLE
— OHE —	OVERHEAD ELECTRIC LINE
▨	DIRT ROAD/GRAVEL
P.O.B.	POINT OF BEGINNING
CM	CONTROLLING MONUMENT

I, Robert Reese Sawyer, Registered Professional Land Surveyor, do hereby certify that this plat and description was prepared from an actual survey of the property and that the information hereon represents the findings of this survey to the best of my knowledge and belief.



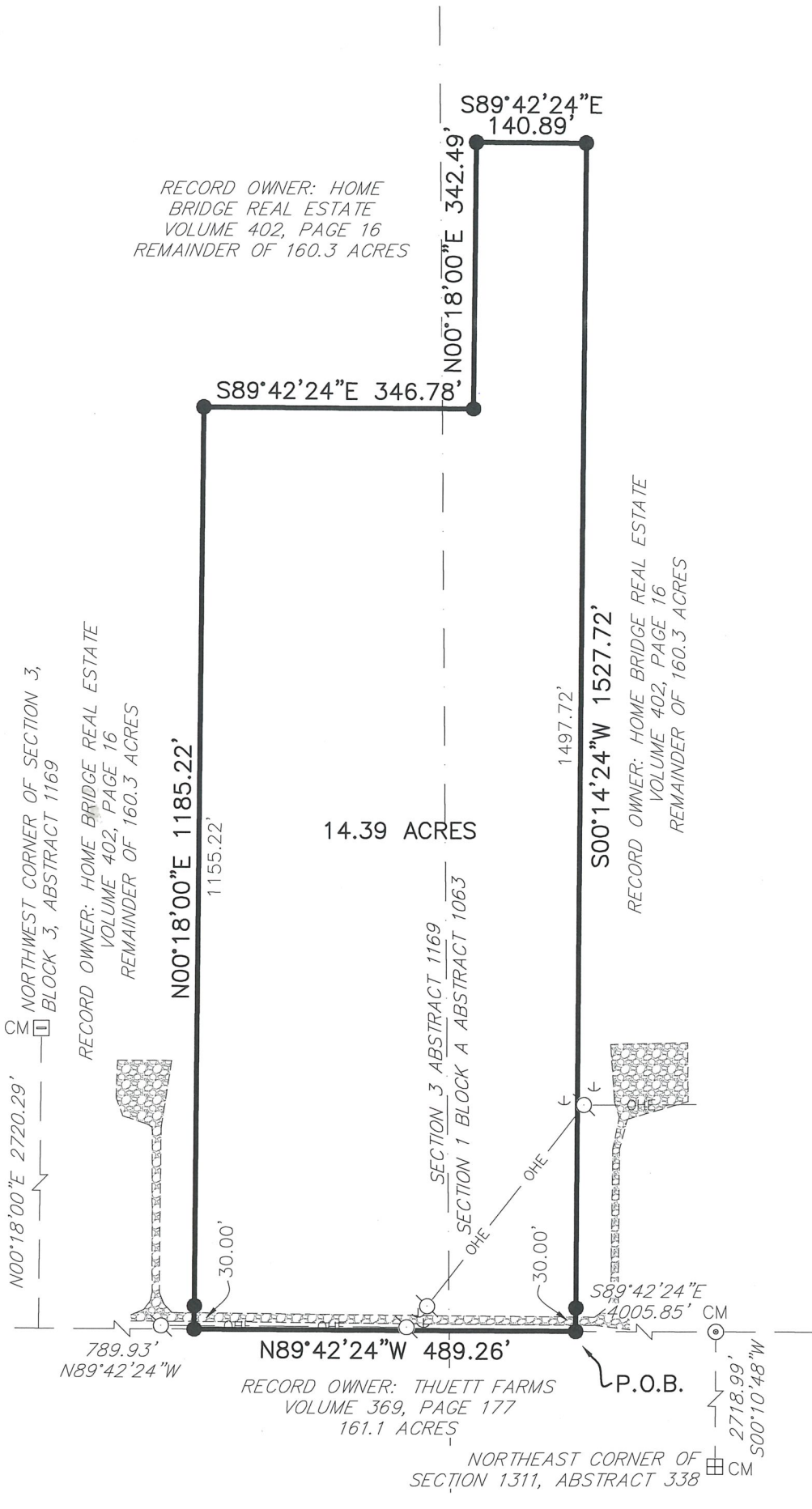
Robert Reese Sawyer
Registered Professional Land Surveyor No. 7180
Survey Date: May 22, 2025
LJA Surveying Project No. 25211



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DRAFTED BY: KG
REV. BY: KG



SCALE: 1" = 200'

SURVEYED FOR:
HOME BRIDGE REAL ESTATE

