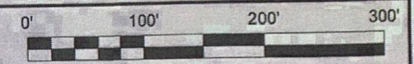


**SURVEY SHOWING
LOT 1, BLOCK 1,
COOKS MEADOW ESTATES, PHASE ONE
ACCORDING TO THE PLAT RECORDED IN
SLIDE 372B OF THE PLAT CABINET RECORDS
OF HILL COUNTY, TEXAS.**



LEGEND

-----	PROPERTY LINE
-----	EASEMENT LINE
-----	BUILDING LINE
-----	FENCE LINE
-----	OVERHEAD ELECTRIC
-----	UTILITY POLE
-----	CITY WIRE
(C.M.)	CONTROL MONUMENT
-----	TELEPHONE PEDESTAL



JOHN M. McCARTER SURVEY, ABSTRACT No. 555

LOT 2
REMAINDER TRACT
CALLED 15.549 ACRES
BART COOK, ET UX
VOLUME 940, PAGE 357
OFFICIAL PUBLIC RECORDS
HILL COUNTY, TEXAS

POSSIBLE CENTERLINE LOCATION
UNDEFINED WIDTH EASEMENT
COMMUNITY PUBLIC SERVICE COMPANY
VOLUME 328, PAGE 255
DEED RECORDS
HILL COUNTY, TEXAS

B L O C K 1

COOKS MEADOW ESTATES, PHASE ONE
SLIDE 372B
PLAT CABINET RECORDS
HILL COUNTY, TEXAS

LOT 1
8.62 ACRES
PORTION TRACT
CALLED 15.549 ACRES
BART COOK, ET UX
VOLUME 940, PAGE 357
OFFICIAL PUBLIC RECORDS
HILL COUNTY, TEXAS

POSSIBLE CENTERLINE LOCATION
UNDEFINED WIDTH EASEMENT
COMMUNITY PUBLIC SERVICE COMPANY
VOLUME 328, PAGE 255
DEED RECORDS
HILL COUNTY, TEXAS

CALLLED 6.26 ACRES
JEREMY DEWAYNE OLIVER
VOLUME 1876, PAGE 41
OFFICIAL PUBLIC RECORDS
HILL COUNTY, TEXAS

SURVEYED AS 53.98 ACRES
BY C.E. REGER, RPS No. 1334
NOVEMBER 21, 1964
VOLUME 455, PAGE 464
DEED RECORDS
HILL COUNTY, TEXAS

CALLLED 10.00 ACRES
JOSE ROSADO-MORALES, ET UX
VOLUME 1985, PAGE 36
OFFICIAL PUBLIC RECORDS
HILL COUNTY, TEXAS

REMAINDER TRACT
CALLED 25.00 ACRES
JEREMY SETH STROCKLAND, ET UX
VOLUME 1955, PAGE 377
OFFICIAL PUBLIC RECORDS
HILL COUNTY, TEXAS

CALLLED 46.474 ACRES
RICHARD BARTON COOK, ET UX
VOLUME 763, PAGE 451
DEED RECORDS
HILL COUNTY, TEXAS

1/2" STEEL REBAR
FOUND ON SOUTHEAST
SIDE OF 7" WOOD
FENCE CORNER POST
(C.M.)

CALLLED 10.00 ACRES
JOHN B. BANKER, JR., ET UX
VOLUME 2108, PAGE 291
OFFICIAL PUBLIC RECORDS
HILL COUNTY, TEXAS

1/2" STEEL
REBAR SET FOR
REFERENCE

RAILROAD
SPIKE SET

1/2" STEEL
REBAR SET FOR
REFERENCE

RAILROAD CROSS
TIE FENCE
CORNER POST

8" WOOD FENCE
CORNER POST

1/2" STEEL
REBAR SET

RAILROAD CROSS
TIE FENCE
CORNER POST

8" WOOD FENCE
CORNER POST

1/2" STEEL
REBAR SET

RAILROAD CROSS
TIE FENCE
CORNER POST

8" WOOD FENCE
CORNER POST

1/2" STEEL
REBAR SET

RAILROAD CROSS
TIE FENCE
CORNER POST

8" WOOD FENCE
CORNER POST

1/2" STEEL
REBAR SET

RAILROAD CROSS
TIE FENCE
CORNER POST

8" WOOD FENCE
CORNER POST

1/2" STEEL
REBAR SET

RAILROAD CROSS
TIE FENCE
CORNER POST

8" WOOD FENCE
CORNER POST

1/2" STEEL
REBAR SET

RAILROAD CROSS
TIE FENCE
CORNER POST

8" WOOD FENCE
CORNER POST

1/2" STEEL
REBAR SET

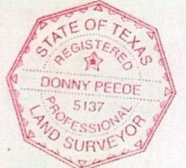
RAILROAD CROSS
TIE FENCE
CORNER POST

8" WOOD FENCE
CORNER POST

1/2" STEEL
REBAR SET

NOTE:
THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE MAY 16, 2022, GF No. 36085. NO EASEMENT RESEARCH WAS PERFORMED BY THIS SURVEYOR AND/OR SURVEY COMPANY. SCHEDULE B OF SAID COMMITMENT REFLECTS NO EASEMENTS OF RECORD.

FLOOD STATEMENT:
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR HILL COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL No. 480857-0100-D, VERSION No. 2.3.3.3, MAP REVISED DATE DECEMBER 20, 2019, THIS PROPERTY, BY SCALE, DOES NOT APPEAR TO BE LOCATED IN ANY SPECIAL FLOOD HAZARD AREA. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.



SURVEYOR'S CERTIFICATION

This plat represents an actual survey made on the ground under my supervision on June 15, 2022, and is correct to the best of my knowledge and belief. All visible or apparent easements over or across the property and any portion of the property falling within the boundaries of any road, roadway or alley, the existence of which does not appear of record.

Donny Peede
Donny Peede, RPLS No. 5137

BEARINGS BASED PER PLAT RECORDED IN Slide 372B, P.C.R.H.C.T.



**PEEDE & ASSOCIATES
LAND SURVEYORS, LTD**

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HILLSBORO, TEXAS 76645
PHONE: (254) 582-3231
Company Registration No. 10006800

Job No. 050922.1 CDH