

HEATLEY SURVEYING

P. O. Box 1

BRECKENRIDGE, TEXAS 76424

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FIRM #10079500

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Triple H Management

9.35 acres

Block 3 and 4 NE Breckenridge Industrial Park

Breckenridge Texas

August 23, 2023

9.35 acres of land being all of Block 4 and a portion of Block 3 Northeast Industrial Park as shown on the plat recorded in Slide 99B Plat Records, Stephens County, Texas, and being the same land as described in deed recorded in Volume 2168 Page 38 Official Public Records, Stephens "County, Texas.

BEGINNING at a ½" iron pin set in the south line of Farm Road 287 and the east line of North Butte Street for the northwest corner of Block 4 and being the northwest corner of this tract;

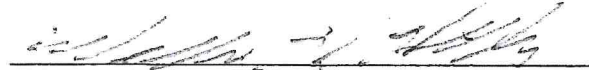
THENCE S 89°39'48" E with the south line of the farm road passing the northeast corner of Block 4 and the northwest corner of Block 3 at 480.90' and continuing a total a distance of 560.90' to a 5/8 iron pin found for the northeast corner of the tract described in Volume 2168 Page 38 and the northwest corner of the tract described in Volume 2049 Page 515 for the northeast corner of this tract;

THENCE S 00°31'41" W a distance of 813.98' to a nail found in pavement for the southeast corner of the tract described in Volume 2168 Page 38 and the southwest corner of the tract described in Volume 2149 Page 325 for the southeast corner of this tract;

THENCE N 64°37'35" W with the north line of Davis Road a distance of 380.42' to a set ½' iron pin;

THENCE N 89°26'48" W continuing with the north line of Davis Road a distance of 257.00' to a ½" iron pin found in the east line of North Butte Street for the southwest corner of Block 4 and being the southwest corner of this tract;

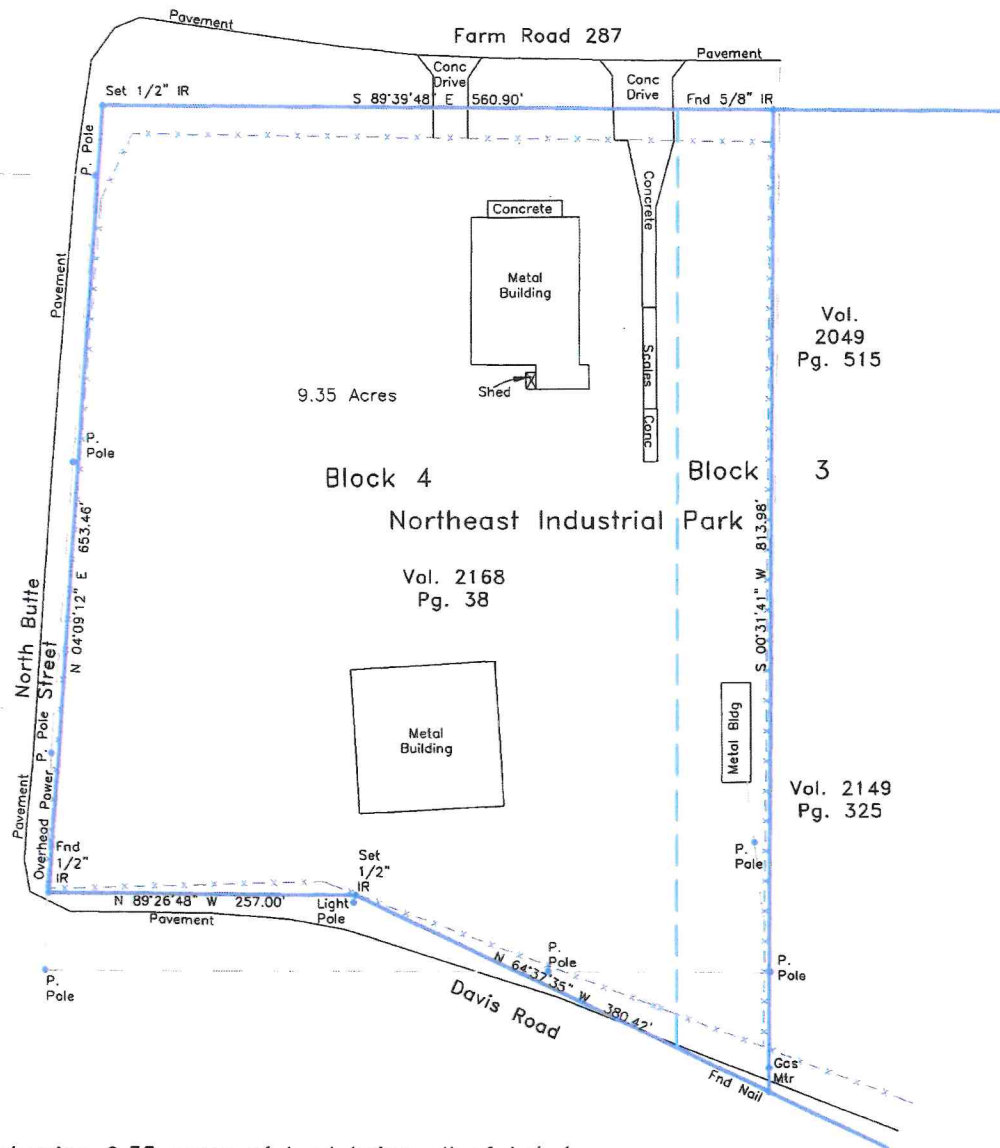
THENCE N 04°09'12" E with the west line of Block 4 and the east line of North Butte Street a distance of 653.46' to the place of beginning and containing 9.35 acres of land. (See accompanying plat S-2361 B, bearings based on G.P.S. NAD 1983 coordinates).



William K. Heatley

Registered Professional Land Surveyor #4015





Plat showing 9.35 acres of land being all of Lot 4 and the west part of Block 3 of the Northeast Industrial Park as shown on the plat recorded in Slide 99 B, Plat Records, Stephens County, Texas



Note:
Easements not shown on plat unless otherwise noted.
Bearings based on G.P.S. NAD 1983 coordinates
See accompanying field notes

SCALE: 1" = 100'
DATE: 08-23-2023
FILE: TRIPLE H MGMT B

I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of the survey.

William K. Heatley

William K. Heatley
Registered Professional Land Surveyor #4015
Firm #10079500

SURVEY PLAT IN STEPHENS COUNTY TEXAS

HEATLEY SURVEYING

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Print Number: S-2361 B