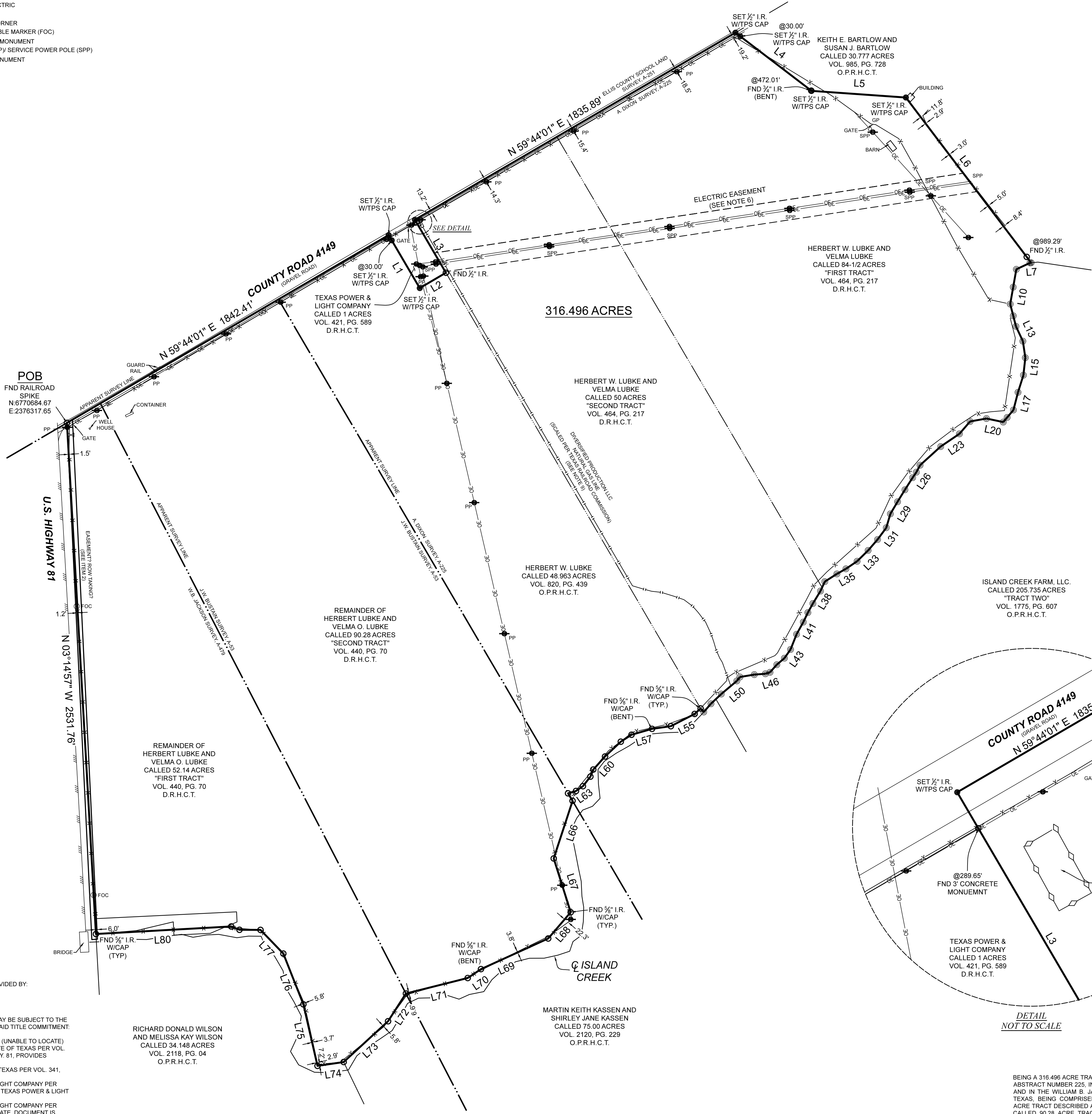


**SYMBOL LEGEND**

- EDGE OF ASPHALT
- O— OVERHEAD ELECTRIC
- X— WIRE FENCE
- ⊙ CALCULATED CORNER
- ⊙ FIBER OPTIC CABLE MARKER (FOC)
- ⊙ FOUND SURVEY MONUMENT
- ⊙ POWER POLE (PP) SERVICE POWER POLE (SPP)
- ⊙ SET SURVEY MONUMENT
- ⊙ WATER VALVE

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 30°24'49" E | 303.85'  |
| L2   | N 59°35'11" E | 150.00'  |
| L3   | S 49°21'20" W | 303.46'  |
| L4   | S 59°33'45" E | 473.51'  |
| L5   | S 85°58'45" E | 467.87'  |
| L6   | S 37°10'44" E | 1025.63' |
| L7   | S 84°41'10" W | 5.98'    |
| L8   | S 64°48'35" W | 74.68'   |
| L9   | S 09°55'18" W | 89.54'   |
| L10  | S 09°55'14" W | 85.00'   |
| L11  | S 14°26'06" E | 60.00'   |
| L12  | S 14°26'07" E | 53.85'   |
| L13  | S 24°57'44" E | 80.88'   |
| L14  | S 08°23'28" E | 82.50'   |
| L15  | S 08°12'22" W | 86.80'   |
| L16  | S 17°26'39" W | 89.02'   |
| L17  | S 14°26'59" W | 90.36'   |
| L18  | S 40°13'16" W | 48.12'   |
| L19  | S 40°13'14" W | 30.00'   |
| L20  | N 78°10'41" W | 84.96'   |
| L21  | S 79°58'55" W | 82.11'   |
| L22  | S 40°41'03" W | 80.86'   |
| L23  | S 55°52'34" W | 112.10'  |
| L24  | S 47°52'50" W | 137.35'  |
| L25  | S 28°02'11" W | 39.10'   |
| L26  | S 34°05'44" W | 32.92'   |
| L27  | S 32°30'14" W | 70.78'   |
| L28  | S 31°39'38" W | 69.61'   |
| L29  | S 30°29'03" W | 69.70'   |
| L30  | S 18°34'47" W | 71.36'   |
| L31  | S 36°22'59" W | 72.68'   |
| L32  | S 40°54'00" W | 71.33'   |
| L33  | S 45°26'33" W | 76.51'   |
| L34  | S 58°00'04" W | 66.62'   |
| L35  | S 60°34'50" W | 51.09'   |
| L36  | S 57°30'20" W | 70.95'   |
| L37  | S 24°34'17" W | 51.01'   |
| L38  | S 31°19'44" W | 72.29'   |
| L39  | S 28°50'51" W | 51.43'   |
| L40  | S 25°46'33" W | 50.32'   |
| L41  | S 28°54'41" W | 68.85'   |
| L42  | S 21°32'42" W | 80.59'   |
| L43  | S 35°14'00" W | 52.90'   |
| L44  | S 49°27'12" W | 49.69'   |
| L45  | S 41°40'19" W | 50.32'   |
| L46  | S 72°45'38" W | 23.86'   |
| L47  | S 85°26'34" W | 55.14'   |
| L48  | S 80°40'15" W | 72.11'   |
| L49  | S 38°12'08" W | 24.68'   |
| L50  | S 49°54'53" W | 100.51'  |
| L51  | S 48°39'35" W | 69.97'   |
| L52  | S 41°07'46" W | 54.43'   |
| L53  | N 41°22'51" W | 23.53'   |
| L54  | S 47°20'41" W | 39.99'   |
| L55  | S 62°44'20" W | 132.25'  |
| L56  | S 81°35'20" W | 34.29'   |
| L57  | S 74°00'15" W | 105.46'  |
| L58  | S 57°05'33" W | 63.14'   |
| L59  | S 46°42'50" W | 107.00'  |
| L60  | S 42°08'27" W | 86.76'   |
| L61  | S 22°08'25" W | 37.85'   |
| L62  | S 38°00'58" W | 59.98'   |
| L63  | S 55°12'56" W | 41.79'   |
| L64  | S 73°39'34" W | 41.03'   |
| L65  | S 31°09'21" E | 43.27'   |
| L66  | S 18°05'59" W | 299.94'  |
| L67  | S 17°30'56" E | 278.94'  |
| L68  | S 40°34'38" W | 170.98'  |
| L69  | S 65°31'47" W | 365.32'  |
| L70  | S 56°02'04" W | 79.06'   |
| L71  | S 75°56'09" W | 315.26'  |
| L72  | S 32°46'03" W | 162.65'  |
| L73  | S 47°25'43" W | 298.09'  |
| L74  | S 81°39'19" W | 130.88'  |
| L75  | N 12°54'43" W | 312.09'  |
| L76  | N 21°35'23" W | 269.79'  |
| L77  | N 43°36'49" W | 162.96'  |
| L78  | N 89°42'38" W | 103.77'  |
| L79  | N 68°11'00" W | 43.91'   |
| L80  | S 86°48'52" W | 670.25'  |



SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:  
 FIRST NATIONAL TITLE INSURANCE COMPANY  
 G.F. NO. 38737  
 EFFECTIVE DATE: JANUARY 13, 2023

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

1. EASEMENT PER VOL. 142, PG. 590, D.R.H.C.T. (UNABLE TO LOCATE)
2. RIGHT-OF-WAY DEED GRANTED TO THE STATE OF TEXAS PER VOL. 345, PG. 23, D.R.H.C.T. (DEED IS FOR U.S. HWY. 81, PROVIDES ACCESS TO SUBJECT PROPERTY)
3. RIGHT-OF-WAY GRANTED TO THE STATE OF TEXAS PER VOL. 341, PG. 626, D.R.H.C.T. (SEE NOTE 2 ABOVE)
4. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY PER VOL. 349, PG. 482, D.R.H.C.T. (DESCRIBED BY TEXAS POWER & LIGHT COMPANY STATIONING, UNABLE TO PLOT)
5. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY PER VOL. 394, PG. 52, D.R.H.C.T. (UNABLE TO LOCATE DOCUMENT IS ONLY FOR ERECTING FOUR POLES AND DOES NOT PROVIDE AN EASEMENT WIDTH)
6. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY PER VOL. 421, PG. 498, D.R.H.C.T. (AFFECTS AS SHOWN)
7. EASEMENT GRANTED TO FILES VALLEY WATER SUPPLY CORPORATION PER VOL. 518, PG. 301, D.R.H.C.T. (BLANKET)
8. RIGHT-OF-WAY EASEMENT GRANTED TO FILES WATER SUPPLY CORPORATION PER VOL. 915, PG. 807, O.P.R.H.C.T. (BLANKET)
9. RIGHT-OF-WAY EASEMENT GRANTED TO CORNERSTONE E & P COMPANY PER VOL. 1518, PG. 501, O.P.R.H.C.T. (AFFECTS AS SHOWN, BEARINGS & DISTANCES ARE ILLEGIBLE ON THE EXHIBIT, SCALED PER TEXAS RAILROAD COMMISSION, CONTACT 811 BEFORE DIGGING)
10. EASEMENT GRANTED TO CORNERSTONE E & P COMPANY PER VOL. 1578, PG. 705, O.P.R.H.C.T. (AFFECTS AS SHOWN, CALLED 0.01 ACRE TAP SITE)
11. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY PER VOL. 152, PG. 492, D.R.H.C.T. (UNABLE TO PLOT, ILLEGIBLE DOCUMENT)

**TEXAS PROFESSIONAL SURVEYING**  
 3032 N. Frazier, Commerce, Texas 77303  
 P: 936.756.7447 Fax: 936.756.7448  
 www.surveyingtexas.com  
 Firm No. 10083400

|                |   |
|----------------|---|
| PROJECT NUMBER | 30898   |
| DATE           | 02/09/2023                                      |
| DRAWN BY       | CSP   |
| CHECKED BY     | TNK   |
| FIELD CREW     | GR  |
| REVISION 1     | PURCHASER.....DRISCOLL HOLDINGS LLC             |
| REVISION 2     | ADDRESS.....STATE HIGHWAY 81, ITASCA, TX, 76055 |
| REVISION 3     | SURVEY.....WILLIAM B. JACKSON, A - 479          |
| REVISION 4     | .....ALEXANDER DIXON A - 225                    |
|                | SUBJECT.....316.495 ACRES                       |
|                | COUNTY.....HILL                                 |

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCAFFOLDING OF COMMUNITY PANEL NO. 48217C0125D HAVING AN EFFECTIVE DATE OF 12/20/2019.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), NORTH CENTRAL ZONE (TXNC-4202). U.S. SURVEY FEET AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

Thomas A. McIntyre  
 Registered Professional Land Surveyor No. 6921

**BOUNDARY & IMPROVEMENT SURVEY**

BEING A 316.496 ACRE TRACT OF LAND SITUATED IN THE ALEXANDER DIXON SURVEY, ABSTRACT NUMBER 225, IN THE JOSEPH W. BUSTIN SURVEY, ABSTRACT NUMBER 53, AND IN THE WILLIAM B. JACKSON SURVEY, ABSTRACT NUMBER 479, HILL COUNTY, TEXAS, BEING COMPRISED OF THE REMAINDER OF THAT CERTAIN CALLED 52.14 ACRE TRACT DESCRIBED AS "FIRST TRACT" AND THE REMAINDER OF THAT CERTAIN CALLED 90.28 ACRE TRACT DESCRIBED AS "SECOND TRACT" IN INSTRUMENT TO HERBERT LUBKE AND VELMA O. LUBKE, RECORDED IN VOLUME 440, PAGE 70, OF THE DEED RECORDS OF HILL COUNTY, TEXAS (D.R.H.C.T.), ALL OF THAT CERTAIN CALLED 48.963 ACRE TRACT DESCRIBED IN INSTRUMENT TO HERBERT W. LUBKE, RECORDED IN VOLUME 820, PAGE 439, OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS (O.P.R.H.C.T.), ALL OF THAT CERTAIN CALLED 84.12 ACRE TRACT DESCRIBED AS "FIRST TRACT" AND THAT CERTAIN CALLED 50 ACRE TRACT DESCRIBED AS "SECOND TRACT" IN INSTRUMENT TO HERBERT W. LUBKE AND VELMA LUBKE, RECORDED IN VOLUME 464, PAGE 217, D.R.H.C.T., SAID 316.496 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

I HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION ON THE GROUND OF THE ABOVE DESCRIBED PROPERTY, AND THAT THE ABOVE PLAN OR DRAWING REFLECTS THE FINDINGS ON THE GROUND OF THE PROPERTY AT THIS TIME AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.