

GAS LINE NOTE:

THE BURIED GAS LINE AND ASSOCIATED EASEMENT SHOWN HEREON ARE APPROXIMATE. THE SURVEYOR DID NOT EXPOSE THE GASLINE FOR AN EXACT LOCATION. THE LINE SHOWN IS TO MAKE NOTICE OF THE UTILITY AND EASEMENT. THE ACTUAL BURIED LINE AND EASEMENT COULD AND DO VARY FROM THE LINE SHOWN HEREON.

NOTES:

BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, PER GPS OBSERVATIONS

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY FOR EASEMENTS OR ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY. THE SURVEYOR RELIED UPON THE TITLE COMMITMENT PROVIDED BY HERITAGE TITLE COMPANY OF AUSTIN, INC. ISSUED ON APRIL 11, 2024, BY FIRST AMERICAN TITLE INSURANCE COMPANY GF NO. 202400842, FOR RESEARCH OF EASEMENTS.

UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF VISIBLE APPURTENANCES.

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" - DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO THE THE FLOOD INSURANCE RATE MAP NO. 48139C0350F DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ALL CORNERS ARE SET WITH A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" UNLESS OTHERWISE NOTED.

THE FOLLOWING ITEMS SHOWN IN SCHEDULE B OF TITLE COMMITMENT PROVIDED BY HERITAGE TITLE COMPANY OF AUSTIN, INC. ISSUED ON APRIL 11, 2024, BY FIRST AMERICAN TITLE INSURANCE COMPANY GF NO. 202400842, APPEAR TO AFFECT THE SUBJECT PROPERTY.

RESTRICTIVE COVENANTS VOL. 1927, PG. 1395  
RESTRICTIVE COVENANTS VOL. 2215, PG. 2357

- 10a - TP&L ESMT VOL. 324, PG. 444
- 10c - NASH-FORRESTON WSC ESMT VOL. 500, PG. 536 (LIMITED TO 10' CENTERED ON PIPE AS INSTALLED)
- 10d - NASH-FORRESTON WSC ESMT VOL. 500, PG. 538 (LIMITED TO 10' CENTERED ON PIPE AS INSTALLED)
- 10f - LO-VACA GATHERING ESMT VOL. 553, PG. 857 (AS SHOWN)
- 10k - CITY OF ITALY ESMT VOL. 1927, PG. 1395 (LIMITED TO 25' CENTERED ON THE PIPE AS INSTALLED)
- 10m - ENERGY TRANSFER FUEL ESMT VOL. 2494, PG. 1417 & VOL. 2521 PG. 1792 (AS SHOWN)
- 10n - QWEST COMM. SPRINT COMM & LEVEL 3 COMM INST. NO. 15173175

THE FOLLOWING ITEMS SHOWN IN SCHEDULE B OF TITLE COMMITMENT PROVIDED BY HERITAGE TITLE COMPANY OF AUSTIN, INC. ISSUED ON APRIL 11, 2024, BY FIRST AMERICAN TITLE INSURANCE COMPANY GF NO. 202400842, HAVE A DESCRIPTION THAT IS AMBIGUOUS IN NATURE, THEREFOR THE SURVEYOR IS UNABLE TO DETERMINE THE AFFECT, IF ANY, ON THE SUBJECT PROPERTY.

- 10e - LO-VACA GATHERING ESMT VOL. 552, PG. 388
- 10g - NASH-FORRESTON WSC ESMT VOL. 735, PG. 92
- 10j - NCEC ESMT INST. NO. 1703382
- 10l - NASH-FORRESTON WSC ESMT VOL. 1694, PG. 538 (LIMITED TO 15' CENTERED ON PIPE AS INSTALLED - ALONG THE WEST ROW LINE OF FM 55)
- 10i - ENERGY TRANSFER FUEL ESMT VOL. 2405, PG. 684 (AS SHOWN)

THE FOLLOWING ITEMS SHOWN IN SCHEDULE B OF TITLE COMMITMENT PROVIDED BY HERITAGE TITLE COMPANY OF AUSTIN, INC. ISSUED ON APRIL 11, 2024, BY FIRST AMERICAN TITLE INSURANCE COMPANY GF NO. 202400842, HAVE A DESCRIPTION THAT IS AMBIGUOUS IN NATURE, THEREFOR THE SURVEYOR IS UNABLE TO DETERMINE THE AFFECT, IF ANY, ON THE SUBJECT PROPERTY.

- 10i - NASH-FORRESTON WSC ESMT VOL. 1687, PG. 522
- 10j - NCEC ESMT INST. NO. 2028414
- 10b - NCEC ESMT VOL. 344, PG. 421 (BLANKET STYLE)

PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE J. APPERSON SURVEY, ABSTRACT NO. 8 AND THE E.C. SCHOOL LAND SURVEY ABSTRACT NO. 328, ELLIS COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED AS PROPERTY 18 IN DEED TO GKB RANCHES LP, RECORDED IN INSTRUMENT NO. 2132292, FURTHER DESCRIBED AS TRACT 1 IN INSTRUMENT NO. 1621511, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT) AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO GKB RANCHES LP, PROPERTY - 78, RECORDED IN INSTRUMENT NO. 2132292, FURTHER DESCRIBED IN INSTRUMENT NO. 1529404, OPRECT AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO GKB RANCHES LP, PROPERTY - 1A, RECORDED IN INSTRUMENT NO. 2132292, FURTHER DESCRIBED IN INSTRUMENT NO. 1700458, OPRECT, HEREINAFTER DESCRIBED AS GKB RANCHES TRACT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET FOR THE SOUTHWEST CORNER OF SAID GKB RANCHES TRACT AND THE COMMON NORTHWEST CORNER OF A CALLED 0.087 ACRE TRACT OF LAND DESCRIBED IN DEED TO CHRYSSTEEN BROWN, RECORDED IN VOLUME 1291, PAGE 176, OPRECT AND IN THE EAST RIGHT-OF-WAY (ROW) LINE OF US HIGHWAY NO. 77 (A CALLED 80' ROW)

THENCE N 05°52'21" E, ALONG THE WEST LINE OF SAID GKB RANCHES TRACT AND THE COMMON EAST ROW LINE OF SAID US HIGHWAY NO. 77, A DISTANCE OF 3488.37 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO JESUS GUERRERO, RECORDED IN VOLUME 1436, PAGE 727;

THENCE N 59°20'21" E, ALONG A NORTH LINE OF SAID GKB RANCHES TRACT AND THE COMMON SOUTH LINE OF SAID GUERRERO TRACT, A DISTANCE OF 126.15 FEET TO A RAILROAD SPIKE FOUND FOR THE SOUTHEAST CORNER OF SAID GUERRERO TRACT;

THENCE N 05°52'28" E, ALONG THE WEST LINE OF SAID GKB RANCHES TRACT AND THE COMMON EAST LINE OF SAID GUERRERO TRACT, A DISTANCE OF 437.01 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE SOUTHEAST CORNER OF THOSE TRACTS OF LAND DESCRIBED AS PARCEL 1 TRACT 1 AND PARCEL 1 TRACT 2 IN DEED TO JUANA CERVANTES, RECORDED IN INSTRUMENT NO. 2150864, OPRECT (HEREINAFTER DESCRIBED AS TRACT 1) AND THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO JUANA CERVANTEZ, RECORDED IN INSTRUMENT NO. 2150863, OPRECT (HEREINAFTER DESCRIBED AS TRACT 2A);

THENCE S 87°58'31" E, ALONG THE SOUTH LINE OF SAID CERVANTES TRACT 2A, A DISTANCE OF 30.32 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE SOUTHEAST CORNER OF SAID CERVANTES TRACT 2A;

THENCE N 05°48'24" E, ALONG THE EAST LINE OF SAID CERVANTES TRACT 2A, A DISTANCE OF 215.12 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHEAST CORNER OF SAID CERVANTES TRACT 2A AND THE COMMON SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO JUANA CERVANTEZ, RECORDED IN INSTRUMENT NO. 2150863, OPRECT (HEREINAFTER DESCRIBED AS TRACT 2B);

THENCE N 06°01'30" E, ALONG THE EAST LINE OF SAID CERVANTES TRACT 2B, A DISTANCE OF 211.96 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHEAST CORNER OF SAID CERVANTES TRACT 2B;

THENCE N 87°10'39" W, ALONG THE NORTH LINE OF SAID CERVANTES TRACT 2B, A DISTANCE OF 30.60 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHWEST CORNER OF SAID CERVANTES TRACT 2B AND THE COMMON NORTHWEST CORNER OF SAID CERVANTES TRACT 1 AND IN THE WEST LINE OF SAID GKB RANCHES TRACT AND THE COMMON EAST LINE OF SAID GUERRERO TRACT;

THENCE N 05°52'28" E, ALONG THE WEST LINE OF SAID GKB RANCHES TRACT AND THE COMMON EAST LINE OF SAID GUERRERO TRACT, A DISTANCE OF 457.78 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4466" FOUND FOR THE NORTHWEST CORNER OF SAID GKB RANCHES TRACT AND THE COMMON NORTHEAST CORNER OF SAID GUERRERO TRACT AND THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO SYEDA YASMIN ARA AND HOSNE ARA, RECORDED IN INSTRUMENT NO. 2208115, OPRECT AND THE COMMON SOUTHEAST CORNER OF TRACT 1, DANIEL TRACT, RECORDED IN CABINET C, SLIDE 562, OPRECT;

THENCE N 58°25'50" E, ALONG THE NORTH LINE OF SAID GKB RANCHES TRACT AND THE COMMON SOUTH LINE OF SAID ARA TRACT, A DISTANCE OF 2088.86 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID GKB RANCHES TRACT AND THE COMMON SOUTHEAST CORNER OF SAID ARA TRACT AND IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO US PREMIUM SERVICES LLC, RECORDED IN INSTRUMENT NO. 2329606, OPRECT;

THENCE S 31°34'21" E, ALONG THE EAST LINE OF SAID GKB RANCHES TRACT AND THE COMMON WEST LINE OF SAID US PREMIUM SERVICES TRACT 1 AND THE COMMON WEST LINE OF THAT TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO US PREMIUM SERVICES LLC, RECORDED IN INSTRUMENT NO. 2329606, OPRECT, A DISTANCE OF 2389.25 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID GKB RANCHES TRACT AND THE COMMON SOUTHWEST CORNER OF SAID US PREMIUM SERVICES TRACT 2;

THENCE S 30°14'02" E, OVER AND ACROSS SAID GKB RANCHES TRACT, A DISTANCE OF 2027.79 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID GKB RANCHES TRACT AND THE COMMON NORTHEAST CORNER OF LOYA ESTATES, RECORDED IN CABINET L, SLIDE 30, OPRECT;

THENCE S 59°02'28" E, ALONG THE SOUTH LINE OF SAID GKB RANCHES TRACT AND THE COMMON NORTH LINE OF SAID LOYA ESTATES AND THE COMMON NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO SONIA HOERNER, RECORDED IN INSTRUMENT NO. 2129344, OPRECT AND THE COMMON NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO DAVID FRANK BONETTI AND MARTHA BONETTI, RECORDED IN INSTRUMENT NO. 2135508, OPRECT, A DISTANCE OF 652.91 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER IN THE SOUTH LINE OF SAID GKB RANCHES TRACT

THENCE N 25°58'08" W, OVER AND ACROSS SAID GKB RANCHES TRACT, A DISTANCE OF 776.16 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

THENCE S 58°26'35" W, OVER AND ACROSS SAID GKB RANCHES TRACT, A DISTANCE OF 309.16 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

THENCE S 30°56'02" E, OVER AND ACROSS SAID GKB RANCHES TRACT, A DISTANCE OF 10.16 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET IN THE SOUTH LINE OF SAID GKB RANCHES TRACT AND THE COMMON NORTH LINE OF DECUR ESTATES, RECORDED IN CABINET H, SLIDE 370, OPRECT;

THENCE S 59°20'25" W, ALONG THE SOUTH LINE OF SAID GKB RANCHES TRACT AND THE COMMON NORTH LINE OF SAID DECUR ESTATES AND THE COMMON NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO JUANA LIMONES, RECORDED IN VOLUME 2795, PAGE 1319, OPRECT AND THE COMMON NORTH LINE OF LOT 2, PECAN TREE CORNER, RECORDED IN CABINET I, SLIDE 376, OPRECT AND THE COMMON NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO E. CARL ANSLEY AND PATSY ANSLEY, RECORDED IN 561, PAGE 915, OPRECT, A DISTANCE OF 2075.79 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR A SOUTHWEST CORNER OF SAID GKB RANCHES TRACT AND THE COMMON NORTHWEST CORNER OF SAID ANSLEY TRACT AND IN THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO GARY E. BUCHHOLZ AND KATHRYN KNOX BUCHHOLZ, RECORDED IN INSTRUMENT NO. 1618675, OPRECT;

THENCE N 31°12'37" W, ALONG THE WEST LINE OF SAID GKB RANCHES TRACT AND THE COMMON EAST LINE OF SAID BUCHHOLZ TRACT, A DISTANCE OF 32.26 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

THENCE OVER AND ACROSS SAID GKB RANCHES TRACT, AS FOLLOWS:

N 01°53'06" W, A DISTANCE OF 316.05 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

S 74°20'27" W, A DISTANCE OF 763.72 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

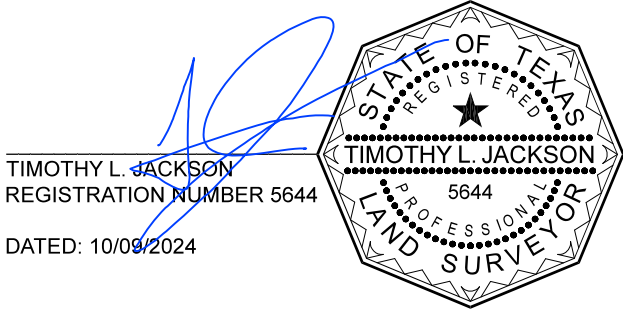
S 08°36'48" E, A DISTANCE OF 444.29 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

S 22°51'58" E, A DISTANCE OF 323.05 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER IN THE SOUTH LINE OF SAID GKB RANCHES TRACT AND THE COMMON NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO CHRYSSTEEN BROWN, RECORDED IN VOLUME 1216, PAGE 400, FURTHER DESCRIBED IN VOLUME 392, PAGE 449, OPRECT;

THENCE S 58°49'41" W, ALONG THE SOUTH LINE OF SAID GKB RANCHES TRACT AND THE COMMON NORTH LINE OF SAID BROWN TRACT, PASSING AT A DISTANCE OF 1123.80 FEET A NAIL FOUND FOR THE NORTHWEST CORNER OF SAID BROWN TRACT AND THE COMMON NORTHEAST CORNER OF SAID CALLED 0.087 ACRE BROWN TRACT, A DISTANCE OF 1250.56 FEET TO THE POINT OF BEGINNING, AND CONTAINING 298.756 ACRES OF LAND MORE OR LESS.

I, TIMOTHY L. JACKSON, RPLS, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION, ON THE DATE SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS SURVEY PER THE DESCRIPTION SHOWN HEREON, THE SIZE LOCATION AND TYPE OF BUILDINGS AND VISIBLE IMPROVEMENTS ARE AS SHOWN.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYOR'S STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY.



LINE	BEARING	DISTANCE
L1	N 59°20'21" E	126.15'
L2	N 05°52'28" E	437.01'
L3	S 87°58'31" E	30.32'
L4	N 05°48'24" E	215.12'
L5	N 06°01'30" E	211.96'
L6	N 87°10'39" W	30.60'
L7	N 05°52'28" E	457.78'
L8	S 58°26'35" W	309.16'
L9	S 30°56'02" E	10.16'
L10	N 31°12'37" W	32.26'
L11	N 01°53'06" W	316.05'
L12	S 08°36'48" E	444.29'
L13	S 22°51'58" E	323.05'

- LEGEND:
- ELECTRIC METER
  - ELECTRIC TRANSFORMER
  - FIBER OPTIC MARKER
  - GAS MARKER
  - POWER POLE
  - TELEPHONE PEDESTAL
  - TELEPHONE PULLBOX
  - WATER METER
  - WATER VALVE
  - WELL
  - FENCE LINE (VARIOUS TYPES)
  - OVERHEAD POWER LINES
  - FLOODPLAIN LINE
  - 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET
  - CAPPED IRON ROD FOUND
  - IRON ROD FOUND
  - IRON PIPE FOUND
  - OPRECT (XXX) OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
  - INDICATE RECORD OR DEED CALLS
  - RIGHT-OF-WAY

LAND TITLE SURVEY  
298.756 ACRES

SITUATED IN THE  
J. APPERSON SURVEY, ABSTRACT NO. 8  
AND THE  
E.C. SCHOOL LAND SURVEY, ABSTRACT NO. 328  
ELLIS COUNTY, TEXAS

TEXAS REALITY CAPTURE  
& SURVEYING, LLC

P.O. BOX 252  
WAXAHACHIE, TEXAS 75168  
469.518.0338  
TBP/LS FIRM NO 10194359

