

ELLIS COUNTY, TEXAS

LEGEND

- 1/2" IRON ROD FOUND (AS NOTED)
- 1/2" IRON ROD SET WITH RED CAP MARKED "TRAD RPLS 5952"
- CONCRETE MONUMENT FOUND
- △ SURVEY POINT
- OVERHEAD POWERLINE
- SERVICE POWERLINE
- BARB WIRE FENCE
- WROUGHT IRON FENCE
- POWER POLE

WILLIAM STEWART SURVEY
ABSTRACT No. 956
128.5119 ACRES
7/18/113

ALANSON FERGUSON SURVEY
ABSTRACT No. 350

THOMAS HERRON SURVEY
ABSTRACT No. 450

ELLIS COUNTY SCHOOL LAND SURVEY
ABSTRACT No. 328

WILLIAM PLEMMONS SURVEY
ABSTRACT No. 834

BEARINGS ARE BASED ON THE
TEXAS STATE PLANE COORDINATE SYSTEM
OF 1983, TEXAS NORTH CENTRAL ZONE

NOTES

1. THIS SURVEYOR HAS NOT ATTEMPTED TO LOCATE ANY EASEMENTS OR OTHER MATTERS BEYOND THOSE REFLECTED ON THE RECORDED TITLE COMMITMENT.
2. THIS SURVEY DOCUMENT IS CONSIDERED TO BE INVALID (IN ITS ENTIRETY) IF IT HAS BEEN ALTERED IN ANY WAY WHATSOEVER.
3. THE FOLLOWING EASEMENTS APPLY TO THIS TRACT AS MARKET DOCUMENTS:
 - (A) BETHA VISTA-BETHA WATER SUPPLY CORPORATION - 8/11/82 (SHOWS 28.08 ACRES TRACT & 188.04 ACRES TRACT)
 - (B) SOUTHWESTERN BELL TELEPHONE COMPANY - 3/28/110 (SHOWS 120.02 ACRES TRACT)
 - (C) SOUTHWESTERN BELL TELEPHONE COMPANY - 3/28/110 (SHOWS 188.04 ACRES TRACT)
 - (D) TEXAS POWER & LIGHT COMPANY - 2/24/227 (SHOWS 120.25 ACRES TRACT)
 - (E) LONG STAR GAS COMPANY - 4/24/178 (SHOWS 34.08 ACRES TRACT & 138.01 ACRES TRACT)
 - (F) LONG STAR GAS COMPANY - 2/24/225 (SHOWS 28.08 ACRES TRACT & 138.01 ACRES TRACT)
 - (G) LONG STAR GAS COMPANY - 2/24/223 (SHOWS 188.04 ACRES TRACT)
4. DEED REFERENCES ARE NOT A STATEMENT OF OWNERSHIP.

I, BRADLEY L. UPSHAW, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952 IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO THE TITLE AGENCY, UNDERWRITER, LENDER, MORTGAGE CO. AND/OR PURCHASER THAT THIS SURVEY WAS MADE ON THE GROUND. THIS PLAT HEREON CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN. THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN. SAID PROPERTY HAS ACCESS TO AND FROM A DEGRADED ROADWAY AND 98.034 ACRES APPEARS TO BE WITHIN THE FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48130C0030P, 48130C0030P, & 48130C0030P. ELLIS COUNTY, TEXAS, WAS DATED 8/3/2012. THIS PROFESSIONAL SURVEY COMPLETION TO THE CURRENT TEXAS SURVEYING ASSOCIATION STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV, SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 13th DAY OF DECEMBER,

BRADLEY L. UPSHAW RPLS



500 0 500 1000 1500 2000 2500 3000

SCALE: 1" = 1000 FEET

CURVE	RADIUS	ARC LENGTH	CHORD	LENGTH	CHORD BEARING	DELTA ANGLE
C1	219.97	124.85	123.23	S 49°33'58" E	32°31'42"	
C2	291.40	208.55	204.93	N 88°21'05" E	41°00'20"	
C3	918.87	235.05	235.41	N 79°32'48" E	1°43'10"	
C4	600.00	305.28	302.00	N 74°18'34" E	28°09'08"	
C5	2000.00	348.87	348.53	N 64°48'37" E	0°50'50"	

LINE	BEARING	DISTANCE
L1	N 27°52'11" E	894.47
L2	N 72°50'25" E	25.11
L3	N 27°51'50" E	524.88
L4	N 16°56'24" W	28.33
L5	N 27°34'50" E	105.66
L6	N 59°41'21" E	1248.75
L7	N 50°18'52" W	518.78
L8	N 70°28'45" E	424.14
L9	N 88°54'08" E	823.23
L10	N 59°45'02" E	885.61
L11	N 88°44'52" E	81.25
L12	N 31°04'05" W	218.50
L13	N 30°28'51" W	807.24
L14	N 58°39'43" E	991.78
L15	S 09°13'20" W	45.43
L16	S 06°04'22" W	509.73
L17	S 30°49'00" E	258.76
L18	S 30°31'10" E	500.36
L19	S 59°27'34" W	750.32
L20	S 59°53'43" W	579.00
L21	N 30°55'08" W	258.43
L22	S 59°07'04" W	443.48
L23	N 59°20'43" W	263.30



COMMITMENT NO. 1902202-000000 (GKB)

TRIAD SURVEYING, INC. FIRM REGISTRATION NO. 10007900
528 COUNTY ROAD 325 P.O. BOX 1480 ROCKDALE, TX, 76567

507.436 ACRES

WILLIAM STEWART SURVEY, A-956
ELLIS COUNTY SCHOOL LAND SURVEY, A-328
WILLIAM PLEMMONS SURVEY, A-834
ALANSON FERGUSON SURVEY, A-350
ELLIS COUNTY, TEXAS

Completion Date: 12/13/24	Drawn By: MQC
Scale: 1" = 1000'	Surveyed by: CA/RH
Project No: 524-400	Checked by: BL



In Re: 507.436 Acres

All of a called 184.19 Acres - Property 4
All of a called 158.01 Acres - Property 10
All of a called 126.25 Acres - Property 9
All of a called 39.06 Acres - Property 14
William Stewart Survey, Abstract No. 956
Ellis County School Land Survey, Abstract No. 328
William Plemmons Survey, Abstract No. 834
Alanson Ferguson Survey, Abstract No. 350
Ellis County, Texas

All that certain tract or parcel of land situated in Ellis County, Texas, being a part of the William Stewart Survey, Abstract No. 956, Ellis County School Land Survey, Abstract No. 328, William Plemmons Survey, Abstract No. 834, and Alanson Ferguson Survey, Abstract No. 350, being all of a called 184.19 Acre tract - Property 4, a called 158.01 Acre tract - Property 10, a called 126.25 Acre tract - Property 9, and a called 39.06 Acre tract - Property 14 all conveyed from Gary E. Buckholtz, et ux to GKB Ranches, LP by deed dated January 1, 2021 recorded in Instrument No. 2132292 of the Official Records of Ellis County, Texas and being more particularly described by metes and bounds as follows to wit:

BEGINNING at a found $\frac{1}{2}$ " iron rod on the east Right-of-Way line of Farm-to-Market Highway 876, at the north corner of a called 23,072 Acre tract conveyed to Tomas Arroyo, et al in Volume 2438, Page 1065, for the common northwest corner of said 184.19 Acre tract and of this tract;

THENCE along the common line between the said east Right-of-Way line of Farm-to-Market Highway 876 and said 184.19 Acre tract, for the following courses and distances:

N 27°52'11" E - 894.47' to a found $\frac{1}{2}$ " iron rod, for a common exterior ell corner of said 184.19 Acre tract and of this tract;

N 72°50'25" E - 28.11' to a found $\frac{1}{2}$ " iron rod, for a common interior ell corner of said 184.19 Acre tract and of this tract;

THENCE N 27°51'50" E - 524.88 along the common line between the said 158.01 Acre tract and said 184.19 Acre tract, respectively, and the said east Right-of-Way line of Farm-to-Market Highway 876 to a found concrete monument, for a common interior ell corner of said 158.01 Acre tract and of this tract;

THENCE along the common line between the said east Right-of-Way line of Farm-to-Market Highway 876 and said 158.01 Acre tract, for the following courses and distances:

N 16°56'24" W - 28.33' to a found concrete monument, for a common exterior ell corner of said 158.01 Acre tract and of this tract;

N 27°34'50" E - 105.86' to a found $\frac{3}{8}$ " iron rod on the common line between the said Plemmons Survey and the Thomas Herron Survey, Abstract No. 450, at the southwest corner of a called 10.964 Acre tract conveyed to T&C Investment Holdings, LLC in Instrument No. 2416464, for the common northwest corner of said 158.01 Acre tract and of this tract, from which a $\frac{5}{8}$ " iron rod with yellow plastic cap marked "TXRCS" for reference bears N 59°41'21" E - 36.48'.

THENCE along the common line between the said 10.964 Acre tract and said 158.01 Acre tract, for the following courses and distances:

N 59°41'21" E - 1,248.75' along the common line between the said Plemmons Survey and said Herron Survey, to a found $\frac{3}{8}$ " iron rod at the common southeast corner of said Herron Survey and the said 10.964 Acre tract, at the southwest corner of said Ferguson Survey, for a common interior ell corner of said 158.01 Acre tract and of this tract;

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Firm Registration No. 10007900
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Rockdale, Texas 76567
(512) 446-3457

Project No. S24-400

N 30°16'52" W - 518.78' along the common line between the said Herron Survey and said Ferguson Survey, to a found ½" iron rod in the centerline of Grainery Road, for a common exterior ell corner of the said 158.01 Acre tract and of this tract, from which a found 5/8" iron rod with yellow plastic cap marked "TXRCS" for reference bears S 30°16'52" E - 105.80';

THENCE along the said centerline of Grainery Road, for the following courses and distances:

Along an arc of a curve to the left with an arc length of 124.88', a radius of 219.97', a chord bearing of S 49°33'58" E, and a chord length of 123.21' to a point, for a common interior ell corner of said 158.01 Acre tract and of this tract;

Along an arc of a compound curve to the left with an arc length of 208.55', a radius of 291.40', a chord bearing of N 88°21'05" E, and a chord length of 204.13' to a point, for a common interior ell corner of said 158.01 Acre tract and of this tract;

N 70°28'45" E - 424.14' to a point, for a common exterior ell corner of said 158.01 Acre tract and of this tract;

Along an arc of a curve to the right with an arc length of 236.06', a radius of 918.87', a chord bearing of N 79°32'48" E, and a chord length of 235.41' to a point, for a common exterior ell corner of said 158.01 Acre tract and of this tract;

N 88°54'08" E - 623.23' to a point, for a common interior ell corner of said 158.01 Acre tract and of this tract;

Along an arc of a curve to the left with an arc length of 305.28', a radius of 600.00', a chord bearing of N 74°19'34" E, and a chord length of 302.00' to a point, for a common interior ell corner of said 158.01 Acre tract and of this tract;

N 59°45'02" E - 285.61' to a point, for a common exterior ell corner of said 158.01 Acre tract and of this tract;

Along an arc of a curve to the right with an arc length of 348.97', a radius of 2000.00', a chord bearing of N 64°44'57" E, and a chord length of 348.53' to a point, for a common exterior ell corner of said 158.01 Acre tract and of this tract;

N 69°44'52" E - 81.25' to a point on the common line between the said Ferguson Survey and said Stewart Survey, on the west line of said 126.25 Acre tract, at the northeast corner of said 158.01 Acre tract, for an interior ell corner of this tract;

THENCE along the common line between the said Ferguson Survey and said Stewart Survey, for the following courses and distances:

N 31°04'05" W - 718.30' departing said Grainery Road, along the prolongation of and the common line between the said 126.25 Acre tract and a called 81.95 Acre tract conveyed to Esher LTD in Instrument No. 2333323 to a found ½" iron rod at the southwest corner of said 39.06 Acre tract, at the most southerly northwest corner of said 126.25 Acre tract, for an exterior ell corner of this tract;

N 30°28'51" W - 807.24' along the common line between the said 81.95 Acre tract and said 39.06 Acre tract to a found ½" iron rod at the southwest corner of a called 128.5118 Acre tract conveyed to Ricardo Rosque, et ux in Volume 1721, Page 713, at the northwest corner of said 39.06 Acre tract, for an exterior ell corner of this tract;

THENCE N 58°35'56" E - 2,112.88' along the common line between the said 128.5518 Acre tract and said 39.06 Acre tract to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" at the northwest corner of said 126.25 Acre tract, at the northeast corner of said 39.06 Acre tract, for an exterior ell corner of this tract;

THENCE N 58°39'47" E - 991.78' along the common line between the said 126.25 Acre tract and said 128.5118 Acre tract to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" on the west line of a called 10.007 Acre tract conveyed to FM Utilities, LLC in Instrument No. 2331257, at the southeast corner of said 128.5118 Acre tract, for the common northeast corner of said 126.25 Acre tract and of this tract;

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THENCE S 31°18'05" E - 2,043.15' along the common line between the said 10.007 Acre tract, the west Right-of-Way of line of Interstate Highway 35 E, respectively, and said 126.25 Acre tract, to a found ½" iron rod with yellow plastic cap marked "GSW", for a common exterior ell corner of said 126.25 Acre tract and of this tract;

THENCE along the common line between the west Right-of-Way line of the said Interstate Highway 35 E and said 126.25 Acre tract, for the following courses and distances:

S 09°13'20" W - 45.43' to a found ½" iron rod, for a common interior ell corner of said 126.25 Acre tract and of this tract;

S 06°04'22" W - 309.73' to a found ½" iron rod at the northeast corner of a called 10.9947 Acre tract conveyed to Richard E. Robert in Instrument No. 2119076, at the southeast corner of said 126.25 Acre tract, for an exterior ell corner of this tract;

THENCE S 58°42'21" W - 2,903.51' along the common line between the said 10.9947 Acre tract and a called 16.960 Acre tract conveyed to Roberto L. Garcia in Instrument No. 1930617, respectively, and said 126.25 Acre tract to a found ½" iron rod with illegible yellow cap, on the east line of said 158.01 Acre tract, at the northwest corner of said 16.960 Acre tract, at the southwest corner of said 126.25 Acre tract, for an interior ell corner of this tract;

THENCE S 30°49'00" E - 258.76' along the common line between the said 158.01 Acre tract and said 16.960 Acre tract to a found ½" iron rod with illegible yellow cap, at a northeast corner of a called 126.155 Acre tract conveyed to Tommy J. Winn, et ux in Instrument No. 2223030, for a common exterior ell corner of the said 158.01 Acre tract, and of this tract;

THENCE S 58°24'51" W - 1,485.64' along the common line between the said 136.155 Acre tract and said 158.01 Acre tract to a found ½" iron rod on the common line between the said Ellis County School Land Survey and said Plemmons Survey, at the northwest corner of said 136.155 Acre tract, for a common interior ell corner of said 158.01 Acre tract and of this tract;

THENCE along the common line between the said Ellis Survey and said Plemmons Survey, for the following courses and distances:

S 30°31'10" E - 500.36' along the common line between the said 158.01 Acre tract and said 136.155 Acre tract to a found 3/8" iron rod at the southeast corner of said 158.01 Acre tract, at the most easterly northeast corner of said 184.19 Acre tract, for an exterior ell corner of this tract;

S 30°44'25" E - 2,114.06' along the common line between the said 184.19 Acre tract and said 136.155 Acre tract to a found 1/4" iron pipe at the northeast corner of a called 103.565 Acre tract conveyed to G&R Capital Properties, LLC in Volume 2776, Page 661, for the common southeast corner of said 184.19 Acre tract and of this tract;

THENCE S 59°39'24" W - 1,605.69' along the common line between the said 103.565 Acre tract and said 184.19 Acre tract to a found ½" iron rod with yellow plastic cap marked "5137", at the northwest corner of said 103.565 Acre tract, at the northeast corner of a called 49.31 Acre tract conveyed to George P. Shanks, et ux in Volume 1859, Page 493, for a common exterior ell corner of the said 184.19 Acre tract and of this tract;

THENCE S 59°27'34" W - 750.32' along the common line between the said 49.31 Acre tract and said 184.19 Acre tract to a set ½" iron rod with red plastic cap marked "TRIAD RPLS 5952" at the northwest corner of said 49.31 Acre tract, at the northeast corner of a called 50 Acre tract conveyed to Ann Shanks in Instrument No. 1724841, for an exterior ell corner of this tract;

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Firm Registration No. 10007900
P.O. Box 1489
Rockdale, Texas 76567
(512) 446-3457

Project No. S24-400

THENCE along the common line between the said 50 Acre tract and said 184.19 Acre tract, for the following courses and distances:

S 59°53'43" W - 579.08' to a found ½" iron rod at an interior ell corner of said 50 Acre tract, for a common exterior ell corner of said 184.19 Acre tract and of this tract;

N 30°55'08" W - 258.43' to a found ½" iron rod with illegible yellow cap at an exterior ell corner of said 50 Acre tract, for a common interior ell corner of said 184.19 Acre tract and of this tract;

S 59°07'04" W - 443.48' to a found ½" iron rod, at the southwest corner of said 23.072 Acre tract, for the common southwest corner of said 184.19 Acre tract and of this tract;

THENCE along the common line between the said 23.072 Acre tract and said 184.19 Acre tract, for the following courses and distances:

N 30°47'57" W - 2,672.24' to a found ½" iron rod at an exterior ell corner of said 23.072 Acre tract, for a common interior ell corner of said 184.19 Acre tract and of this tract;

N 59°20'43" W - 263.30' to the **POINT OF BEGINNING** containing within these metes and bounds 507.436 Acres of land and 4.414 Acres lie within Grainery Road.

Bearings are based on the Texas State Plane Coordinate System of 1983, Texas North Central Zone.

I, Bradley L. Lipscomb, Registered Professional Land Surveyor No. 5952 in the State of Texas, do hereby certify that this survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 13th day of December 2024.



Bradley L. Lipscomb, RPLS

Triad Surveying, Inc.
Firm Registration No. 10007900
P.O. Box 1489
Rockdale, Texas 76567
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Project No. S24-400

ELLIS COUNTY, TEXAS

NORTH ARROW 140° 12' 40" 12.16.36 N 67° 12' 40" E 167' 42.85'

LINE	BEARING	DISTANCE
L1	N 48° 05' 54" W	389.48
L2	S 08° 45' 42" W	1612.87
L3	S 59° 32' 12" W	1564.60
L4	S 54° 18' 04" W	541.97
L5	S 30° 42' 08" E	894.44
L6	N 31° 47' 06" W	2203.89
L7	N 31° 05' 05" W	1118.79
L8	N 47° 52' 29" W	303.19
L9	N 30° 25' 25" W	1620.18
L10	N 20° 40' 45" W	517.24
L11	N 58° 27' 07" E	2140.44
L12	S 53° 30' 02" E	44.30
L13	S 35° 10' 20" E	20.17
L14	S 54° 52' 19" E	28.33
L15	S 80° 38' 03" E	34.74
L16	S 84° 59' 10" E	11.29
L17	S 43° 12' 03" E	100.22
L18	S 54° 35' 44" E	48.09
L19	S 57° 16' 34" E	89.80
L20	S 82° 33' 04" E	7.84
L21	S 48° 08' 55" E	112.54
L22	S 51° 50' 33" E	44.87
L23	S 05° 51' 03" W	10.08
L24	S 48° 29' 32" E	108.54
L25	S 64° 47' 20" E	19.89
L26	N 87° 51' 23" E	12.83
L27	S 47° 59' 03" E	243.84
L28	S 40° 24' 34" E	56.29
L29	S 52° 17' 02" E	155.00
L30	S 06° 34' 22" E	12.78
L31	S 43° 47' 01" E	144.60
L32	S 56° 21' 13" E	82.16
L33	S 44° 42' 56" E	38.70
L34	S 71° 03' 00" E	43.23
L35	S 23° 49' 20" E	53.80
L36	S 61° 09' 41" E	42.93
L37	S 50° 18' 09" E	74.95
L38	S 30° 04' 50" E	88.83
L39	S 54° 33' 42" E	77.38
L40	S 35° 27' 48" E	24.74
L41	S 69° 32' 51" E	33.84
L42	S 43° 02' 32" E	35.45
L43	S 01° 14' 14" E	11.01
L44	S 30° 56' 27" E	16.49
L45	N 73° 28' 23" E	9.78
L46	S 54° 32' 13" E	56.36
L47	S 43° 11' 22" E	84.47
L48	S 47° 59' 13" E	222.12
L49	S 67° 38' 58" E	37.93
L50	S 34° 18' 45" E	31.86
L51	S 40° 10' 03" E	109.59
L52	S 77° 53' 24" E	7.20
L53	S 50° 18' 03" E	47.08
L54	S 45° 50' 58" E	43.40
L55	S 27° 33' 30" E	19.94
L56	S 50° 09' 09" E	36.74
L57	N 82° 01' 12" E	12.08
L58	S 45° 02' 53" E	189.72
L59	S 60° 12' 38" W	98.77
L60	S 37° 01' 11" E	619.21
L61	S 36° 03' 15" E	999.92
L62	S 34° 53' 50" E	698.43
L63	N 59° 54' 36" E	255.18
L64	S 83° 07' 13" E	184.17
L65	N 50° 28' 43" E	410.76
L66	S 27° 34' 17" W	690.62

0 500 1000 1500 2000 2500 3000

SCALE: 1" = 1300 FEET

LEGEND

- - 1/2" IRON ROD FOUND (AS NOTED)
- - 1/2" IRON ROD SET WITH RED CAP MARKED "TRIAD SLS 5052"
- △ - SURVEY POINT
- P— - OVERHEAD POWERLINE
- S— - SEWAGE POWERLINE
- X— - BARB WIRE FENCE
- - WROUGHT IRON FENCE
- - POWER POLE

NOTES

- THIS SURVEYOR HAS NOT ATTEMPTED TO LOCATE ANY EASEMENTS OR OTHER MATTERS BEYOND THOSE INDICATED ON THE REFERENCED TITLE COMMITMENT.
- THIS SURVEY DOCUMENT IS CONSIDERED TO BE A WAIVER (IN ITS ENTIRETY) IF IT HAS BEEN ALTERED IN ANY WAY BY TRANSCRIPTION.
- THE FOLLOWING EASEMENTS APPLY AS BLANKET EASEMENTS TO THE SHOWN 210 1/3 ACRE TRACT:
 - BUENA VISTA-BETHEL WATER SUPPLY CORPORATION - 300/107 & 381/7807
- THE FOLLOWING EASEMENTS DO NOT APPLY TO THIS TRACT:
 - LONG STAR GAS COMPANY - 454/478, 344/383 & 243/222
 - BUENA VISTA-BETHEL WATER SUPPLY CORP. - 561/52 & 562/563
 - LONG STAR GAS COMPANY - 454/478, 343/222 & 244/243
 - SOUTHWESTERN BELL TELEPHONE COMPANY - 308/889 & 303/801
- THE FOLLOWING EASEMENTS APPLY AS BLANKET EASEMENTS TO THE SHOWN 210 1/3 ACRE TRACT:
 - BUENA VISTA-BETHEL WATER SUPPLY CORPORATION - 381/32
 - LONG STAR GAS COMPANY - 434/478
 - LONG STAR GAS COMPANY - 244/243
- DEED REFERENCES ARE FOR A STATEMENT OF OWNERSHIP.

I, BRADLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952 IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO THE TITLE AGENCY, UNDERWRITER, LENDER, MORTGAGE CO. AND/OR PURCHASER THAT THIS SURVEY WAS MADE ON THE GROUNDS THIS PLAN HEREON CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY. THE TRUE LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN. THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OR OMISSIONS OF IMPROVEMENTS. WHERE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN, SAID PROPERTY HAS BEEN ACCESSED TO AND FROM A DEDICATED ROADWAY AND ALL ASSESSMENTS APPLIED TO BE WITHIN THE FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 467802355, ELLIS COUNTY, TEXAS DATED 6/3/2013. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SURVEYING ASSOCIATION STANDARDS AND SPECIFICATIONS FOR CATEGORY 1A, CONDITION 1A, SURVEY.

MADE UNDER MY HAND AND SEAL OF OFFICE ON 12/13/24.



PC SHAM SURVEY
ABSTRACT No. 1040

WILLIAM F. JACOBS SURVEY
ABSTRACT No. 587

JT WHITEFIELD SURVEY
ABSTRACT No. 1184

JOHN DAVENPORT SURVEY
ABSTRACT No. 289

JAMES J. MALLARD SURVEY
ABSTRACT No. 708

JOSEPH ATTENBERRY SURVEY
ABSTRACT No. 12

255.199 ACRES

312.545 ACRES

JOSHUA S. HANDLY SURVEY
ABSTRACT No. 449

THOMAS HERRON SURVEY
ABSTRACT No. 450

WILLIAM PLEMMONS SURVEY
ABSTRACT No. 834

J. NEALY SURVEY
ABSTRACT No. 804

COMMITMENT NO.: 1902202400277 (SMS)
COMMITMENT NO.: 1902202400080 (ORB)

TRIAD SURVEYING, INC. FIRM REGISTRATION NO. 1000/300
528 COUNTY ROAD 325 P.O. BOX 1480 ROCKDALE, TX 76567

312.545 ACRES & 255.199 ACRES

WILLIAM PLEMMONS SURVEY, A-834
JAMES J. MALLARD SURVEY, A-708
THOMAS HERRON SURVEY, A-450
JOSHUA S. HANDLY SURVEY, A-449
ELLIS COUNTY, TEXAS

Completion Date: 12/13/24 Drawn By: MDG
Scale: 1"=1300' Surveyed by: CA/RH
Project No.: S24-400 Checked by: BL

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE



In Re: 312.545 Acres

All of a called 95 Acre tract - First Tract
All of a called 213-1/5 Acre tract - Second Tract
Thomas Herron Survey, Abstract No. 450
James J. Mallard Survey, Abstract No. 708
Ellis County, Texas

All that certain tract or parcel of land situated in Ellis County, Texas, being a part of the Thomas Herron Survey, Abstract No. 450 and the James J. Mallard Survey, Abstract No. 708, being all of a called 95 Acre tract - First Tract and all of a called 213-1/5 Acre tract - Second Tract conveyed from Roger C. Sims to Roger C. Sims, Trustee by deed dated December 5, 2016, recorded in Instrument No. 1724283, of the Official Records of Ellis County, Texas and being more particularly described by metes and bounds as follows to wit:

BEGINNING at a found $\frac{1}{2}$ " iron rod with illegible yellow cap on the common line between the said Herron Survey and the J. Nealy Survey, A-804, the north line of a called 131.453 Acre tract conveyed to Billy Oglesby in Instrument No. 2003349, at the southwest corner of a called 94.887 Acre tract conveyed to Gary E. Buckholz, et ux in Instrument No. 172227, for the common most northerly southeast corner of said 95 Acre tract and of this tract;

THENCE S 59°32'12" W - 1,564.68' along the common line between the said Nealy Survey and said Herron Survey, the common line between the said 131.453 Acre tract and said 95 Acre tract to a set $\frac{1}{2}$ " iron rod with red plastic cap marked "TRIAD RPLS 5952" at the common southwest corner of said Herron Survey and the said 95 Acre tract, at the common most northerly southeast corner of said Mallard Survey and said 213-1/5 Acre tract, for an exterior ell corner of this tract;

THENCE S 59°19'04" W - 541.97' along the common line between the said Nealy Survey and said Mallard Survey, the common line between the said 213-1/5 Acre tract and said 131.453 Acre tract to a set $\frac{1}{4}$ " iron rod with red plastic cap marked "TRIAD RPLS 5952" at the common northwest corner of said Nealy Survey and said 131.453 Acre tract, for a common interior ell corner of said Herron Survey, the said 213-1/5 Acre tract and of this tract;

THENCE S 30°42'58" E - 694.44' continuing along the common line between the said Nealy Survey and said Mallard Survey, continuing along the common line between the said 213-1/5 Acre tract and the said 131.453 Acre tract to a found 1" iron pipe at the common northeast corner of the Joseph Attenberry Survey, Abstract No. 12, and a called 112.79 Acre tract conveyed to Billy Joe Oglesby, et ux in Volume 980, Page 158, at a turn in the Right-of-Way line of Sims Road, for the common most southerly southeast corner of said 213-1/5 Acre tract and of this tract;

THENCE S 59°17'02" W - 3,905.56' along the common line between the said Mallard Survey and said Attenberry Survey, along a north Right-of-Way line (and the prolongation thereof) of said Sims Road, entering the said Right-of-Way of Sims Road, along the common line between the said 112.79 Acre tract and said 213-1/5 Acre tract to a set $\frac{1}{8}$ " iron rod with red plastic cap marked "TRIAD RPLS 5952" at the common northwest corner of said Attenberry Survey and said 112.79 Acre tract, at the common northeast corner of the J.T. Whitefield Survey, Abstract No. 1184, and a called 40 Acre tract - Second Tract conveyed to Michael Edmondson Hastings on Volume 775, Page 125, at the common southeast corner of the William P. Jacobs Survey, Abstract No. 567 and a called 92.663 Acre tract (Net) - First Tract conveyed to Michael Edmondson Hastings in Volume 775, Page 125, for the common southwest corner of said Mallard Survey, said 213-1/5 Acre tract, and of this tract;

THENCE N 31°47'06" W - 2,203.89' along the common line between the said Jacobs Survey and the PC Simm Survey, Abstract No. 1049, respectively, said Mallard Survey, the common line between the said 92.663 Acre tract, Lot 7B of the Replat of Baker Branch Subdivision in Cabinet C, Slide 752 of the Plat Records of Ellis County, Texas, Lot 7A of said Replat of Baker Branch,

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Lot 6 of the Baker Branch Subdivision recorded in Cabinet B, Side 647, respectively, and said 213-1/5 Acre tract to a found 1/2" iron rod at the southwest corner of a called 21.164 Acre tract conveyed to Andrea Garcia, et vir in Instrument No. 2307025, for the common northwest corner of said 213-1/5 Acre tract and of this tract;

THENCE N 59°09'36" E - 4,479.76' along the common line between the said 21.164 Acre tract, a called 2.500 Acre tract conveyed to Andrea Garcia, et vir in Instrument No. 2307025, crossing the Right-of-Way of Bakers Branch Road, a called 10.29 Acre tract conveyed to Juan Antonio Jimenez Soto, et ux in Instrument No. 1731947, respectively, and said 213-1/5 Acre tract to a set 1/2" iron rod with red plastic cap marked "TRIAD RPLS 5952" on the common line between the said Mallard Survey and said Herron Survey, on the west line of said 95 Acre tract, at the southeast corner of said 10.29 Acre tract, at the northeast corner of said 213-1/5 Acre tract, for an interior ell corner of this tract;

THENCE N 31°03'05" W - 1,119.79' along the common line between the said Mallard Survey and the John Davenport Survey, A-299, respectively, and said Herron Survey, the common line between the said 10.29 Acre tract, a called 10.28 Acre tract conveyed to Juan Antonio Jimenez Soto, et ux in Volume 2762, Page 1899, a called 10.16 Acre tract conveyed to Charles Edward Webb, et ux in Instrument No. 1711241, and Lot 22 of the Sanjeev Farms - Phase 1 in Cabinet G, Slide 341, respectively, and said 95 Acre tract to a found 1/2" iron rod at the common southwest corner of the Jashua S. Hanly Survey, A-449 and a called 157.39 Acre tract conveyed to GKB Ranches LP in Instrument No. 2132292, at the common northwest corner of the said Herron Survey and the said 95 Acre tract, for an exterior ell corner of this tract;

THENCE N 58°56'55" E - 1,556.23' along the common line between the said Hanly Survey and said Herron Survey, the common line between the said 95 Acre tract and said 157.39 Acre tract to a found 1/2" iron rod at the northwest corner of said 94.887 Acre tract, for the common northeast corner of said 95 Acre tract and of this tract;

THENCE S 31°13'55" E - 2,654.96' along the common line between the said 94.887 Acre tract and said 95 Acre tract to the **POINT OF BEGINNING** containing within these metes and bounds 312.545 Acres of land and 0.676 Acres lies within Simms Road and 1.092 Acres lies within Bakers Branch Road.

Bearings are based on the Texas State Plane Coordinate System of 1983, Texas North Central Zone.

I, Bradley L. Lipscomb, Registered Professional Land Surveyor No. 5952 in the State of Texas, do hereby certify that this survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 13th day of December 2024.


Bradley L. Lipscomb, RPLS



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In Re: 255.199 Acres

All of a called 2.997 Acre tract - Tract One
All of a called 94.887 Acre tract - Tract Two
All of a called 157.39 Acre tract - Property 3
William Plennons Survey, Abstract No. 834
Thomas Herron Survey, Abstract No. 450
Joshua S. Hanly Survey, Abstract No. 449
Ellis County, Texas

All that certain tract or parcel of land situated in Ellis County, Texas, being a part of the William Plennons Survey, Abstract No. 834, the Thomas Herron Survey, Abstract No. 450, and the Joshua S. Hanly Survey, Abstract No. 449, being all of called 2.997 Acre tract - Tract One and all of a called 94.887 Acre tract - Tract Two conveyed from Mikel Stephenson, et ux to Gary E. Buckholz, et ux by deed August 3, 2017 recorded in Instrument No. 1722277 of the Official Records of Ellis County, and all of a called 157.39 Acre tract - Property 3 conveyed from Gary E. Buckholz, et ux to GKB Ranches L.P. by deed dated January 1, 2021 recorded in Instrument No. 2132292 of the Official Records of Ellis County, Texas and being more particularly described by metes and bounds as follows to wit:

BEGINNING at a found $\frac{1}{2}$ " iron rod on the west Right-of-Way line of Farm-to-Market Highway 876, at the south corner of said 2.997 Acre tract, at the southeast corner of a called 22.03 Acre tract conveyed to R.F. Edmonson in Volume 360, Page 96, for the southeast corner of this tract;

THENCE N 48°05'54" W - 388.48' along the common line between the said 2.997 Acre tract and said 22.03 Acre tract to a set $\frac{1}{2}$ " iron rod with red plastic cap marked "TRIAD RPLS 5952" on the common line between the said Plennons Survey and said Herron Survey, the south line of said 94.887 Acre tract, at the northwest corner of said 2.997 Acre tract, at the northeast corner of said 22.03 Acre tract, for an interior ell corner of this tract;

THENCE S 59°45'42" W - 1,612.67' along the common line between the said Plennons Survey, the J. Nealy Survey, Abstract No. 804, respectively, and said Herron Survey, the common line between the said 22.03 Acre tract and a called 131.453 Acre tract conveyed to Billy Joe Oglesby in Instrument No. 2003349, respectively, and said 94.887 Acre tract to a found $\frac{1}{2}$ " iron rod with illegible yellow cap at the southeast corner of a called 95 Acre tract conveyed to Roger C. Sims, Trustee in Instrument No. 1724283, for the common southwest corner of said 94.887 Acre tract and of this tract;

THENCE N 31°13'55" W - 2,654.96' along the common line between the said 95 Acre tract and said 94.887 Acre tract to a found $\frac{1}{2}$ " iron rod on the common line between the said Hanly Survey and said Herron Survey, the south line of said 157.39 Acre tract, at the northeast corner of said 95 Acre tract, at the northwest corner of said 94.887 Acre tract, for an interior ell corner of this tract;

THENCE S 58°56'55" W - 1,556.23' along the common line between the said Hanly Survey and said Herron Survey, the common line between the said 95 Acre tract and said 157.39 Acre tract to a found $\frac{1}{2}$ " iron rod on the common east between the John Davenport Survey, Abstract No. 299, and Lot 22 of the Sanjeev Farms - Phase 1 in Cabinet G, Slide 341 Plat Records of Ellis County, at the common northwest corner of the said Herron Survey and the said 95 Acre tract, at the southwest corner of said 157.39 Acre tract, for an exterior ell corner of this tract;

THENCE N 47°52'29" W - 303.19' along the common line between the said Davenport Survey and the said Hanly Survey, the common line between the said 157.39 Acre tract and the said Lot 22 to a found $\frac{1}{2}$ " iron rod with red plastic cap marked "4117" on a south Right-of-Way line of Curry Road, at the northeast corner of said Lot 22, for a common exterior ell corner of said 157.39 Acre tract and of this tract;

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THENCE along the common line between the said Right-of-Way line of Curry Road and the said 157.39 Acre tract for the following courses and distances:

Along an arc of a curve to the left with an arc length of 229.48', a radius of 194.21', a chord bearing of N 03°12'40" E, and a chord length of 216.36 to a found ½" iron rod with red plastic cap marked "4117" on the common line between the said Davenport Survey and said Hanly Survey, for a common interior ell corner of said 157.39 Acre tract and of this tract;

N 30°25'25" W - 1,620.18' along the said common line between the Davenport and Hanly Surveys to a point, for a common exterior ell corner of said 157.39 Acre tract and of this tract;

N 29°40'45" W - 517.24' along the said common line between the Davenport and Hanly Surveys to a found ½" iron rod at the southwest corner of a called 462.65 Acre tract - Tract III conveyed to Vancey Cunningham Family L.P. in Volume 2273, Page 941, for the common northwest corner of said 157.39 Acre tract and of this tract;

THENCE N 58°27'07" E - 2,140.44' along the common line between the said 462.65 Acre tract and said 157.39 Acre tract to a point in the centerline of Big Onion Creek, at an interior ell corner of said 462.65 Acre tract, for the common northeast corner of said 157.39 Acre tract and of this tract, from which a found ½" iron rod for reference bears N 58°27'07" E - 65.06';

THENCE along the said centerline of Big Onion Creek, along the common line between the said 462.65 Acre tract and said 157.39 Acre tract, for the following courses and distances:

S 53°30'02" E - 44.30' to a point;
S 35°10'20" E - 20.17' to a point;
S 54°52'19" E - 28.33' to a point;
S 60°38'03" E - 34.74' to a point;
S 84°59'10" E - 11.20' to a point;
S 45°12'03" E - 100.22' to a point;
S 54°35'44" E - 46.09' to a point;
S 57°16'14" E - 89.80' to a point;
S 82°33'09" E - 7.64' to a point;
S 49°06'33" E - 112.54' to a point;
S 51°36'33" E - 44.87' to a point;
S 05°51'03" W - 10.08' to a point;
S 48°29'32" E - 169.54' to a point;
S 64°47'20" E - 19.69' to a point;
N 87°51'23" E - 12.63' to a point;
S 47°29'03" E - 243.84' to a point;
S 40°24'34" E - 56.29' to a point;
S 52°17'02" E - 155.00' to a point;
S 05°34'22" E - 12.78' to a point;
S 43°47'01" E - 144.68' to a point;
S 55°21'13" E - 62.16' to a point;
S 44°42'56" E - 39.70' to a point;
S 71°03'03" E - 43.23' to a point;
S 23°49'20" E - 53.80' to a point;
S 61°09'41" E - 42.93' to a point;
S 50°18'09" E - 74.95' to a point;
S 39°04'52" E - 89.83' to a point;
S 54°33'42" E - 77.36' to a point;
S 33°27'48" E - 24.74' to a point;
S 89°22'51" E - 33.64' to a point;
S 42°03'32" E - 35.45' to a point;
S 01°14'14" E - 11.01' to a point;
S 30°56'27" E - 16.49' to a point;
N 73°28'23" E - 9.76' to a point;
S 56°32'15" E - 36.36' to a point;
S 43°11'22" E - 86.47' to a point;
S 47°59'13" E - 222.12' to a point;
S 67°38'58" E - 37.93' to a point;

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S 34°19'45" E - 31.96' to a point;
S 48°10'03" E - 109.59' to a point;
S 77°53'24" E - 7.20' to a point;
S 50°18'03" E - 47.06' to a point;
S 45°50'59" E - 43.40' to a point;
S 27°33'30" E - 19.94' to a point;
S 50°09'05" E - 36.74' to a point;
N 82°01'12" E - 12.08' to a point;
S 48°02'53" E - 169.72' to a point,

on the common line between the said Hanly Survey and said Herron Survey, on the northwest line of a called 39.85 Acre tract conveyed to Dale E. Hassen, et ux in Instrument No. 2146892, at the southeast corner of said 157.39 Acre tract, at an exterior ell corner of said 496.65 Acre tract, for an exterior ell corner of this tract from which a set $\frac{1}{2}$ " iron rod with red plastic cap marked "TRIAD RPLS 5952" for reference bears: S 60°12'38" W - 16.99',

THENCE S 60°12'38" W - 98.77' along the common line between the said Hanley Survey and said Herron Survey, the common line between the said 39.85 Acre tract and said 157.39 Acre tract to a found $\frac{1}{2}$ " iron rod at the northeast corner of said 94.887 Acre tract, at the northwest corner of said 39.85 Acre tract, for an interior ell corner of this tract;

THENCE along the common line between the said 94.887 Acre tract and said 39.85 Acre tract, for the following courses and distances:

S 37°01'11" E - 819.21' to a found $\frac{1}{2}$ " iron rod, at an interior ell corner of said 39.85 Acre tract, for a common exterior ell corner of said 94.887 Acre tract and of this tract;

S 36°03'15" E - 999.92' to a found $\frac{1}{2}$ " iron rod with yellow plastic cap marked "2146892" at an interior ell corner of said 39.85 Acre tract, for a common exterior ell corner of said 94.887 Acre tract and of this tract;

S 34°33'30" E - 698.43' to a found $\frac{1}{2}$ " iron rod at the southwest corner of said 39.85 Acre tract, for a common interior ell corner of said 94.887 Acre tract and of this tract;

N 59°54'36" E - 256.18' to a set $\frac{1}{2}$ " iron rod with red plastic cap marked "TRIAD RPLS 5952" at an interior ell corner of said 39.85 Acre tract, for a common exterior ell corner of said 94.887 Acre tract and of this tract, from which a found $\frac{1}{2}$ " iron rod for reference bears S 59°54'36" W - 31.35';

S 63°07'13" E - 184.17' to a set $\frac{1}{2}$ " iron rod with red plastic cap marked "TRIAD RPLS 5952" on the common line between the said Herron Survey and the said Plemmons Survey, on the northwest line of said 2.997 Acre tract, at an exterior ell corner of said 39.85 Acre tract, at the southeast corner of said 94.887 Acre tract, for an interior ell corner of this tract

THENCE N 60°39'43" E - 340.76' along the common line between the said Herron and Plemmons Surveys, the common line between the said 39.85 Acre tract and said 2.997 Acre tract to a set $\frac{1}{2}$ " iron rod with red plastic cap marked "TRIAD RPLS 5952" on the said West Right-of-Way line of Farm-to-Market Highway 876, at an exterior ell corner of said 39.85 Acre tract, at the northeast corner of said 2.997 Acre tract, for an exterior corner of this tract;

THENCE S 27°54'17" W - 690.62' along the common line between the said 2.997 Acre tract and said West Right-of-Way line of Farm-to-Market Highway 876 to the **POINT OF BEGINNING** containing within these metes and bounds 255.199 Acres of land.

Bearings are based on the Texas State Plane Coordinate System of 1983, Texas North Central Zone.

I, Bradley L. Lipscomb, Registered Professional Land Surveyor No. 5952 in the State of Texas, do hereby certify that this survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 13th day of December 2024.



Bradley L. Lipscomb, RPLS



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