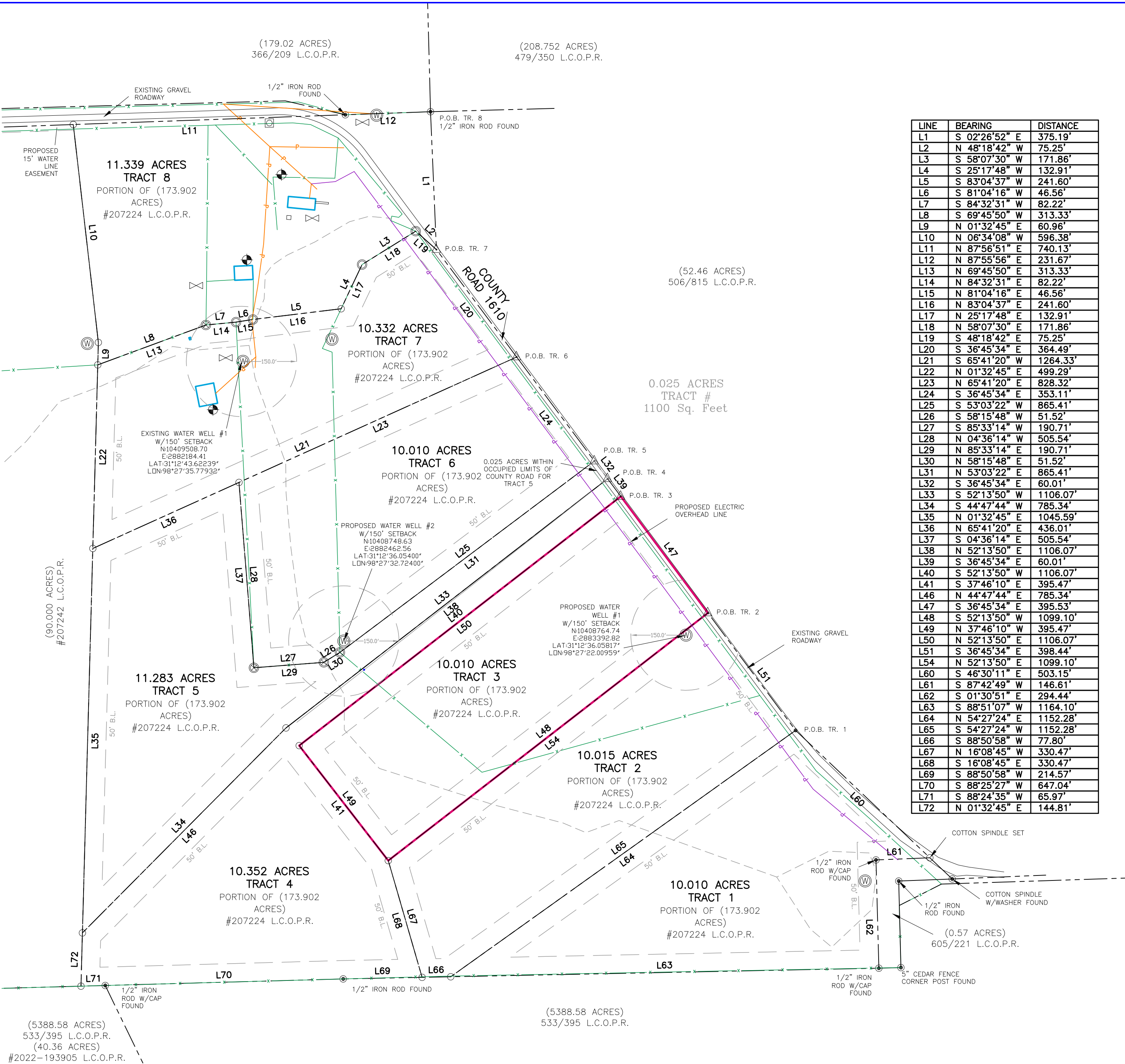




SURVEY NOTES:

1. BEARINGS, DISTANCE & ACRES SHOWN HEREON ARE GROUND, NAD 83(2011)-HARRIS, LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE, UTILIZING NGS CORS/SPUS SOLUTION.
2. IRON ROD SET ARE 1/2" IRON REBAR WITH PLASTIC CAPS MARKED "CTLS".
3. THIS SURVEY A TITLE SURVEY AND IS NOT AN ENGINEERING DESIGN SURVEY.
4. FLOOD MAP SUBJECT TO SCALE UNCERTAINTY AND THEREFORE IS APPROXIMATE.
5. UNDERGROUND SPRINKLER SYSTEMS, VALVES, BOXES AND/OR SPRINKLER HEADS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN HEREON.
6. INFORMATION OF EASEMENTS, SERVITUDES OR COVENANTS, IF ANY SHOWN HEREON ARE SOLELY BASED ON THE TITLE COMMITMENT PROVIDED BY CLIENT REFERENCED HEREON AND NO OTHER RESEARCH WAS PERFORMED OR REQUESTED BY CLIENT.
7. LOCATION OF ALL WATERLINES, PIPELINES (ABOVE-GROUND AND BURIED), OVERHEAD ELECTRIC LINES AND BURIED CABLE LINES SHOWN HEREON ARE APPROXIMATE AND BASED SOLELY ON VISIBLE EVIDENCE. NOT ALL OVERHEAD ELECTRIC POLES AND COW WIRE WERE LOCATED, ONLY THOSE REQUIRED TO SHOW THE LOCATION OF THE LINES. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF BURIED FACILITIES ASSOCIATED WITH THESE UTILITIES.



LINE	BEARING	DISTANCE
L1	S 02°26'52" E	375.19'
L2	N 48°18'42" W	75.25'
L3	S 58°07'30" W	171.86'
L4	S 25°17'48" W	132.91'
L5	S 83°04'37" W	241.60'
L6	S 81°04'16" W	46.56'
L7	S 84°32'31" W	82.22'
L8	S 69°45'50" W	313.33'
L9	N 01°32'45" E	60.96'
L10	N 06°34'08" W	596.38'
L11	N 87°56'51" E	740.13'
L12	N 87°55'56" E	231.67'
L13	N 69°45'50" E	313.33'
L14	N 84°32'31" E	82.22'
L15	N 81°04'16" E	46.56'
L16	N 83°04'37" E	241.60'
L17	N 25°17'48" E	132.91'
L18	N 58°07'30" E	171.86'
L19	S 48°18'42" E	75.25'
L20	S 36°45'34" E	364.49'
L21	S 65°41'20" W	1264.33'
L22	N 01°32'45" E	499.29'
L23	N 65°41'20" E	828.32'
L24	S 36°45'34" E	353.11'
L25	S 53°03'22" W	865.41'
L26	S 58°15'48" W	51.52'
L27	S 85°33'14" W	190.71'
L28	N 04°36'14" W	505.54'
L29	N 85°33'14" E	190.71'
L30	N 58°15'48" E	51.52'
L31	N 53°03'22" E	865.41'
L32	S 36°45'34" E	60.01'
L33	S 52°13'50" W	1106.07'
L34	S 44°47'44" W	785.34'
L35	N 01°32'45" E	1045.59'
L36	N 65°41'20" E	436.01'
L37	S 04°36'14" E	505.54'
L38	N 52°13'50" E	1106.07'
L39	S 36°45'34" E	60.01'
L40	S 52°13'50" W	1106.07'
L41	S 37°46'10" E	395.47'
L42	N 44°47'44" E	785.34'
L43	S 36°45'34" E	395.53'
L44	S 52°13'50" W	1099.10'
L45	N 37°46'10" W	395.47'
L46	N 52°13'50" E	1106.07'
L47	S 36°45'34" E	398.44'
L48	N 52°13'50" E	1099.10'
L49	S 46°30'11" E	503.15'
L50	S 87°42'49" W	146.61'
L51	S 01°30'51" E	294.44'
L52	S 88°51'07" W	1164.10'
L53	N 54°27'24" E	1152.28'
L54	S 54°27'24" W	1152.28'
L55	S 88°50'58" W	77.80'
L56	N 16°08'45" W	330.47'
L57	S 16°08'45" E	330.47'
L58	S 88°50'58" W	214.57'
L59	S 88°25'27" W	647.04'
L60	S 88°24'35" W	65.97'
L61	N 01°32'45" E	144.81'

TRACT 3

LEGAL DESCRIPTION: BEING 10.010 ACRES OF LAND OUT OF THE JOHN BOYD SURVEY NO. 612, ABSTRACT NO. 38 IN LAMPASAS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 173.902 ACRE TRACT DESCRIBED DOC. #207224 OF THE OFFICIAL PUBLIC RECORDS OF SAID LAMPASAS COUNTY, TEXAS; SAID 10.010 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN JUNE 2025:

BEGINNING AT A 1/2" IRON ROD WITH CAP SET IN THE COMMON LINE OF THAT CERTAIN 52.46 ACRE TRACT DESCRIBED IN VOLUME 506, PAGE 815 OF SAID OFFICIAL PUBLIC RECORDS AND SAID 173.902 ACRE TRACT AND IN THE BED OF COUNTY ROAD 1610 FOR THE SOUTHEAST CORNER OF TRACT 4 SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC AND THE NORTH CORNER HEREOF AND FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 173.902 ACRE TRACT BEARS NORTH 26°19'01" WEST A DISTANCE OF 1166.85 FEET;

THENCE SOUTH 36°45'34" EAST A DISTANCE OF 395.53 FEET ALONG THE COMMON LINE OF SAID 52.46 ACRE TRACT AND SAID 173.902 ACRE TRACT TO A 1/2" IRON ROD WITH CAP SET IN THE BED OF COUNTY ROAD 1610 FOR THE NORTH CORNER OF TRACT 2 SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC AND THE EAST CORNER HEREOF;

THENCE CROSSING SAID 173.902 ACRE TRACT, THE FOLLOWING COURSES:

1. SOUTH 52°13'50" WEST A DISTANCE OF 1099.10 FEET ALONG THE NORTHWEST LINE OF SAID TRACT 2 TO A 1/2" IRON ROD WITH CAP SET IN THE NORTHEAST LINE OF SAID TRACT 4 FOR THE WEST CORNER OF SAID TRACT 2 AND THE SOUTH CORNER HEREOF;
2. CONTINUE ALONG THE SOUTHEAST LINE OF SAID TRACT 4, NORTH 37°46'10" WEST A DISTANCE OF 395.47 FEET TO A 1/2" IRON ROD WITH CAP SET;
3. NORTH 52°13'50" EAST A DISTANCE OF 1106.07 FEET TO THE POINT OF BEGINNING CONTAINING 10.010 ACRES MORE OR LESS, AND AS SHOWN HEREON.

TITLE NOTES:

AS PER INFORMATION PROVIDED IN #05-25-16155 DATED 5-23-2025 BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, THIS PROPERTY IS SUBJECT TO:

RESTRICTIVE COVENANTS: N/A

EASEMENTS:

10.

J. RIGHT OF WAY EASEMENT GRANTED TO LOMETA RURAL WATER SUPPLY CORPORATION, AS DESCRIBED IN INSTRUMENT DATED DECEMBER 7, 1983, RECORDED IN/UNDER VOLUME 242, PAGE 819, DEED RECORDS, LAMPASAS COUNTY, TEXAS. DOES AFFECT AND APPROXIMATELY SHOWN HEREON.

LEGEND:

- POINT
- MONUMENT FOUND
- MONUMENT SET
- BURIED OIL/GAS PIPELINE
- OVERHEAD UTILITY LINE
- UNDERGROUND UTILITY LINE
- FENCE
- ROAD
- WATERLINE
- RAILROAD TRACK
- FIRE HYDRANT
- TELEPHONE/CABLE PEDESTAL
- GAS METER
- MANHOLE
- ELECTRIC BOX/METER
- PIPE FENCE CORNER POST FOUND
- WOOD FENCE CORNER POST FOUND
- BENCH MARK
- FLAG POLE
- SIGN
- DRAINAGE STRUCTURE
- PROpane TANK
- BUILDING
- P.U.E. (BRG-DIST.)
- WATER METER
- WATER WELL
- WATER VALVE
- SEWER VALVE
- CARVED "X" IN CONCRETE
- PUBLIC UTILITY EASEMENT
- BUILDING SETBACK LINE
- RECORD CALL

REFERENCE: -----

TYPE OF SURVEY - TITLE

LEGAL DESCRIPTION:

TRACT 3
BEING 10.010 ACRES OF LAND OUT OF THE JOHN BOYD SURVEY NO. 612, ABSTRACT NO. 38 IN LAMPASAS COUNTY, TEXAS

JOB NO. 25-50110

DRAWN BY: MRW

PAGE 1 OF 1



702 RIO GRANDE, #301 - AUSTIN, TEXAS 78701

TX, FIRM REG. #100248-00
512-965-2878
www.crosstexaslandservices.com

I, THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY, AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, VISIBLE ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR MOST ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS VISIBLE ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

MARK R. WATSON RPLS#5740

DATE

0' 200' 400' 600'