

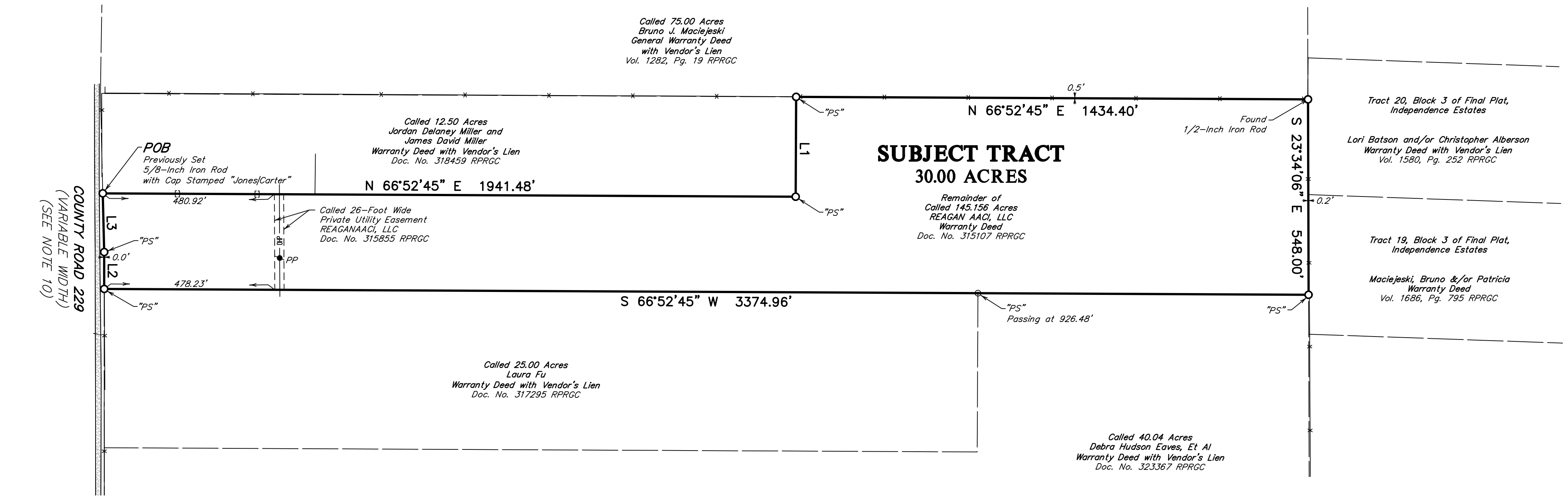
LEGEND:

POB POINT OF BEGINNING
 "PS" PREVIOUSLY SET 5/8-INCH IRON ROD WITH CAP STAMPED "JONES/CARTER"
 RPRGC REAL PROPERTY RECORDS OF GRIMES COUNTY

GRAVEL

ADJOINER LINE
 BARBED WIRE FENCE
 BOUNDARY LINE
 EASEMENT
 HOG WIRE FENCE
 OVERHEAD POWER

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 23°07'15" W | 279.89' |
| L2 | N 23°26'38" W | 103.48' |
| L3 | N 24°43'37" W | 164.68' |



McCown Tract
30.00 Acres

William McGuffin Survey
Abstract No. 39

STATE OF TEXAS §
 COUNTY OF GRIMES §

A METES & BOUNDS description of a certain 30.00 acre tract situated in the William McGuffin Survey, Abstract No. 39 in Grimes County, Texas, being all of the remainder of a called 145.156 acre tract conveyed by Warranty Deed to REAGAN AACI, LLC recorded in Document No. 315107 of the Real Property Records of Grimes County (RPRGC); said 30.00 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, Central Zone (4203):

BEGINNING at a previously set 5/8-inch iron rod (with cap stamped "Jones/Carter") marking a west corner of the herein described subject tract, being common with a west corner of said remainder tract, the south corner of a called 12.50 acre tract conveyed by Warranty Deed with Vendor's Lien to Jordan Delaney Miller and James David Miller recorded in Document No. 318459 RPRGC, and being in the northeast occupied right-of-way line of County Road 229 (Variable Width Right-of-Way);

THENCE along common lines of said remainder tract and said 12.50 acre tract, the following two (2) courses and distances:

1. North 66°52'45" East, 1941.48 feet to a previously set 5/8-inch iron rod (with cap stamped "Jones/Carter");
2. North 23°07'15" West, 279.89 feet to a previously set 5/8-inch iron rod (with cap stamped "Jones/Carter") marking a northerly west corner of the herein described subject tract, being common with the north corner of said 12.50 acre tract, and being in the southeast line of a called 75.00 acre tract conveyed by General Warranty Deed with Vendor's Lien to Bruno J. Maciejewski recorded in Volume 1282, Page 19 RPRGC;

THENCE North 66°52'45" East, along the common line of said remainder tract and said 75.00 acre tract, 1434.40 feet to a found 1/2-inch iron rod marking the north corner of the herein described subject tract, being common with the east corner of said 75.00 acre tract, and being in the southwest line of Tract 20, Block 3 of Final Plat, Independence Estates conveyed by Warranty Deed with Vendor's Lien to Lori Batson and/or Christopher Alberson recorded in Volume 1580, Page 252 RPRGC;

THENCE South 23°34'06" East, along the common line of said remainder tract and said Tract 20, 548.00 feet to a previously set 5/8-inch iron rod (with cap stamped "Jones/Carter") marking the east corner of the herein described subject tract, being common with the north corner of a called 40.04 acre tract conveyed by Warranty Deed with Vendor's Lien to Debra Hudson Eaves, Et Al and being in the southwest line of Tract 19, Block 3 of the Final Plat, Independence Estates conveyed by Warranty Deed to Maciejewski, Bruno &/or Patricia recorded in Volume 1686, Page 795 RPRGC;

THENCE South 66°52'45" West, along the common line of said remainder tract and said 40.04 acre tract, passing at 926.48 feet a previously set 5/8-inch iron rod (with cap stamped "Jones/Carter") marking a northerly west corner of said 40.04 acre tract, being common with the north corner of a called 25.00 acre tract conveyed by Warranty Deed with Vendor's Lien to Laura Fu recorded in Document No. 317295 RPRGC, continuing in all a total distance of 3374.96 feet to a previously set 5/8-inch iron rod (with cap stamped "Jones/Carter") marking the south corner of the herein described subject tract, being common with the west corner of said 25.00 acre tract, and being in aforementioned northeast occupied right-of-way line of County Road 229;

THENCE along said northeast occupied right-of-way line of County Road 229, the following two (2) courses and distances:

1. North 23°26'38" West, 103.48 feet to a previously set 5/8-inch iron rod (with cap stamped "Jones/Carter");
2. North 24°43'37" West, 164.68 feet to a previously set 5/8-inch iron rod (with cap stamped "Jones/Carter") to the POINT OF BEGINNING, CONTAINING 30.00 acres of land in Grimes County, Texas, as shown on Drawing No. 17769 filed in the offices of Quiddity in College Station, Texas.

- GENERAL NOTES:
1. Bearings shown hereon are based on the Texas Coordinate System of 1983, Central Zone (4203).
 2. A separate legal description of equal date was written in conjunction with this survey.
 3. Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.
 4. This survey does not provide a determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
 5. According to Map No. 48185C0175C of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Grimes County, dated April 3, 2012, the subject tract is situated within Unshaded Zone "X", defined as areas determined to be outside the 0.2% annual chance (500-year) floodplain.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 6. The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
 7. Visible improvements were located with this survey; no subsurface probing, excavation or exploration was performed for this survey. Improvements may exist which are not shown hereon.
 8. This survey has been prepared for the sole purpose of the transaction described in the hereon referenced Title Commitment and the parties listed thereon. This survey is not to be used for any subsequent transactions.
 9. Fences shown hereon are graphic only, with dimensional ties shown at specific locations where they were physically measured. The fence line may meander between said measured locations. The dimensions showing the distance between the fence and the property line also indicates which side of the property line the fence is on.
 10. County road show hereon subject to all matters set forth in resolutions and notice regarding county roads recorded in Volume 1226, Page 205, Volume 1226, Page 208 and Volume 1226, Page 213, of the RPRGC.

- TITLE COMMITMENT NOTES:
- Reference Commitment for Title Insurance issued by First National Title Insurance Company, countersigned by South Land Title, LLC, GF No. NV20202144 having an effective date of April 22, 2022 and an issue date of May 6, 2022. No further research for easements or encumbrances was performed by Quiddity.
- 10(f) Easement from Joe H. Bryd et ux to Mid South Electric Cooperative, Inc., dated April 12, 1995, recorded in Volume 789, page 685, Real Property Records of Grimes County, Texas. Said easement does not affect the subject tract and is not shown hereon.
 - 10(g) Easement from Robert Jones to Mid South Electric Cooperative, Inc., dated April 17, 1997, recorded in Volume 859, page 722, Real Property Records of Grimes County, Texas. Said easement does not affect the subject tract and is not shown hereon.
 - 10(h-n) These items mention oil, gas and mineral leases and mineral and/or royalty reservations. Mineral and/or royalty reservations and oil, gas, and mineral leases are outside the scope of services and therefore these items were not reviewed (See General Note 3).

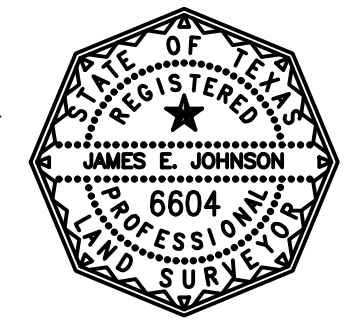
Subject to the General Notes shown:
 To: First National Title Insurance Company, South Land Title, LLC, and Parker C McCown

We, Quiddity, acting by and through James E. Johnson, a Registered Professional Land Surveyor, hereby certify this survey substantially complies with the current Texas Society of Professional Surveyors' Standards and Specifications for a Category 1A, Condition IV Land Title Survey.

Surveyed: August 11, 2022

James E. Johnson
 Registered Professional Land Surveyor
 No. 6604
 jjohnson@quiddity.com

Dated: 8/11/22



LAND TITLE SURVEY
 OF THE
 REMAINDER OF THE
REAGAN AACI TRACT
 BEING
30.00 ACRES
 OUT OF THE
WILLIAM MCGUFFIN SURVEY, A-39
 GRIMES COUNTY, TEXAS
 AUGUST 2022

