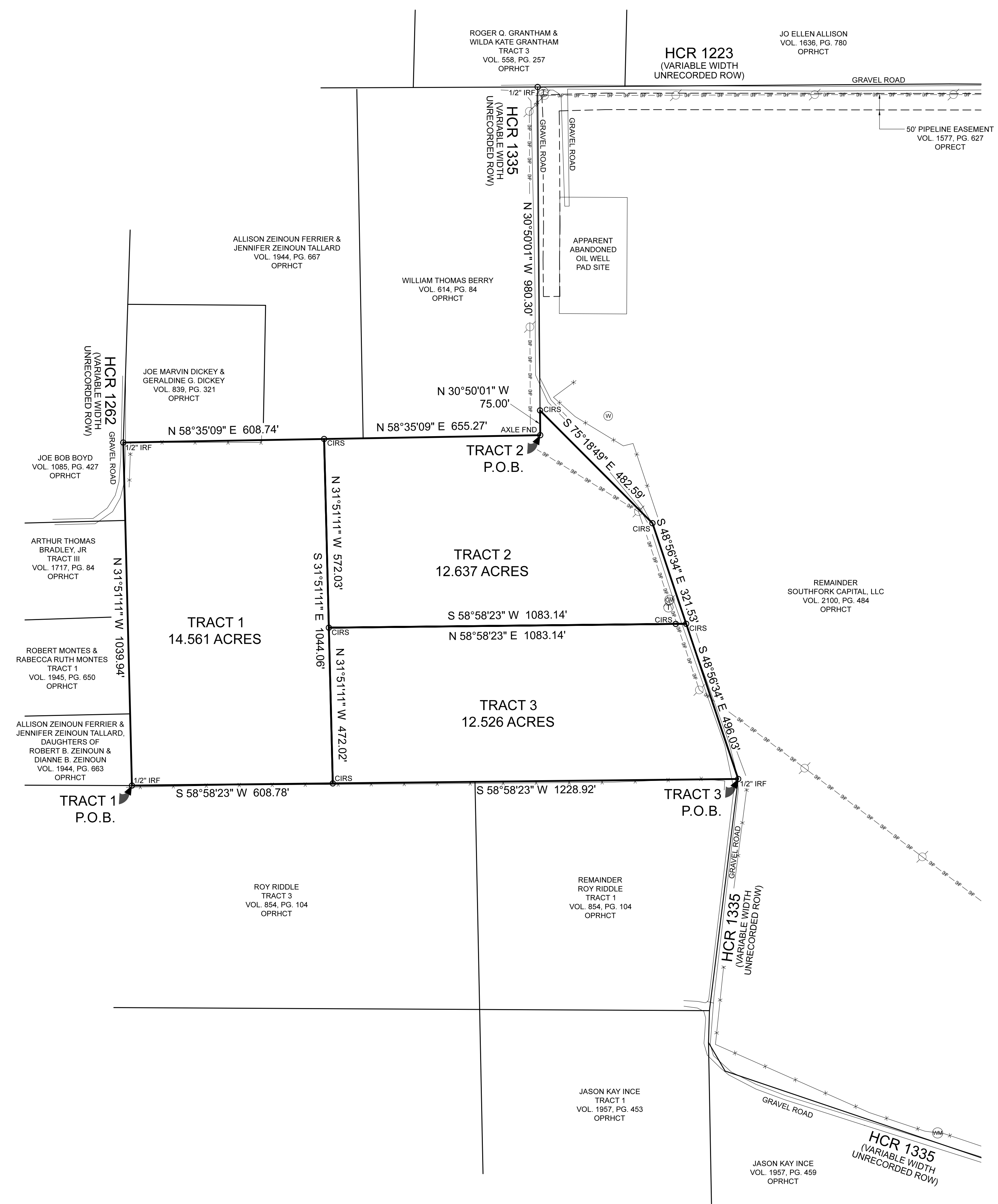


0' 100' 200'  
SCALE: 1" = 200'



- LEGEND:**
- CABLE MARKER
  - ELECTRIC METER
  - POWER POLE
  - POOL PUMP
  - TELEPHONE PEDESTAL
  - UNDERGROUND PROPANE TANK
  - WATER METER
  - WELL
  - FENCE LINE (VARIOUS TYPES)
  - OVERHEAD UTILITY LINES
  - 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET
  - IRON ROD FOUND
  - INDICATE RECORD OR DEED CALLS

**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.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

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 FLOOD INSURANCE RATE MAP NO. 48139C000XXF DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**TRACT 1**  
PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE J. HICKS SURVEY, ABSTRACT NO. 409, HILL COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO SOUTHFORK CAPITAL, LLC, RECORDED IN VOLUME 2100, PAGE 484, OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS (OPRHCT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR A SOUTHWEST CORNER OF SAID SOUTHFORK CAPITAL TRACT AND THE COMMON SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO ALLISON ZEINOUN FERRIER AND JENNIFER ZEINOUN TALLARD, DAUGHTERS OF ROBERT S. ZEINOUN AND DIANNE B. ZEINOUN, RECORDED IN VOLUME 1944, PAGE 663, OPRHCT AND IN THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED AS TRACT 3 IN DEED TO ROY RIDDLE, RECORDED IN VOLUME 854, PAGE 104, OPRHCT;

THENCE N 31°51'11" W. ALONG THE WEST LINE OF SAID SOUTHFORK CAPITAL TRACT AND THE COMMON EAST LINE OF SAID ZEINOUN TRACT AND THE COMMON EAST LINE OF A TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO ROBERT MONTES AND REBECCA RUTH MONTES, RECORDED IN VOLUME 1945, PAGE 650, OPRHCT AND THE COMMON EAST LINE OF A TRACT OF LAND DESCRIBED AS TRACT III IN DEED TO ARTHUR THOMAS BRADLEY, JR., RECORDED IN VOLUME 1717, PAGE 84, OPRHCT AND THE COMMON EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JOE BOB BOYD, RECORDED IN VOLUME 1085, PAGE 427, OPRHCT, A DISTANCE OF 1039.94 FEET TO A 1/2" IRON ROD FOUND FOR A NORTHWEST CORNER OF SAID SOUTHFORK CAPITAL TRACT AND THE COMMON SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JOE MARVIN DICKEY AND GERALDINE G. DICKEY, RECORDED IN VOLUME 839, PAGE 321, OPRHCT AND IN THE APPROXIMATE CENTERLINE OF SAID HCR 1282 (A VARIABLE WIDTH UNRECORDED RIGHT-OF-WAY);

THENCE N 58°58'23" E. ALONG A NORTH LINE OF SAID SOUTHFORK CAPITAL TRACT AND THE COMMON SOUTH LINE OF SAID DICKEY TRACT AND THE COMMON SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO ALLISON ZEINOUN FERRIER AND JENNIFER ZEINOUN TALLARD, RECORDED IN VOLUME 1944, PAGE 667, OPRHCT, A DISTANCE OF 608.74 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER, FROM WHICH AN AXLE FOUND FOR AN INTERIOR ELL CORNER OF SAID SOUTHFORK CAPITAL TRACT, BEARS N 58°58'23" E. A DISTANCE OF 655.27 FEET;

THENCE S 31°51'11" E. OVER AND ACROSS SAID SOUTHFORK CAPITAL TRACT, A DISTANCE OF 1044.06 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER IN THE SOUTH LINE OF SAID SOUTHFORK CAPITAL TRACT AND THE COMMON NORTH LINE OF SAID RIDDLE TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID SOUTHFORK CAPITAL TRACT, BEARS N 58°58'23" E. A DISTANCE OF 1228.92 FEET;

THENCE S 58°58'23" W. ALONG THE SOUTH LINE OF SAID SOUTHFORK CAPITAL TRACT AND THE COMMON NORTH LINE OF SAID RIDDLE TRACT, A DISTANCE OF 608.78 FEET TO THE POINT OF BEGINNING, AND CONTAINING 14.561 ACRES OF LAND MORE OR LESS.

**TRACT 2**  
PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE J. HICKS SURVEY, ABSTRACT NO. 409, HILL COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO SOUTHFORK CAPITAL, LLC, RECORDED IN VOLUME 2100, PAGE 484, OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS (OPRHCT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN AXLE FOUND FOR AN INTERIOR ELL CORNER OF SAID SOUTHFORK CAPITAL TRACT AND THE COMMON SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO WILLIAM THOMAS BERRY, RECORDED IN VOLUME 614, PAGE 84, OPRHCT;

THENCE N 30°50'01" W. ALONG A WEST LINE OF SAID SOUTHFORK CAPITAL AND THE COMMON EAST LINE OF SAID BERRY TRACT, A DISTANCE OF 75.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID SOUTHFORK CAPITAL TRACT AND THE COMMON NORTHWEST CORNER OF SAID BERRY TRACT, BEARS N 30°50'01" W. A DISTANCE OF 980.30 FEET;

THENCE OVER AND ACROSS SAID SOUTHFORK CAPITAL TRACT, AS FOLLOWS:

S 75°18'49" E. A DISTANCE OF 482.59 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

S 48°56'34" E. A DISTANCE OF 321.53 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

S 58°58'23" W. PASSING AT A DISTANCE OF 31.53 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR WITNESS, A TOTAL DISTANCE OF 1083.14 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

N 31°51'11" W. A DISTANCE OF 572.03 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER IN A NORTH LINE OF SAID SOUTHFORK CAPITAL TRACT AND IN THE COMMON SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO ALLISON ZEINOUN FERRIER AND JENNIFER ZEINOUN TALLARD, RECORDED IN VOLUME 1944, PAGE 667, OPRHCT, FROM WHICH A 1/2" IRON ROD FOUND FOR A NORTHWEST CORNER OF SAID SOUTHFORK CAPITAL TRACT, BEARS S 58°58'23" W. A DISTANCE OF 608.74 FEET;

THENCE N 58°58'23" E. ALONG A NORTH LINE OF SAID SOUTHFORK CAPITAL TRACT AND THE COMMON SOUTH LINE OF SAID ZEINOUN TRACT AND THE COMMON SOUTH LINE OF SAID BERRY TRACT, A DISTANCE OF 655.27 FEET TO THE POINT OF BEGINNING, AND CONTAINING 12.637 ACRES OF LAND MORE OR LESS.

**TRACT 3**  
PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE J. HICKS SURVEY, ABSTRACT NO. 409, HILL COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO SOUTHFORK CAPITAL, LLC, RECORDED IN VOLUME 2100, PAGE 484, OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS (OPRHCT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID SOUTHFORK CAPITAL TRACT AND THE COMMON NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO ROY RIDDLE, RECORDED IN VOLUME 854, PAGE 104, OPRHCT AND IN THE APPROXIMATE CENTERLINE OF HILL COUNTY ROAD (HCR) 1335 (A VARIABLE WIDTH UNRECORDED RIGHT-OF-WAY);

THENCE S 58°58'23" W. ALONG A SOUTH LINE OF SAID SOUTHFORK CAPITAL TRACT AND THE COMMON NORTH LINE OF SAID RIDDLE TRACT 1 AND THE COMMON NORTH LINE OF THAT TRACT OF LAND DESCRIBED AS TRACT 3 IN DEED TO ROY RIDDLE, RECORDED IN VOLUME 854, PAGE 104, OPRHCT, A DISTANCE OF 1228.92 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER, FROM WHICH A 1/2" IRON ROD FOUND FOR A SOUTHWEST CORNER OF SAID SOUTHFORK CAPITAL TRACT, BEARS S 58°58'23" W. A DISTANCE OF 608.78 FEET;

THENCE OVER AND ACROSS SAID SOUTHFORK CAPITAL TRACT, AS FOLLOWS:

N 31°51'11" W. A DISTANCE OF 472.02 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

N 58°58'23" E. PASSING AT A DISTANCE OF 1051.81 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR WITNESS, A TOTAL DISTANCE OF 1083.14 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

S 48°56'34" E. A DISTANCE OF 496.03 FEET TO THE POINT OF BEGINNING, AND CONTAINING 12.526 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 SURVEYED 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.

TIMOTHY L. JACKSON  
REGISTRATION NUMBER 5644  
DATED: 03/30/2023

**LAND TITLE SURVEY**  
TRACT 1 - 14.561 ACRES  
TRACT 2 - 12.637 ACRES  
TRACT 3 - 12.526 ACRES

SITUATED IN THE  
J. HICKS SURVEY  
ABSTRACT NO. 409  
HILL COUNTY, TEXAS

PROJECT NO. 1722B

**TEXAS REALITY CAPTURE & SURVEYING, LLC**

P.O. BOX 252  
WAXAHACHE, TEXAS 75168  
469.618.0338  
TBPLS FIRM NO 10194359

TEXAS REALITY CAPTURE & SURVEYING, LLC