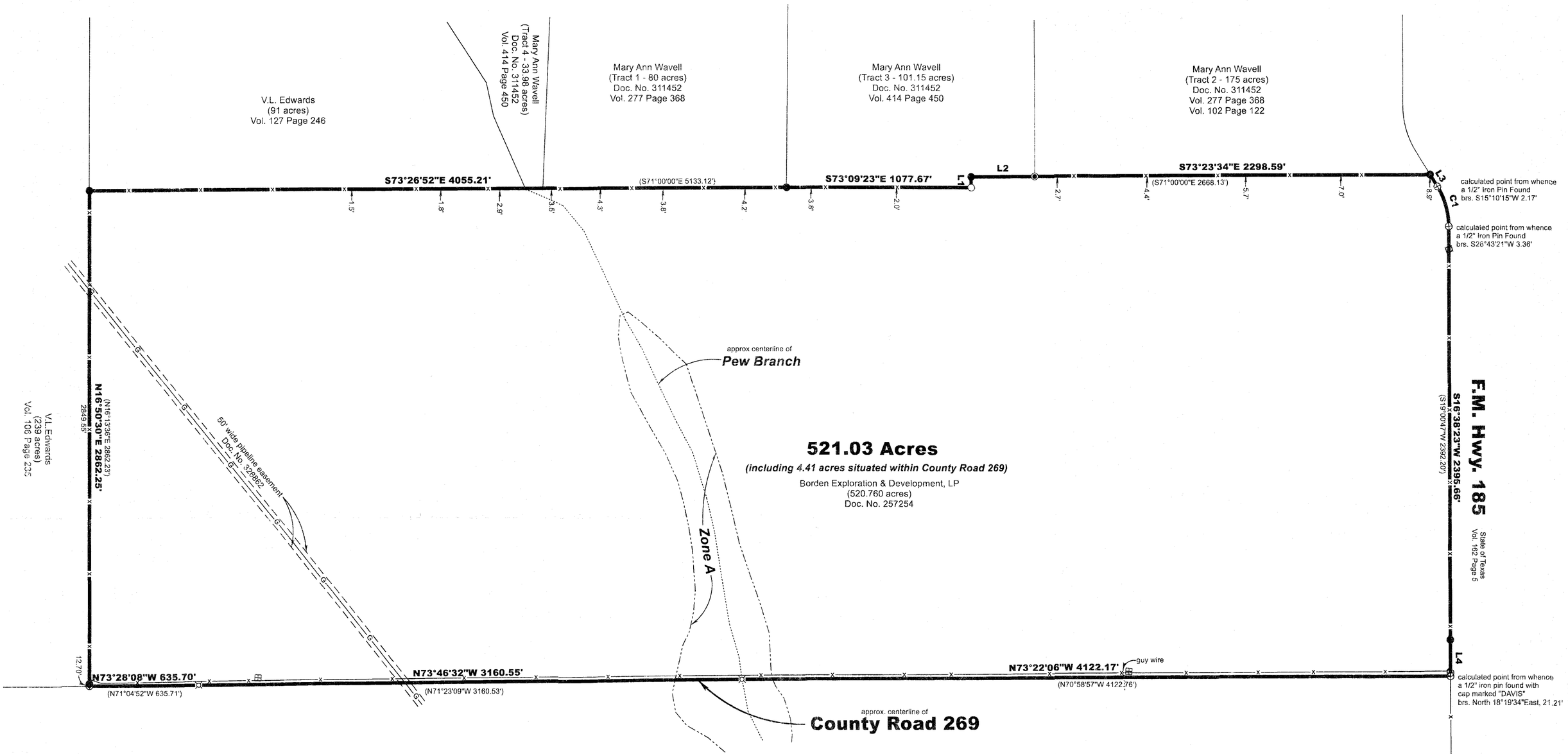

ALTA/NSPS Land Title Survey

Being 521.03 acres of the Francis Ramsdale Survey, Abst. No. 853 in Coryell County, Texas, including 4.41 acres situated within County Road 269, and being the same tract of land described as 520.760 acres in a deed from Jose C. Diaz, et al, to Borden Exploration & Development, L.P., dated September 28, 2012, recorded as Doc. No. 257254 of the Official Public Records of Coryell County, Texas.

To: Nirmur Property Investors
Benchmark Title
Chicago Title Insurance Company, its successors and/or assigns

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and incudes Items 1, 2, 3, 4, 11, 13, and 14 of Table A thereof. The field work was completed on December 3, 2021.

Date of Plat or Map: December 14, 2021

Paul W. Maples, RPLS
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Job No. 211119

STATE OF TEXAS
REGISTERED
PAUL W. MAPLES
5043
PROFESSIONAL
LAND SURVEYOR

Chicago Title Insurance Company
GF No. PL21-30826

Basis of Bearings:
Texas State Plane Coordinate System
NAD83 Texas Central Zone.

A portion of the subject tract is located within Zone A, and is within the 100 year flood plain.
FEMA FIRM No. 48099C0325F
effective date: February 17, 2010.

Flood Plain is shown by scaling only.

The following blanket easements affect this tract:

10(f). Coryell City Water Supply District
Doc. No. 317226

10(g). Coryell City Water Supply District
Doc. No. 317227

RECORD LINE TABLE

LINE	BEARING	HORIZ DIST
L1	N19°00'00"E	62.50'
L3	S11°43'35"E	82.88'

LINE	BEARING	HORIZ DIST
L1	**N16°44'19"E**	**62.60'**
L2	**S73°22'54"E**	**369.51'**
L3	**S14°45'28"E**	**80.93'**
L4	**S16°29'58"W**	**209.12'**

RECORD CURVE TABLE

CURVE	ARC	RADIUS	BEARING	HORIZ DIST
C1	242.72'	44247'	S03°38'36"W	239.69'

CURVE	ARC	RADIUS	BEARING	HORIZ DIST
C1	**241.97'**	**442.46'**	**S0°58'37"W**	**238.96'**

0 400' 800'

N

LEGEND

⊕	Calculated Point
○	1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
⌘	Cotton Spindle Set
●	1/2" Iron Pin Found
◉	1" Iron Pipe Found
—x—	Wire Fence
—G—	Magellan Pipeline
—E—	Overhead Electric
●	Power Pole
⊞	Water Meter
⊡	Water Valve
← dist.	Distance and direction from fence to deed line.
( )	Record Calls

Surveyor:
Maples & Associates
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Lampasas, Texas 76550
Firm No. 10097700
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