

TRACT 1

123.75 ACRES, BEING A PART OF THAT CERTAIN 40.00 ACRE TRACT GRANTED TO KIMBERLY MARTENSEN & SUZANNE STRONG, IN A DEED RECORDED IN VOLUME 489, PAGE 177, DEED RECORDS OF BURLESON COUNTY, TEXAS, AND ALL OF THE RESIDUE LYING WEST AND SOUTH OF THE CENTER OF OLD RIVER OF THAT CERTAIN CALLED 334 ACRE TRACT SAVE AND EXCEPT A 67.1762 ACRE TRACT, AS GRANTED TO KIMBERLY MARTENSEN, IN A DEED RECORDED IN VOLUME 697, PAGE 829, OFFICIAL RECORDS OF BURLESON COUNTY, TEXAS, SAID 334 ACRES DESCRIBED IN A DEED TO FRANK E. CHMELAR, ET UX, RECORDED IN VOLUME 373, PAGE 187, DEED RECORDS OF BURLESON COUNTY, TEXAS, AND SAID 67.1762 ACRE EXCEPTION DESCRIBED IN A DEED TO YEGUA PROPERTIES, LTD., RECORDED IN VOLUME 384, PAGE 582, DEED RECORDS OF BURLESON COUNTY, TEXAS, SAID 126.32 ACRES BEING OUT OF THE ALFRED KENNON SURVEY, ABSTRACT NUMBER 32, BURLESON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A RAILROAD TIE FENCE CORNER AT THE SOUTH CORNER OF THE RESIDUE OF SAID 334 ACRE TRACT, AND BEING THE SOUTH CORNER OF THIS TRACT;

THENCE N 42°17'20" E ALONG THE FENCED COMMON LINE OF THE RESIDUE OF SAID 334 ACRE TRACT AND A TRACT GRANTED TO CLAY FARMS, LP, RECORDED IN VOLUME 564, PAGE 521, A DISTANCE OF 1985.59 FEET TO THE CENTER OF OLD RIVER, FROM WHICH A 5/8 INCH REBAR WITH CAP (10193715) SET FOR REFERENCE BEARS S 42°17'20" W A DISTANCE OF 150.00 FEET, AND A 1/2 INCH REBAR AT THE EAST CORNER OF THE RESIDUE OF SAID 334 ACRE TRACT BEARS N 42°17'57" E A DISTANCE OF 2560.06 FEET;

THENCE ALONG THE CENTER OF OLD RIVER THE FOLLOWING SIX (6) COURSES:

N 47°52'45" W A DISTANCE OF 720.18 FEET,
N 47°19'31" W A DISTANCE OF 794.41 FEET,
N 48°57'58" W A DISTANCE OF 390.55 FEET,
N 33°26'35" W A DISTANCE OF 503.33 FEET,
N 27°49'08" W A DISTANCE OF 604.44 FEET,
AND N 24°48'18" W A DISTANCE OF 86.29 FEET TO A POINT, FROM WHICH A 6 INCH CEDAR POST FOUND AT THE NORTH CORNER OF THE RESIDUE OF SAID 334 ACRE TRACT BEARS N N 39°30'59" E A DISTANCE OF 2207.00 FEET;

THENCE N 72°22'45" W SOUTH OF AND PARALLEL TO THE NORTHWEST LINE OF SAID 40.00 ACRE TRACT, AT 141.1 FEET PASS A 5/8 INCH REBAR WITH CAP (10193715) SET FOR REFERENCE IN A FENCE, CONTINUING AN OVERALL DISTANCE OF 1095.34 FEET TO A 5/8 INCH REBAR WITH CAP (10193715) SET AT THE NORTHWEST CORNER OF SAID 40.00 ACRE TRACT AND THIS TRACT;

THENCE ALONG THE FENCED COMMON LINE BETWEEN SAID 40.00 ACRE TRACT AND SAID 67.1762 ACRE EXCEPTION, NOW A PART OF A TRACT GRANTED TO GAVRANOVIC RIVERSIDE FARMS, LLC, RECORDED IN VOLUME 1128, PAGE 232, OFFICIAL RECORDS OF BURLESON COUNTY, TEXAS, THE FOLLOWING THREE (3) COURSES:

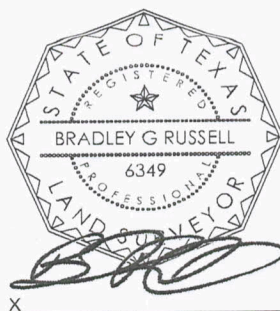
S 15°47'54" E A DISTANCE OF 430.56 FEET TO A 1/2 INCH REBAR FOUND AT AN EXTERIOR CORNER,
S 39°48'59" E A DISTANCE OF 1264.50 FEET TO A 1/2 INCH REBAR FOUND AT AN INTERIOR CORNER,
AND S 41°41'51" W A DISTANCE OF 968.23 FEET TO AN 8 INCH FENCE CORNER POST FOUND AT THE SOUTHWEST EXTERIOR CORNER OF SAID 40.00 ACRE TRACT AND THIS TRACT;

THENCE S 46°56'27" E ALONG THE FENCED SOUTHWEST LINE OF SAID 40.00 ACRE TRACT AND THE SOUTHWEST LINE OF THE RESIDUE OF SAID 334 ACRE TRACT A DISTANCE OF 1962.05 FEET, RETURNING TO THE POINT OF BEGINNING.

CONTAINING 123.75 ACRES, MORE OR LESS.

TOGETHER WITH A 30 FOOT WIDE ACCESS EASEMENT DESCRIBED IN EXHIBIT C OF THAT CERTAIN DEED TO KIMBERLY MARTENSEN AND SUZANNE STRONG, RECORDED IN VOLUME 489, PAGE 177, DEED RECORDS OF BURLESON COUNTY, TEXAS

I, BRADLEY G RUSSELL, RPLS #6349, HEREBY DO CERTIFY THAT THIS DESCRIPTION IS BASED ON A SURVEY THAT WAS CONDUCTED UNDER MY DIRECT SUPERVISION ON OR ABOUT JULY 14, 2022 AND MEETS OR EXCEEDS THE REASONABLE TECHNICAL STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE ON THE DATE OF SURVEY. BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), CENTRAL ZONE, AS DETERMINED BY GPS OBSERVATION.



CONTACT INFORMATION:
Bradley G. Russell
Crafton Tull (10193715)
1000 Ledgelawn Dr.
Conway, AR 72034

X

7/14/2022

45' WIDE ACCESS EASEMENT

A 45 FEET WIDE ACCESS EASEMENT ON, OVER, ACROSS AND THROUGH A PART OF THAT CERTAIN 892.477 ACRE TRACT GRANTED TO GAVRANOVIC RIVERSIDE FARMS, LLC., IN A DEED RECORDED IN VOLUME 1128, PAGE 232, OFFICIAL RECORDS OF BURLESON COUNTY, TEXAS, SAID EASEMENT BEING OUT OF THE ALFRED KENNON SURVEY, ABSTRACT NUMBER 32, BURLESON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH REBAR FOUND IN A FENCE AT A WEST EXTERIOR CORNER OF SAID 40.00 ACRE TRACT;

THENCE N 15°47'54" W ALONG THE WEST LINE OF A 40.00 ACRE TRACT GRANTED TO KIMBERLY MARTENSEN AND SUSZANNE STRONG, RECORDED IN VOLUME 489, PAGE 177, DEED RECORDS OF BURLESON COUNTY, TEXAS, A DISTANCE OF 113.59 FEET TO A 5/8 INCH REBAR WITH CAP (10193715) SET NEAR A FENCE CORNER POST FOR THE POINT OF BEGINNING;

THENCE S 74°12'06" W ACROSS AND THROUGH SAID 892.477 ACRE TRACT A DISTANCE OF 45.00 FEET TO A 5/8 INCH REBAR WITH CAP (10193715) SET FOR A CORNER;

THENCE N 15°47'54" W 45 FEET WEST OF AND PARALLEL TO THE WEST LINE OF SAID 40.00 ACRE TRACT A DISTANCE OF 378.08 FEET TO A 5/8 INCH REBAR WITH CAP (10193715) SET FOR A CORNER;

THENCE N 71°45'29" E ALONG THE SOUTHMOST LINE OF A 30 FOOT WIDE EASEMENT DESCRIBED IN VOLUME 489, PAGE 177, DEED RECORDS OF BURLESON COUNTY, TEXAS, A DISTANCE OF 45.04 FEET TO A 5/8 INCH REBAR WITH CAP (10193715) SET IN THE WEST LINE OF SAID 40.00 ACRE TRACT;

THENCE S 15°47'54" E ALONG THE WEST LINE OF SAID 40.00 ACRE TRACT A DISTANCE OF 380.00 FEET, RETURNING TO THE POINT OF BEGINNING.

CONTAINING 0.39 ACRES OF EASEMENT, MORE OR LESS.

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7/14/2022

EXHIBIT A

TRACT 1

123.75 ACRES, BEING A PART OF THAT CERTAIN 40.00 ACRE TRACT GRANTED TO KIMBERLY MARTENSEN & SUZANNE STRONG, IN A DEED RECORDED IN VOLUME 489, PAGE 177, DEED RECORDS OF BURLESON COUNTY, TEXAS, AND ALL OF THE RESIDUE LYING WEST AND SOUTH OF THE CENTER OF OLD RIVER OF THAT CERTAIN CALLED 334 ACRE TRACT SAVE AND EXCEPT A 67.1762 ACRE TRACT, AS GRANTED TO KIMBERLY MARTENSEN, IN A DEED RECORDED IN VOLUME 697, PAGE 829, OFFICIAL RECORDS OF BURLESON COUNTY, TEXAS, SAID 334 ACRES DESCRIBED IN A DEED TO FRANK E. CHMELAR, ET UX, RECORDED IN VOLUME 373, PAGE 187, DEED RECORDS OF BURLESON COUNTY, TEXAS, AND SAID 67.1762 ACRE EXCEPTION DESCRIBED IN A DEED TO YEGUA PROPERTIES, LTD., RECORDED IN VOLUME 384, PAGE 582, DEED RECORDS OF BURLESON COUNTY, TEXAS, SAID 126.32 ACRES BEING OUT OF THE ALFRED KENNON SURVEY, ABSTRACT NUMBER 32, BURLESON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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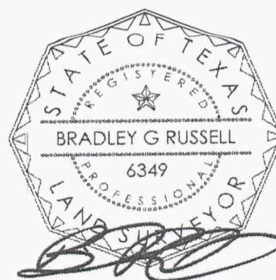
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X

7/15/2022

EXHIBIT B

TRACT TWO - Easement Estate

45' WIDE ACCESS EASEMENT

A 45 FEET WIDE ACCESS EASEMENT ON, OVER, ACROSS AND THROUGH A PART OF THAT CERTAIN 892.477 ACRE TRACT GRANTED TO GAVRANOVIC RIVERSIDE FARMS, LLC., IN A DEED RECORDED IN VOLUME 1128, PAGE 232, OFFICIAL RECORDS OF BURLESON COUNTY, TEXAS, SAID EASEMENT BEING OUT OF THE ALFRED KENNON SURVEY, ABSTRACT NUMBER 32, BURLESON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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THENCE S 74°12'06" W ACROSS AND THROUGH SAID 892.477 ACRE TRACT A DISTANCE OF 45.00 FEET TO A 5/8 INCH REBAR WITH CAP (10193715) SET FOR A CORNER;

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THENCE N 71°45'29" E ALONG THE SOUTHMOST LINE OF A 30 FOOT WIDE EASEMENT DESCRIBED IN VOLUME 489, PAGE 177, DEED RECORDS OF BURLESON COUNTY, TEXAS, A DISTANCE OF 45.04 FEET TO A 5/8 INCH REBAR WITH CAP (10193715) SET IN THE WEST LINE OF SAID 40.00 ACRE TRACT;

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7/14/2022

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EXHIBIT C

TRACT THREE - Easement Estate

Page 1 of 2

FIELD NOTES

1.19 Acres

30 Foot Wide Access Easement

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.19 ACRES OF LAND SITUATED IN THE ALFRED KENNON SURVEY, ABSTRACT NO. 32, BURLESON COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THAT CALLED 150 ACRE TRACT OF LAND OF THE J. H. BAKER ESTATE BEING OUT AND A PART OF THAT CALLED 1077.673 ACRE TRACT OF LAND CONVEYED TO YEGUA PROPERTIES, LTD. IN DEED OF RECORD IN VOLUME 248, PAGE 365 OF THE DEED RECORDS OF BURLESON COUNTY, TEXAS (D.R.B.C.T.): SAID 1.19 ACRE TRACT OF LAND BEING A THIRTY (30) FOOT WIDE STRIP OF LAND CENTERED ON AN EXISTING OIL WELL ROAD AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found at the most northorly corner of a called 67.1762 acre tract of land conveyed to Yegua Properties, Ltd. by deed of record in Volume 384, Page 588 (D.R.B.C.T.), same being the most westerly southwest corner of the remainder of a called 334 acre tract of land conveyed to Frank Chmelar by deed of record in Volume 373, Page 187 (D.R.B.C.T.), same also being a point in the southeast line of said Baker Estate called 150 acre tract of land:

THENCE, N 46°30'37" E, along the line common to said Baker Estate called 150 acre tract of land and said remainder of the Chmelar called 334 acre tract of land, with said southeast line of the Baker Estate called 150 acre tract of land and the northwest line of said remainder of the Chmelar called 334 acre tract of land, and with the southeast line of a called 52.15 acre tract of land of the J. H. Baker Estate and part of said Yegua Properties, Ltd. called 1077.673 acre tract of land, a distance of 765.00 feet to a point in the center line of an old river:

THENCE, S 76°37'10" W, leaving said line common to the Baker Estate called 52.15 acre tract of land and said remainder of the Chmelar called 334 acre tract of land, and with a line across and through the interior of said Baker Estate called 52.15 acre tract of land and said Baker Estate called 150 acre tract of land, a distance of 1058.32 feet to a 4" fence corner post found in a fence line along an oil well road:

THENCE, S 11°46'49" E, generally along said existing fence line and continuing with a line across and through the interior of said Baker Estate called 150 acre tract of land, a distance of 10.00 feet to a point for exterior ell corner and POINT OF BEGINNING of the herein described tract of land:

THENCE, S 11°46'49" E, continuing generally along said existing fence line and continuing with a line across and through the interior of said Baker Estate called 150 acre tract of land, a distance of 30.02 feet to a point for southeast corner:

THENCE, S 75°59'54" W, leaving said existing fence line and continuing with a line across and through the interior of said Baker Estate called 150 acre tract of land, a distance of 43.14 feet to a point for southwest corner in a line 15.00 feet west of, measured at right angles to, and parallel to the centerline of said oil well road:

EXHIBIT C

Page 2 of 2

THENCE, with said line 15.00 feet west of, measured at right angles to, and parallel to the center line of the oil well road and continuing with a line across and through the interior of said Baker Estate called 150 acre tract of land, the following courses:

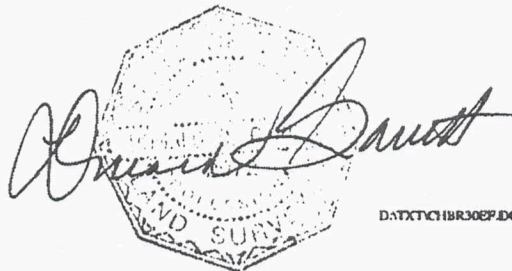
- 1.) N 14°00'06" W, a distance of 98.89 feet to a point for angle:
- 2.) N 08°38'59" W, a distance of 198.64 feet to a point for angle:
- 3.) N 12°55'21" W, a distance of 457.95 feet to a point for angle:
- 4.) N 23°11'33" W, a distance of 132.89 feet to a point for angle:
- 5.) N 41°21'25" W, a distance of 115.36 feet to a point for angle: and,
- 6.) N 45°56'50" W, a distance of 709.70 feet to a point for northwest corner in the center line of a County Road (Co. Rd. No. 443):

THENCE, N 46°46'56" E, along said center line of the County Road (Co. Rd. No. 443), a distance of 30.03 feet to a point for northeast corner in a line 15.00 feet east of, measured at right angles to, and parallel to said center line of the oil well road:

THENCE, with said line 15.00 feet east of, measured at right angles to, and parallel to the center line of the oil well road and with a line across and through the interior of said Baker Estate called 150 acre tract of land, the following courses:

- 1.) S 45°56'50" E, a distance of 709.47 feet to a point for angle:
- 2.) S 41°21'25" E, a distance of 121.36 feet to a point for angle:
- 3.) S 23°11'33" E, a distance of 140.39 feet to a point for angle:
- 4.) S 12°55'21" E, a distance of 461.77 feet to a point for angle:
- 5.) S 08°38'59" E, a distance of 198.36 feet to a point for angle: and,
- 6.) S 14°00'06" E, a distance of 67.49 feet to a point for interior ell corner:

THENCE, N 75°59'54" E, continuing with a line across and through the interior of the Baker Estate called 150 acre tract of land, a distance of 14.30 feet to the POINT OF BEGINNING, and containing 1.19 acres of land, more or less, according to a survey performed in June, 1998, under the supervision of Donald D. Garrett, Registered Professional Land Surveyor No. 2972.



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