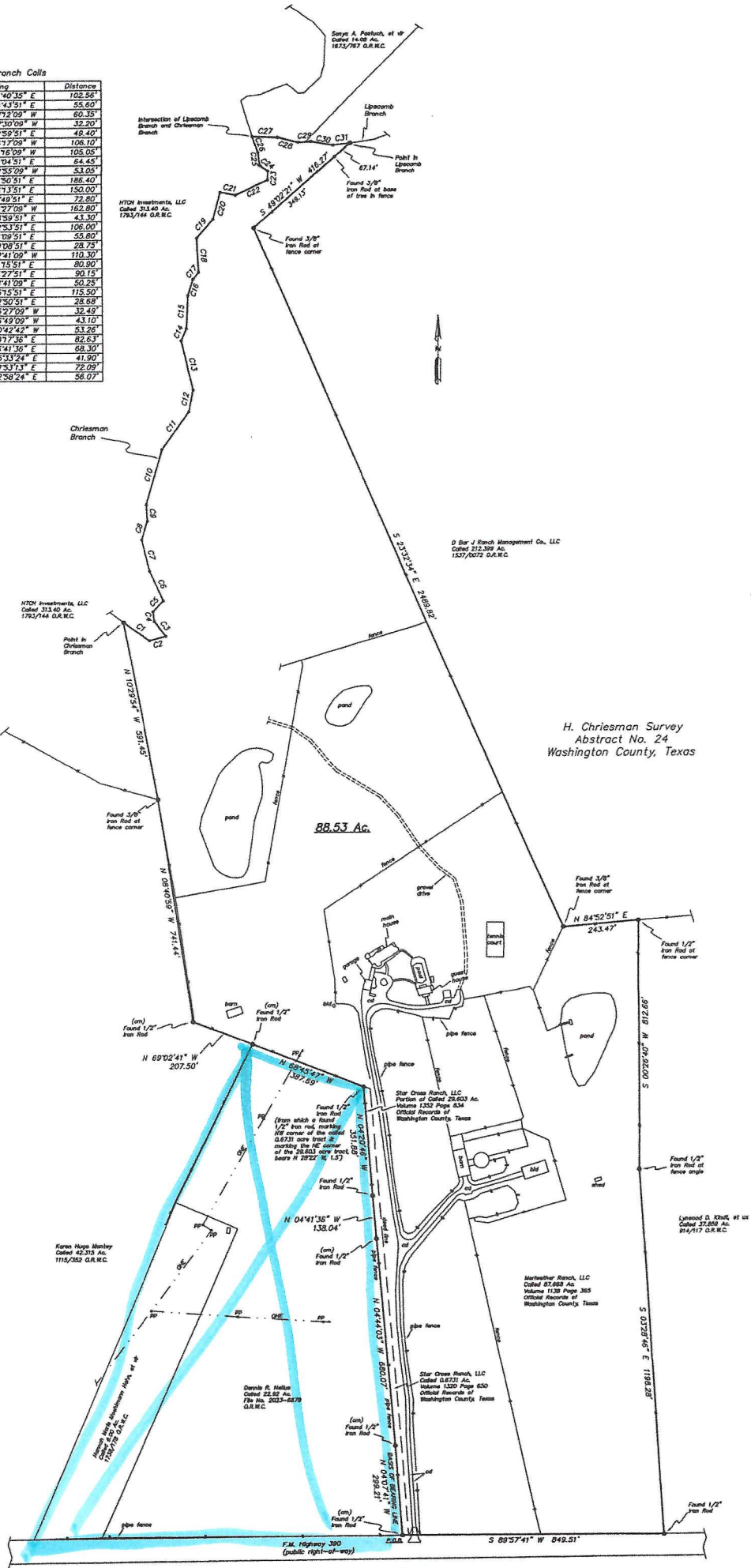


Branch Calls

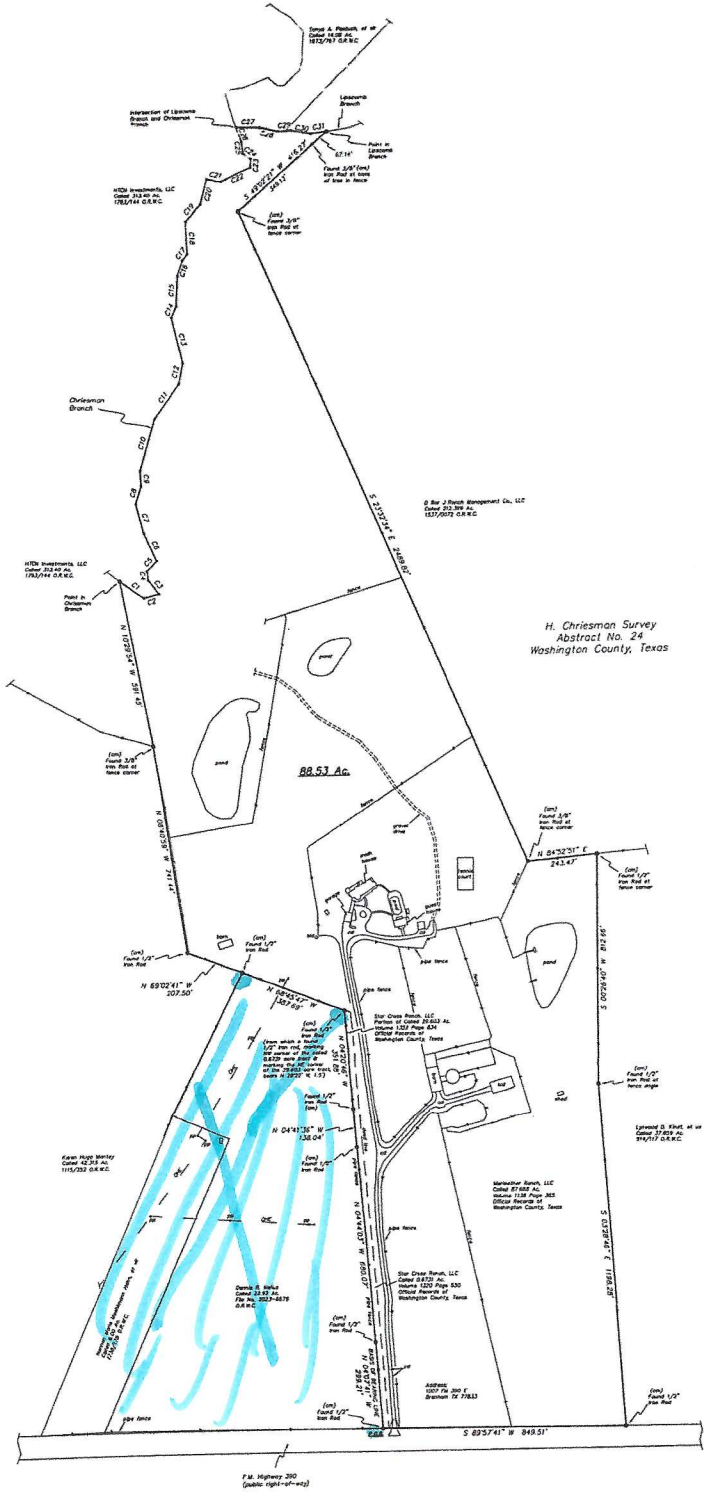
Branch	Bearing	Distance
C1	S 54°40'15" E	102.56'
C2	N 74°43'51" E	55.60'
C3	N 37°2'09" W	60.35'
C4	N 07°30'09" W	32.20'
C5	N 42°59'51" E	49.40'
C6	N 247°09' W	106.10'
C7	N 147°09' W	105.05'
C8	N 16°04'51" E	84.45'
C9	N 02°35'09" W	51.05'
C10	N 16°50'51" E	186.40'
C11	N 367°51" E	150.00'
C12	N 11°49'51" E	72.80'
C13	N 137°09" W	162.90'
C14	N 23°59'51" E	43.30'
C15	N 02°35'51" E	106.00'
C16	N 16°09'51" E	55.80'
C17	N 39°09'51" E	28.75'
C18	N 02°41'09" W	110.30'
C19	N 41°15'51" E	80.90'
C20	N 152°25'51" E	90.15'
C21	S 79°41'09" E	50.25'
C22	N 65°15'51" E	115.50'
C23	N 02°50'51" E	28.68'
C24	N 55°27'09" W	32.49'
C25	N 06°49'09" W	43.10'
C26	N 20°42'42" W	53.26'
C27	S 88°17'36" E	82.63'
C28	S 76°41'36" E	68.30'
C29	N 85°53'24" E	41.90'
C30	S 79°53'13" E	72.09'
C31	N 82°58'24" E	56.07'



This is a plat of a survey made by me or under my direct supervision and to the best of my knowledge and belief it is true and correct in all particulars. I am a duly Licensed Professional Land Surveyor in the State of Texas, my commission expires on the 15th day of August, 2025.

Scale 1" = 200'

Station	Bearing	Distance
C1	N 54°40'25" E	102.86
C2	N 74°43'31" W	55.60
C3	N 37°29'29" W	80.30
C4	N 02°06'29" W	42.20
C5	N 42°49'31" E	49.40
C6	N 89°19'38" W	106.20
C7	N 74°16'39" W	102.09
C8	N 18°29'31" E	64.55
C9	N 02°53'09" W	53.09
C10	N 18°29'31" E	66.40
C11	N 46°37'31" E	100.00
C12	N 11°49'31" E	72.80
C13	N 72°29'39" W	182.80
C14	N 21°39'31" E	44.30
C15	N 02°21'54" E	106.00
C16	N 18°39'31" E	54.80
C17	N 18°39'31" E	66.70
C18	N 02°41'09" W	110.30
C19	N 41°15'31" E	60.20
C20	N 12°29'31" E	60.12
C21	S 28°41'09" E	60.73
C22	N 03°29'39" W	115.50
C23	N 02°30'31" E	24.86
C24	N 02°52'09" W	32.49
C25	N 06°49'29" W	43.10
C26	N 06°49'29" W	43.10
C27	S 88°7'38" E	62.83
C28	N 38°41'38" E	60.25
C29	N 03°12'24" E	41.80
C30	S 29°31'31" E	73.29
C31	N 82°32'24" E	55.07



I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that the plat shown herein accurately represents the results of an on the ground survey made by me on April 4, 2024, and all corners are as shown. This survey was performed without the benefit of a current title report which may indicate encumbrances or other circumstances of record not apparent on the ground.

Michael J. Blakey
 Registered Professional Land Surveyor No. 5935
 W.O. #2023-2478-B

Star Cross Ranch, LLC
Blakey Surveying, LLC
 APLS 4052 APLS 5835
 TEXAS PLAT REGISTRATION NO. 10045000
 4052 Phoenix Ave.
 Sherman, Texas 75082 (972) 471-8844

Blakey Surveying LLC

4650 Wilhelm Lane
Burton, Texas 77835-5794

Telephone 979-277-8549

STAR CROSS RANCH, LLC
88.53 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 88.53 acres, situated in Washington County, Texas, being out of the H. Chriesman Survey, Abstract No. 24, being all or a portion of a called 87.668 acre tract described in that deed dated October 19, 2004, from Meriwether Partners, L.L.C. to Meriwether Ranch, LLC, recorded in Volume 1138, Page 365, Official Records of Washington County, Texas, being all or a portion of a called 0.6731 acre tract described in that deed dated August 28, 2009, from Cameron F. Schultz to Star Cross Ranch, LLC, recorded in Volume 1320, Page 650 of the Official Records of Washington County, Texas, and being a portion of a called 29.603 acre tract described in that deed dated October 1, 2010, from Cameron F. Schultz to Star Cross Ranch, LLC, recorded in Volume 1352, Page 834 of the Official Records of Washington County, Texas, said 88.53 acre tract being more particularly described as follows:

BEGINNING at a found ½ inch iron rod, lying in the North margin of F.M. Highway 390 (public right-of-way), marking the Southeast corner of the Dennis R. Nelius called 22.92 acre tract (File No. 2023-6679, Official Records of Washington County, Texas), marking the Southeast corner of the original called 29.603 acre tract, marking the Southwest corner of the original called 0.6731 acre tract (Volume 1320, Page 650, Official Records of Washington County, Texas), and marking the Southwest corner of the herein described tract;

THENCE departing said highway margin, along the common boundary between the herein described tract and the Nelius tract, the following calls: N 04deg 07min 41sec W, 299.21 ft., to a found ½ inch iron rod; N 04deg 44min 03sec W, 680.07 ft., to a found ½ inch iron rod; N 04deg 41min 36sec W, 138.04 ft., to a found ½ inch iron rod; N 04deg 20min 46sec W, 351.88 ft., to a found ½ inch iron rod (a found ½ inch iron rod, marking the Northwest corner of the original called 0.6731 acre tract, and marking the Northeast corner of the original called 29.603 acre tract, bears N 28deg 22min 00sec W, 1.5 ft., from this point for reference); and, N 68deg 45min 47sec W, 387.69 ft., to a found ½ inch iron rod, marking the Northwest corner of said Nelius tract, and marking the Northeast corner of the Karen Hugo Mantey called 42.315 acre tract (Volume 1115, Page 352, Official Records of Washington County, Texas);

THENCE along a Northeast line of the Karen Hugo Mantey called 42.315 acre tract, with a Southwest line of the herein described tract, N 69deg 02min 41sec W, 207.50 ft., to a found ½ inch iron rod, marking a re-entrant corner of said Mantey tract, marking a Southwest corner of the original called 87.668 acre tract, and marking a Southwest corner of the herein described tract;

THENCE along an East line of said Mantey tract, and along an East line of the HTCN Investments, LLC called 313.40 acre tract (Volume 1793, Page 144, Official Records of Washington County, Texas), with a West line of the herein described tract, N 08deg 40min 59sec W, 741.44 ft., to a found 3/8 inch iron rod at fence corner, marking a Northeast corner of the Mantey tract, and marking a Southeast corner of the HTCN Investments, LLC tract, and marking a deed angle of the original called 87.668 acre tract; and, N 10deg 29min 54sec W, 591.45 ft., to a point in Chriesman Branch, marking a re-entrant corner of the HTCN Investments, LLC tract, marking a Northwest corner of the original called 87.668 acre tract, and marking a Northwest corner of the herein described tract;

THENCE running along the center of Chriesman Branch, with its meanders: 1) S 54deg 40min 35sec E, 102.56 ft.; 2) N 74deg 43min 51sec E, 55.60 ft.; 3) N 37deg 12min 09sec W, 60.35 ft.; 4) N 07deg 30min 09sec W, 32.20 ft.; 5) N 42deg 59min 51sec E, 49.40 ft.; 6) N 24deg 17min 09sec W, 106.10 ft.; 7) N 14deg 16min 09sec W, 105.05 ft.; 8) N 18deg 04min 51sec E, 64.45 ft.; 9) N 02deg 55min 09sec W, 53.05 ft.; 10) N 16deg 50min 51sec E, 186.40 ft.; 11) N 36deg 13min 51sec E, 150.00 ft.; 12) N 11deg 49min 51sec E, 72.80 ft.; 13) N 13deg 27min 09sec W, 162.80 ft.; 14) N 23deg 59min 51sec E, 43.30 ft.; 15) N 02deg 53min 51sec E, 106.00 ft.; 16) N 18deg 09min 51sec E, 55.80 ft.; 17) N 39deg 08min 51sec E, 28.75 ft.; 18) N 02deg 41min 09sec W, 110.30 ft.; 19) N 41deg 15min 51sec E, 80.90 ft.; 20) N 15deg 27min 51sec E, 90.15 ft.; 21) S 78deg 41min 09sec E, 50.25 ft.; 22) N 65deg 15min 51sec E, 115.50 ft.; 23) N 02deg 50min 51sec E, 28.68 ft.; 24) N 55deg 27min 09sec W, 32.49 ft.; 25) N 06deg 49min 09sec W, 43.10 ft.; 26) N 20deg 42min 42sec W, 53.26 ft., to an intersection with the center of Lipscomb Branch coming in from the East, marking a Southwest corner of the Sonya A. Pastuch, et vir called 14.08 acre tract (Volume 1673, Page 767, Official Records of Washington County, Texas), and marking a Northwest corner of the herein described tract;

THENCE leaving Chriesman Branch and running up Lipscomb Branch in the center thereof with its meanders: 27) S 88deg 17min 36sec E, 82.63 ft.; 28) S 76deg 41min 36sec E, 68.30 ft.; 29) N 85deg 33min 24sec E, 41.90 ft.; 30) S 79deg 53min 13sec E, 72.09 ft.; 31) N 82deg 58min 24sec E, 56.07 ft., to a point in Lipscomb Branch, marking a re-entrant corner of the D Bar J Ranch Management Co., LLC called 212.399 acre tract (Volume 1537, Page 0072, Official Records of Washington County, Texas), marking a Northeast corner of the original called 87.668 acre tract, and marking a Northeast corner of the herein described tract;

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STAR CROSS RANCH, LLC
88.53 ACRE TRACT (continued)

THENCE departing said branch, along a Northwest line of the D Bar J Ranch Management Co., LLC tract, with a Southeast line of the herein described tract, S 49deg 02min 21sec W, at 67.14 ft., passing a found 3/8 inch iron rod on creek bank at the base of a tree in fence line, and CONTINUING for a TOTAL DISTANCE of 416.27 ft., to a found 3/8 inch iron rod at fence corner, marking a West corner of said D Bar J Ranch Management Co., LLC, marking a re-entrant corner of the original called 87.668 acre tract, and marking a re-entrant corner of the herein described tract;

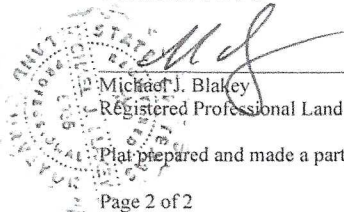
THENCE along a Southwest line of said D Bar J Ranch Management Co., LLC tract, with the Northeast line of the original called 87.668 acre tract, S 23deg 32min 34sec E, 2489.82 ft., to a found 3/8 inch iron rod at fence corner, marking a Southwest corner of said D Bar J Ranch Management Co., LLC, marking a re-entrant corner of the original called 87.668 acre tract, and marking a re-entrant corner of the herein described tract;

THENCE along a portion of a South line of said D Bar J Ranch Management Co., LLC tract, with a North line of the herein described tract, N 84deg 52min 51sec E, 243.47 ft., to a found 1/2 inch iron rod at fence corner, marking the Northwest corner of the Lynwood D. Kindt, et ux called 37.859 acre tract (Volume 914, Page 117, Official Records of Washington County, Texas), marking a Northeast corner of the original called 87.668 acre tract, and marking a Northeast corner of the herein described tract;

THENCE along the West line of the Kindt tract, with the East line of the original called 87.668 acre tract, S 00deg 26min 40sec W, 812.66 ft., to a found 1/2 inch iron rod at fence line angle, marking a deed angle of the Kindt tract, and marking a deed angle of the original called 87.668 acre tract; and, S 03deg 28min 46sec E, 1198.28 ft., to a found 1/2 inch iron rod, lying in the North margin of the aforementioned F.M. Highway 390, marking the Southwest corner of said Kindt tract, marking the Southeast corner of the original called 87.668 acre tract, and marking the Southeast corner of the herein described tract;

THENCE along the North margin of F.M. Highway 390, with a South line of the herein described tract, S 89deg 57min 41sec W, 849.51 ft., to the **PLACE OF BEGINNING** and containing 88.53 acres of land.

April 4, 2024
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Michael J. Blakey
Registered Professional Land Surveyor No. 5935
Plat prepared and made a part of this description.
Page 2 of 2

Star Cross Ranch LLC – Property description

88.53 acres - per new improved survey

1- 2 story Main House 4-4

Covered carport and walkway - stone pavers and beaded board ceiling -leading to the garage area

2 car garage with living quarters upstairs

1-3 story Pool House 4-4 ½, carport

Olympic size pool with pump house.

38 Live oak trees surround the main house and pool house alone.

Manicured lawn and landscaping.

Ranch hand house w/shop – 2 - 2

4 Water Wells

3 Generators

Underground electric to houses

3 nice size ponds – stocked with fish, the largest pond is kept full of water from one of the water wells during droughts.

Pipe Entrance with automatic gate opener – newly sandblasted, primed, and painted.

A concrete driveway (approx. above 3500 ft.) lined with over 55 Live Oak trees just to the main house, horse barn and ranch hand house/shop area and a newly sandblasted, primed, and painted pipe fence.

28 Live Oaks line the front of the property just feet away from a newly sandblasted, primed, and painted pipe fence on FM 390.

New Improved Survey provided to Buyer.

Community Water is available – Buyer to research and verify.

Main House: 4-4

Exterior:

Hardy plank and stone

New metal roof

Generator

Water Well

Interior:

Central AC and Heat with separate control from Downstairs, Upstairs and Main Bedroom.

Lots of floor to ceiling windows for tons of natural lighting

12' + ceilings downstairs, 10'+ ceilings upstairs

Security System

Open concept kitchen, breakfast, dining and living room.

Mud Room – cobble stone floor, custom built ins, and lots of windows for natural lighting.

Kitchen area: Numerous custom cabinets, granite countertops and a large island with a stainless-steel sink, all stainless-steel appliances – 2 Bosch Dishwashers, KitchenAid – Double door refrigerator, 2 door -wall built in oven & microwave, 6 burners with hot plate gas stove with double oven and huge stove vent, huge picture window looking out into the backyard area. Lots of recess lighting and original hard wood floors.

Sitting Room off Kitchen: Floor to ceiling windows with a patio door for lots of natural light, gas log fireplace, original hard wood floors, recess lighting.

Utility/Laundry Room – custom built in cabinets and Maytag washer and dryer.

Walk in Pantry with granite counter, custom cabinets, and a KitchenAid side by side refrigerator.

Butler's pantry – KitchenAid appliances - double door refrigerator and wine cooler, granite counter tops, stainless steel sink and lots of custom cabinets.

Breakfast area: Floor to ceiling bay windows, wall sconces, original hard wood floor.

Living Room: Wood Beams, Rock wood burning fireplace, recess lighting, Floor to ceiling windows with arched windows on the north wall. High ceilings 12 foot plus, original wood floors, floor outlets, custom wall-built ins, recess lighting and ceiling fans.

Dining Room: Right off the Butler's pantry, open to living room. Original wood floors, recess & sconce lighting and a beautiful lighted black metal and crystal chandelier centered over the dining room table, floor to ceiling windows.

Front Foyer: Custom made beveled glass wood doors with sidelights. Open into dining and living room.

Office area: Private area between main bedroom and master bath suite, recess lighting, 2 nice floor to ceiling windows with access to the exterior from door located between office area and master bath suite, custom built cabinets for storage.

Upstairs Loft area: Versatile area, wet bar with stainless steel sink and mini refrigerator, wood railing, carpet, custom bookshelves, and storage, plenty of windows for natural lighting, recess lighting and ceiling fans.

4 bedrooms –

Main bedroom downstairs – Wood burning rock fireplace, 12' ceilings, recess lights, original hard wood floors, floor to ceiling windows and patio doors, private patio off main bedroom.

3 bedrooms upstairs –

1 bedroom - circular shape exterior window wall and a peak ceiling, ladder to loft area, custom built in storage, carpet.

2 bedroom - windows, closet, carpet flooring

3 bedroom – play area, bunkroom, custom built ins, private bathroom with walk in closet.

4 bathrooms:

Master Bathroom Suite with double walk-in closet, double toilet areas with automatic wash let (TOTO), whirlpool still tub with granite surround and 3 windows for natural light, separate tiled shower, double sink vanity with granite countertop, ceramic tile floors.

1 full bathroom off the kitchen area – tiled shower, toilet and sink

2 bathrooms upstairs – both with closet area, tiled tub/shower combo, tiled floors, and storage-built ins.

Main House Outdoor Area:

Rock Fireplace with a rock-built wood burning bar b q pit.

Huge back patio with new trek deck flooring

Outdoor Kitchen – granite countertop with built in 6 gas burner & griddle stove top.

High ceilings – recess lighting, fans, outdoor sconces

Outdoor entertainment area with surround sound speakers

Garage Apartment:

Bedroom Living Room combo with a kitchenet and bathroom.

Bedroom and Living Room – carpet flooring with lots of hard wood-built ins, high ceilings, central heat, and air conditioning.

Kitchenet – Microwave and wine/beverage cooler

Bathroom – Tiled floor, shower, and countertop.

Brick staircase leading to the upstairs apartment.

Pool House: 3 story with 4 Balconies

Hardy Plank siding

Metal roof

Generator

Metal and trec deck flooring on all balconies

Outdoor shower

Metal fence around pool area

Outdoor Entertainment area

Separate metal carport

Water Well

Separate Septic System

Security System

1st floor- Open concept - Living, dining, and kitchen

Tile floors.

Granite Counter tops – kitchen, ½ bathroom and utility room

Custom cabinets

Living Room & Dining Room – 10' ceilings, recess lighting, floor to ceiling windows and patio doors, gas log fireplace with granite surrounding.

½ bathroom – custom cabinets, exterior door to swimming pool area

Utility Room – Custom cabinets, washer, and dryer

Kitchen – custom cabinets, granite counter tops

GE Stainless Steel Appliances – dishwasher, double oven with 4 gas burners and hot plate, hood vent, beverage cooler, microwave drawer, and double door refrigerator.

Bedroom – 10'ft ceiling, recess lighting, engineered wood flooring, double closet, extra coat closet, floor to ceiling windows.

Bathroom – custom vanity with granite countertop, tile floor, tiled tub/shower combo, separate toilet area

2nd floor – 2 bedrooms, 2 balconies, living area with kitchenette

Kitchenette – custom cabinets with granite countertop, microwave, and wine cooler

Living area – recess lighting, floor to ceiling windows and 2 patio doors leading to balconies, engineered wood floors and a gas log fireplace.

1st bedroom – carpet flooring, floor to ceiling windows, walk in closet, recess lighting.

Bathroom – vanity with granite countertop, tile floor, toilet area, tiled tub/shower combo

2nd bedroom – engineered wood floors, 2 closets, desk area, floor to ceiling windows, recess lighting

Bathroom – vanity with granite countertop, toilet area, separate tiled shower, jacuzzi style tub, tiled floors

3rd floor – Cedar room – 2 balconies – lots of storage

Open area for guest

2 patio doors leading to the balconies.

Tiled and carpet flooring.

1 bedroom – carpeted, recess lighting

Bathroom – vanity with granite countertop, tiled tub-shower combo, sliding barn door.

Pool Pump House - holds all the pool equipment.

Ranch Hand House & Shop area:

Water Well

Open concept living room, dining, and kitchen area.

Hard wood floors throughout. High ceilings with lots of natural lighting.

Central Heat and Air throughout the house.

Patio on two sides for entertaining.

Security System

Kitchen – Gas Stove, Dishwasher, Refrigerator - All stainless steel.

Master bedroom – fresh paint and hard wood floors

Master bathroom – granite double sink, hard wood floors, 2 walk in closets, tiled shower-tub combo

2nd Bedroom – fresh paint, wood floors

Bathroom – granite countertop, tile floor, tiled shower-tub combo

Shop area: concrete floors, 2 roll up doors, lots of storage, all metal, water and electric.

Utility Room: sink, washer, dryer, and electric hot water heater.

House is equipped with a security system.

Generator

Horse Barn - 10 stalls, separate feed room & tack room, restroom, wash area, with covered aluminum metal round pen, pipe turn out pens and practice arena, newly sandblasted, primed, and painted.

Tennis Court &/ basketball court, high fence, lights, and water.

Perimeter fencing consists of pipe, post, and net wire. Cross fencing is post and net wire.

Property has cattle pens and cattle, horses, and donkeys.

Cattle barn with feed storage area

Property has a natural native barrier of trees and underbrush on the back property line for lots of privacy and seclusion.

Garden area: 3 raised garden beds surrounded by a white picket fence

Chicken coop area: chicken house with chicken wire enclosed area for the chickens to roam.

Insulated Water Well house and storage area with concrete floor and electrical.