

## YOUNG COUNTY, TEXAS

Surveyor's Descriptions

**2.62 Acre Access Tract**  
Tract of land containing 2.62 Acres in the T.E.&L. Co. Survey No. 3411, Abstract No. 1231, Young County, Texas, also being a part of the tract described in a deed to TDH61 Holdings LLC in Instrument No. 22001296, Official Public Records of Young County and being more particularly described as follows:

**BEGINNING** at a "LAWSON" capped iron rod found at the northeast base of a 3 inch steel pipe fence corner on the southwest line of Texas Farm Road No. 61, being the east corner of this tract and the east corner of the said TDH61 Holdings LLC Tract.

**THENCE** South 45 degrees 00 minutes 18 seconds West for a distance of 453.96 feet to a "LAWSON" capped iron rod found at the base of a fence corner, being an ell corner of this tract and the said TDH61 Holdings LLC Tract.

**THENCE** South 00 degrees 04 minutes 44 seconds West for a distance of 1426.50 feet to a 1 inch cap on a 1/2 inch iron rod set, being the southeast corner of this tract and on an east line of the said TDH61 Holdings LLC Tract.

**THENCE** North 90 degrees 00 minutes 00 seconds West for a distance of 60.00 feet to a 1 inch cap on a 1/2 inch iron rod set, being the southwest corner of this tract.

**THENCE** North 00 degrees 04 minutes 44 seconds East for a distance of 1451.39 feet to a 1 inch cap on a 1/2 inch iron rod set, being a corner of this tract.

**THENCE** North 45 degrees 00 minutes 18 seconds East for a distance of 479.09 feet to a 1 inch cap on a 1/2 inch iron rod set on the southwest line of the said highway, being the north corner of this tract and on a northeast line of the said TDH61 Holdings LLC Tract.

**THENCE** South 44 degrees 40 minutes 52 seconds East for a distance of 60.00 feet to the place of beginning.

### 22.54 Acre Tract

Tract of land containing 22.54 acres in the T.E.&L. Co. Survey No. 3411, Abstract No. 1231, Young County, Texas, also being a part of the tract described in a deed to TDH61 Holdings LLC in Instrument No. 22001296, Official Public Records of Young County and being more particularly described as follows:

**BEGINNING** at an unmarked corner, being the southeast corner of the said TDH61 Holdings LLC Tract, on the south line of Abstract No. 1231 and on a north line of the Joseph Clark Tracts recorded in Instrument No. 20003025 & Instrument No. 22003138, Official Public Records of Young County, from which a 3/8 inch iron rod found bears North 00 degrees 04 minutes 44 seconds East a distance of 57.91 feet.

**THENCE** North 89 degrees 38 minutes 39 seconds West for a distance of 1145.69 feet to a corner that fell in a 6 inch steel pipe fence corner, being the most southern southwest corner of the said TDH61 Holdings LLC Tract, a southwest corner of the said Abstract No. 1231, and an ell corner of the said Clark Tracts.

**THENCE** North 00 degrees 20 minutes 57 seconds East for a distance of 580.79 feet to a corner that fell in a 4 inch steel pipe fence corner, being the most western northwest corner of this tract, an ell corner of the said TDH61 Holdings LLC Tract, a northeast corner of the said Clark Tracts and the most southern southeast corner of the Allen & Linda Chupik Tract recorded in Instrument No. 23002340, Official Public Records of Young County.

**THENCE** North 40 degrees 03 minutes 41 seconds East for a distance of 403.65 feet to a 1 inch cap on a 1/2 inch iron rod set, being the most northern northwest corner of this tract and on an east line of the said Chupik Tract.

**THENCE** North 90 degrees 00 minutes 00 seconds East for a distance of 883.57 feet to a 1 inch cap on a 1/2 inch iron rod set, being the northeast corner of this tract, the southeast corner of the above described 2.62 Acre Tract and on the east line of the said TDH61 Holdings LLC Tract.

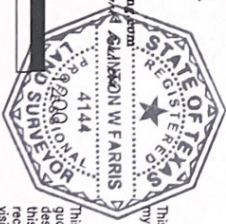
**THENCE** South 00 degrees 04 minutes 44 seconds West for a distance of 896.83 feet to the place of beginning.

### Double Z Surveying LLC

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Plot No.: J2308171  
Coord. File: J2308171  
SCALE: 1 INCH = 400 FEET

GRAPHIC SCALE - FEET  
0 400 800



This plot is a true representation of a survey conducted on the ground under my supervision on September 22, 2023.

This plot or description is not intended to express or imply a warranty or guarantee of ownership or that there are no encumbrances on the tract described. It is not intended to imply that any adjoining tracts referenced on this document have been actually surveyed on the ground. Any statements of record, restrictive covenants or encumbrances that may be shown are only from the public records and are not intended to reflect a survey based on a current title search.