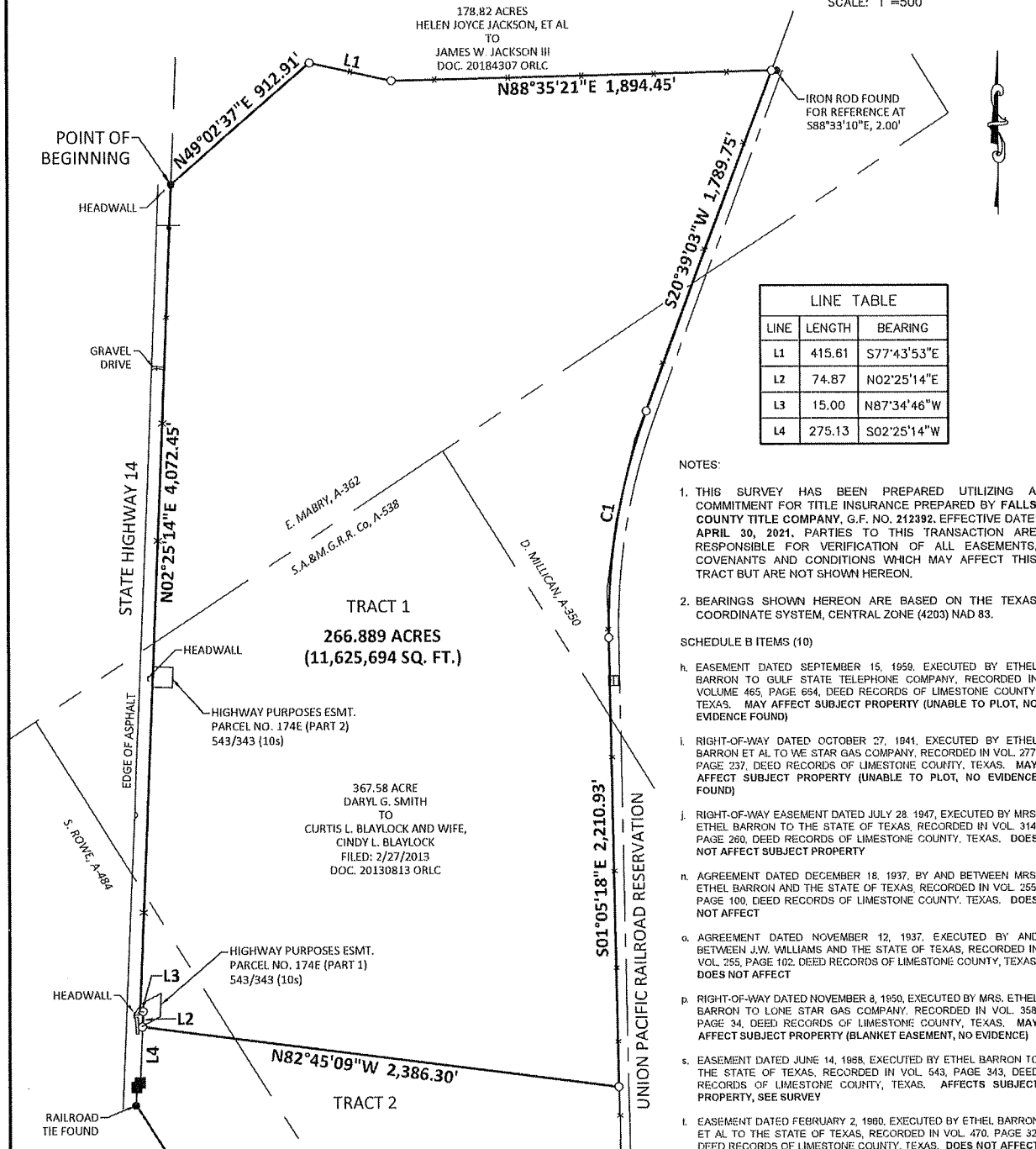
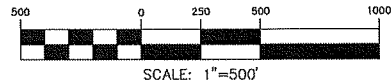


BEING 266.889 ACRES (11,625,694 SQ. FT.) OUT OF THE A. MABRY SURVEY, A-362, D. MILLICAN SURVEY, A-350, S.A.&M.G.R.R. CO. SURVEY, A-538, AND S. ROWE SURVEY, A-484, IN LIMESTONE COUNTY, TEXAS, BEING PART OF A 367.58 ACRE TRACT CONVEYED TO CURTIS L. BLAYLOCK AND WIFE, CINDY L. BLAYLOCK, FILED FEBRUARY 27, 2013 AND RECORDED IN DOCUMENT No. 20130813 OF THE OFFICIAL RECORDS OF LIMESTONE COUNTY, TEXAS.



LINE TABLE		
LINE	LENGTH	BEARING
L1	415.61	S77°43'53"E
L2	74.87	N02°25'14"E
L3	15.00	N87°34'46"W
L4	275.13	S02°25'14"W

NOTES:

1. THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY FALLS COUNTY TITLE COMPANY, G.F. NO. 212392, EFFECTIVE DATE: APRIL 30, 2021. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.

2. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203) NAD 83.

SCHEDULE B ITEMS (10)

- h. EASEMENT DATED SEPTEMBER 15, 1959, EXECUTED BY ETHEL BARRON TO GULF STATE TELEPHONE COMPANY, RECORDED IN VOLUME 465, PAGE 654, DEED RECORDS OF LIMESTONE COUNTY, TEXAS. MAY AFFECT SUBJECT PROPERTY (UNABLE TO PLOT, NO EVIDENCE FOUND)
- i. RIGHT-OF-WAY DATED OCTOBER 27, 1941, EXECUTED BY ETHEL BARRON ET AL TO WE STAR GAS COMPANY, RECORDED IN VOL. 277, PAGE 237, DEED RECORDS OF LIMESTONE COUNTY, TEXAS. MAY AFFECT SUBJECT PROPERTY (UNABLE TO PLOT, NO EVIDENCE FOUND)
- j. RIGHT-OF-WAY EASEMENT DATED JULY 28, 1947, EXECUTED BY MRS. ETHEL BARRON TO THE STATE OF TEXAS, RECORDED IN VOL. 314, PAGE 260, DEED RECORDS OF LIMESTONE COUNTY, TEXAS. DOES NOT AFFECT SUBJECT PROPERTY
- n. AGREEMENT DATED DECEMBER 18, 1937, BY AND BETWEEN MRS. ETHEL BARRON AND THE STATE OF TEXAS, RECORDED IN VOL. 255, PAGE 100, DEED RECORDS OF LIMESTONE COUNTY, TEXAS. DOES NOT AFFECT
- o. AGREEMENT DATED NOVEMBER 12, 1937, EXECUTED BY AND BETWEEN J.W. WILLIAMS AND THE STATE OF TEXAS, RECORDED IN VOL. 255, PAGE 102, DEED RECORDS OF LIMESTONE COUNTY, TEXAS. DOES NOT AFFECT
- p. RIGHT-OF-WAY DATED NOVEMBER 8, 1950, EXECUTED BY MRS. ETHEL BARRON TO LONE STAR GAS COMPANY, RECORDED IN VOL. 358, PAGE 34, DEED RECORDS OF LIMESTONE COUNTY, TEXAS. MAY AFFECT SUBJECT PROPERTY (BLANKET EASEMENT, NO EVIDENCE)
- s. EASEMENT DATED JUNE 14, 1968, EXECUTED BY ETHEL BARRON TO THE STATE OF TEXAS, RECORDED IN VOL. 543, PAGE 343, DEED RECORDS OF LIMESTONE COUNTY, TEXAS. AFFECTS SUBJECT PROPERTY, SEE SURVEY
- t. EASEMENT DATED FEBRUARY 2, 1980, EXECUTED BY ETHEL BARRON ET AL TO THE STATE OF TEXAS, RECORDED IN VOL. 470, PAGE 32, DEED RECORDS OF LIMESTONE COUNTY, TEXAS. DOES NOT AFFECT SUBJECT PROPERTY

DID NOT RESEARCH OIL, GAS AND MINERAL LEASES.

TO: FALLS COUNTY TITLE CO., INC.
RE: DOROTHY B. JOSEPH

THE UNDERSIGNED HEREBY CERTIFIES:
THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON MAY 7, 2021, AND IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, AND SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR LIMESTONE COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48293C0425C, EFFECTIVE SEPTEMBER 16, 2011, THE SUBJECT TRACT IS LOCATED IN ZONE "X", WHICH IN THIS CASE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

Corey J. Hall
COREY JOSEPH HALL, RPLS
TEXAS REGISTRATION NO. 6362

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	1140.33	2964.80	022°02'14"	577.30	S09°48'48"W	1133.31



- LEGEND
- △ CALCULATED CORNER
 - 1/2 INCH IRON ROD FOUND
 - 5/8 INCH IRON ROD SET
 - CONCRETE MONUMENT FOUND
 - SIGN
 - PEDESTAL (TELEPHONE)

ABBREVIATIONS
ORLC = OFFICIAL RECORDS OF
LIMESTONE COUNTY, TEXAS

KONTUR TECHNICAL, LLC
26 WOODLAND LANE, ROUND ROCK, TEXAS 78664
TEL: (512) 360-0012 TBPELS REGISTRATION #10194591

LAND TITLE SURVEY
STATE HIGHWAY 14
GROESBECK, TEXAS

DRAWN BY: BRC DATE: 5/7/2021
JOB NO.: 4090.001 SCALE: 1" = 500'
SHEET 1 OF 1

THE STATE OF TEXAS
COUNTY OF LIMESTONE

Being a 266.889 acre (11,625,694 square feet) tract of land out of the E. MABRY SURVEY, A-362, D. MILLICAN SURVEY, A-350, S.A.&M.G.R.R. Co. SURVEY, A-538, and S. ROWE SURVEY, A-484 located in Limestone County, Texas, said 266.889 acre tract being part of a called 367.58 acre tract conveyed from Daryl G. Smith to Curtis L. Blaylock and wife, Cindy L. Blaylock, filed February 27, 2013 and recorded in Document No. 20130813 of the Official Records of Limestone County, Texas (ORLC), said 266.889 acre tract being surveyed on the ground under the direct supervision of Corey Joseph Hall, Registered Professional Land Surveyor No. 6362, on May 7, 2021 and is true and correct to the best of my knowledge and belief. All bearings and distances shown herein are based on the Texas Coordinate System, Central Zone (4203) NAD83, said 266.889 acre tract being more fully described as follows:

BEGINNING at a 1/2 inch iron rod found for the Northwest corner of the said 367.58 acre tract, the Southwest corner of a 178.82 acre tract conveyed from Helen Joyce Jackson, et al to James W. Jackson III, recorded in Document No. 20184307 ORLC, being in the East line of State Highway 14, and marking the Northwest corner of the herein described tract;

THENCE, generally along a barbed wire fence with the North line of the said 367.58 acre tract and the South line of the said 178.82 acre tract, as follows:

1. North 49°02'37" East, a distance of 912.91 feet to a 5/8 inch iron rod with a blue plastic cap stamped "KONTUR TECH" set;
2. South 77°43'53" East, a distance of 415.61 feet to a 5/8 inch iron rod with a blue plastic cap stamped "KONTUR TECH" set;
3. North 88°35'21" East, a distance of 1,894.45 feet to a 5/8 inch iron rod with a blue plastic cap stamped "KONTUR TECH" set for the Northeast corner of the said 367.58 acre tract, being in the West right-of-way line of the Union Pacific Railroad Reservation, and marking the Northeast corner of the herein described tract, from which a 1/2 inch iron rod found for reference bears South 88°33'10" East, a distance of 2.00 feet;

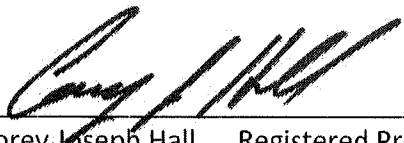
THENCE, with the East line of the said 367.58 acre tract and the West line of Union Pacific Railroad Reservation, as follows:

1. South 20°39'03" West, a distance of 1,789.75 feet to a 5/8 inch iron rod with a blue plastic cap stamped "KONTUR TECH" set at the beginning of a curve to the left;
2. Along said curve to the left, having a radius of 2,964.80 feet, a central angle of 22°02'14", an arc length of 1,140.33 feet, and a tangent of 577.30 feet, which bears a chord of South 09°48'48" West, a chord distance of 1,133.31 feet to a 5/8 inch iron rod with a blue plastic cap stamped "KONTUR TECH" set;
3. South 01°05'18" East, a distance of 2,210.93 feet to a 5/8 inch iron rod with a blue plastic cap stamped "KONTUR TECH" set for the Southeast corner of the herein described tract;

THENCE, North 82°45'09" West, over and across the said 367.58 acre tract, a distance of 2,386.30 feet to a 5/8 inch iron rod with a blue plastic cap stamped "KONTUR TECH" set in the West line of the said 367.58 acre tract, being the East line of State Highway 14, and marking the Southwest corner of the herein described tract, from which a concrete monument found bears South 02°25'14" West, a distance of 275.13 feet;

THENCE, with the West line of the said 367.58 acre tract and the East line of State Highway 14, as follows:

1. North 02°25'14" East, a distance of 74.87 feet to a 5/8 inch iron rod with a blue plastic cap stamped "KONTUR TECH" set;
2. North 87°34'46" West, a distance of 15.00 feet to a calculated point under water;
3. North 02°25'14" East, a distance of 4,072.45 feet to the **PLACE OF BEGINNING**, containing within these metes and bounds 266.889 acres (11,625,694 square feet) of land, more or less.


Corey Joseph Hall Registered Professional Land Surveyor No. 6362
TBPLS Firm No. 10194591

