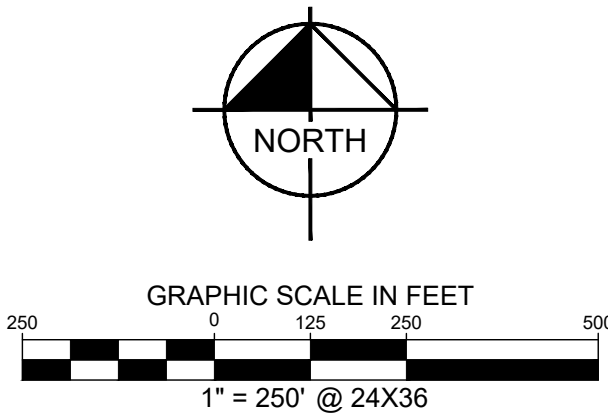




LEGAL DESCRIPTION

BEING a tract of land out of the Wade Alsobrook Survey, Abstract No. 8, Hamilton County, Texas and being all of a called 128 acre tract of land described as "Tract One" & and all of a called 135 acre tract of land described as "Tract Two" in deed to Rebecca Ann Kendrick recorded in Volume 298, Page 829, Deed Records, Hamilton County, Texas and being all of a called 12.01 acre tract of land described as "Second Tract" & all of a called 0.87 acre tract of land described as "Third Tract" in deed recorded in Volume 255, Page 410 of said Deed Records probated to Rebecca Ann Kendrick recorded in Volume 575, Page 495 of the Real Property Records, Hamilton County, Texas, being surveyed by Mitchell Cude, RPLS 6827 of Heritage & Pine Surveying LLC this day September 9, 2025 and being more particularly described as follows:

BEGINNING at a 3" metal corner post found in the south line of County Road 411 for the record northeast corner of a called 41.495 acre tract of land described in deed to Sterling D. Manning and Patricia Beth Manning recorded in Volume 632, Page 186 of said Real Property Records, being the occupied northwest corner of said 128 acre tract and being the northwest corner of this tract; (Grid Coordinates: N:10549306.29, E:2975522.13)

THENCE with said south line of County Road 411 with a barbed wire fence, the following courses and distances:

South 72°40'51" East, a distance of 1483.88 feet to a 3" metal corner post found for corner;
South 72°39'04" East, a distance of 1361.74 feet to a 1/2" iron rod with plastic cap stamped "H&P 6827" set for the northeast corner of said 128 acre tract, being in the west line of a called 393.68 acre tract of land described as "Tract 1" in deed to D & C Forrest Ranch, L.P. recorded in Volume 468, Page 483 of said Real Property Records and being the northeast corner of this tract;

THENCE departing said south line of County Road 411 and with said west line of the 393.68 acre tract, the following courses and distances:

South 17°25'07" West, a distance of 176.45 feet to a 3" metal corner post found for corner;
South 59°08'33" East, a distance of 17.27 feet to a 3" metal corner post found for corner;
South 16°27'00" West, a distance of 438.19 feet to a 3/8" iron rod with "RPLS 6126" cap found for corner;
South 21°27'06" West, a distance of 285.50 feet to a 3" metal corner post found for corner;
South 17°51'38" West, a distance of 2336.94 feet to a 20" Post Oak Tree found for corner;
South 17°12'14" West, passing a 3/8" iron rod with "RPLS 6126" cap found for reference at a distance of 936.67 feet and continuing in all a total distance of 953.21 feet to a 1/2" iron rod with plastic cap stamped "H&P 6827" set for the southeast corner of said 135 acre tract and being in the north line of a called 23.101 acre tract of land described in deed to Robert W. Whiteside II and Anita J. Whiteside recorded in Volume 546, Page 780 of said Real Property Records and being the southeast corner of this tract;

THENCE departing said east line of the 393.68 acre tract and with the south line of said 135 acre tract with a barbed wire fence, the following courses and distances:

North 73°05'40" West, a distance of 645.79 feet to a 3/8" iron rod with "RPLS 2286" cap found for the northwest corner of said 23.101 acre tract;
North 72°47'20" West, a distance of 1722.63 feet to an 8" wood corner post found for corner;
South 88°14'46" West, a distance of 469.40 feet to a 3" metal corner post found in the east right-of-way line of U.S. Highway No. 281 (a variable width right-of-way) for the southwest corner of said 135 acre tract and being the southwest corner of this tract;

THENCE with said east right-of-way line, the following courses and distances:

North 16°47'31" East, a distance of 590.74 feet to a 1/2" iron rod with plastic cap stamped "H&P 6827" set for corner in the east line of an apparent abandoned right-of-way of Highway 66(281);
North 51°27'05" West, with the abandoned portion of Hwy 66 a distance of 58.69 feet to a 3" metal corner post found for corner;
North 15°05'10" East, with the abandoned portion of Hwy 66 a distance of 65.87 feet to a point in the approximate center of Partridge Creek for the record southeast corner of said 0.87 acre tract;
North 71°00'00" West, departing said abandoned portion of Hwy 66 and with the approximate center of Partridge Creek a distance of 132.24 feet to a point in creek for the record southwest corner of said 0.87 acre tract;
North 5°00'00" East, departing said approximate center of creek a distance of 216.67 feet to a 1/2" iron rod with plastic cap stamped "H&P 6827" set for corner;
North 5°51'00" West, a distance of 13.89 feet to a 1/2" iron rod with plastic cap stamped "H&P 6827" set for the northwest corner of said 0.87 acre tract and being in the south line of a called 4.936 acre tract of land described in deed to The State of Texas recorded in Volume 121, Page 530 of said Deed Records;
South 84°30'00" East, with said south line of the 4.936 acre tract a distance of 182.50 feet to a 1/2" iron rod with plastic cap stamped "H&P 6827" set in said abandoned portion of Hwy 66 for the southeast corner of said 4.936 acre tract and being the northeast corner of said 0.87 acre tract;
North 29°12'03" East, with said abandoned portion of Hwy 66 a distance of 93.30 feet to a 1/2" iron rod with plastic cap stamped "H&P 6827" set for a northeast corner of said 4.936 acre tract and being the southeast corner of said 12.01 acre tract;
North 85°02'26" West, departing said abandoned portion of Hwy 66 and with a north line of said 4.936 acre tract a distance of 219.44 feet to a concrete TxDOT monument found for the southwest corner of said 12.01 acre tract at a corner of said 4.936 acre tract;
North 3°43'26" East, a distance of 1110.55 feet to a 3" metal corner post found for corner;
North 23°12'49" East, a distance of 97.39 feet to a 3" metal corner post found for corner;
North 1°14'10" East, a distance of 99.57 feet to a concrete TxDOT monument found for corner;
North 13°06'44" West, a distance of 158.97 feet to a concrete TxDOT monument found for the northwest corner of said 12.01 acre tract and being the southwest corner of said 41.495 acre tract;

THENCE departing said east right-of-way line of Highway 281 and with the south line of said 41.495 acre tract, South 72°03'36" East, a distance of 644.64 feet to a 1/2" iron rod with plastic cap stamped "H&P 6827" set for the southeast corner of said 41.495 acre tract and being in the west line of said 128 acre tract;

THENCE with the east line of said 41.495 acre tract, North 16°12'05" East, a distance of 1965.93 feet to the **POINT OF BEGINNING** and containing 288.09 acres or 12,549,165 square feet of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas Central Zone (4203), North American Datum of 1983 (NAD83) per the AllTerra Trimble Global Positioning System RTKnet.

NOTES

This survey was done with a limited title search for the subject property and adjoining properties. No easements located during research for subject property at the time of survey other than shown. Other easements and utilities may exist under and/or across subject property. Only visible appurtenances of utilities were located at the time of survey. ****CALL TEXAS 811 BEFORE YOU DIG****

The surveyor did not abstract the surveyed property. This survey was performed without the benefit of a current title abstract.

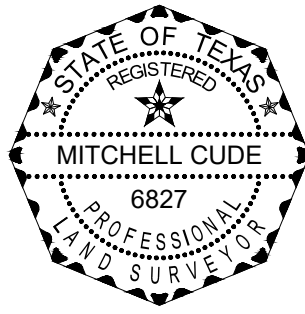
No apparent FEMA Flood Study performed in this area per FEMA.gov website. Site falls within unmapped zone.

SURVEYOR'S CERTIFICATION:

I, Mitchell Cude, certify that this survey is based on an on-the-ground survey performed in the field utilizing researched record documents of the subject property and adjoining tracts. This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 4, Land Title Survey.

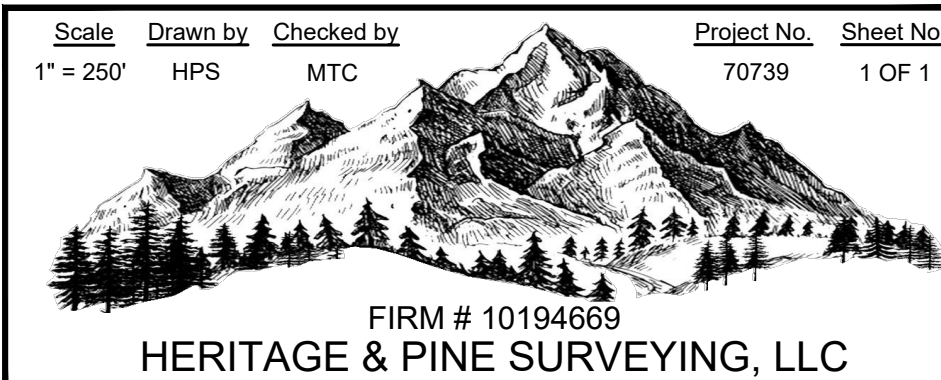
Survey Date: September 8, 2025

Mitchell Cude
Registered Professional Land Surveyor No. 6827
Heritage & Pine Surveying, LLC
889 SH-36, Hamilton, Texas 76531
Phone: 254-386-2362
HeritagePineSurveying@gmail.com



TSPS LAND TITLE SURVEY
288.09 ACRES

WADE ALSOBROOK SURVEY, ABSTRACT NO. 8
HAMILTON COUNTY, TEXAS



LINE TABLE		
NO.	BEARING	LENGTH
L1	N51°27'05"W	58.69'
L2	N15°05'10"E	65.87'
L3	N71°00'00"W	132.24'
L4	N05°00'00"E	216.67'
L5	N05°51'00"W	13.89'
L6	S84°30'00"E	182.50'
L7	N29°12'03"E	93.30'
L8	N85°02'26"W	219.44'

LEGEND

P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
○ = 1/2" IRON ROD W/ "H&P 6827" CAP SET (UNLESS OTHERWISE NOTED)
● = 3" METAL CORNER POST FOUND
CM = CONCRETE TxDOT MONUMENT FOUND
D.R.H.C.T. = DEED RECORDS OF HAMILTON COUNTY, TEXAS
R.P.R.H.C.T. = REAL PROPERTY RECORDS, HAMILTON COUNTY, TEXAS

LEGEND
→ GUY ANCHOR
○ UTILITY POLE
⊙ WATER WELL
△ CABLE TV MARKER SIGN
☎ TELEPHONE BOX
■ WATER STORAGE TANK

LINE TYPE LEGEND
— BOUNDARY LINE
— OHE OVERHEAD ELECTRIC LINE
- - - FENCE
/// ASPHALT PAVEMENT