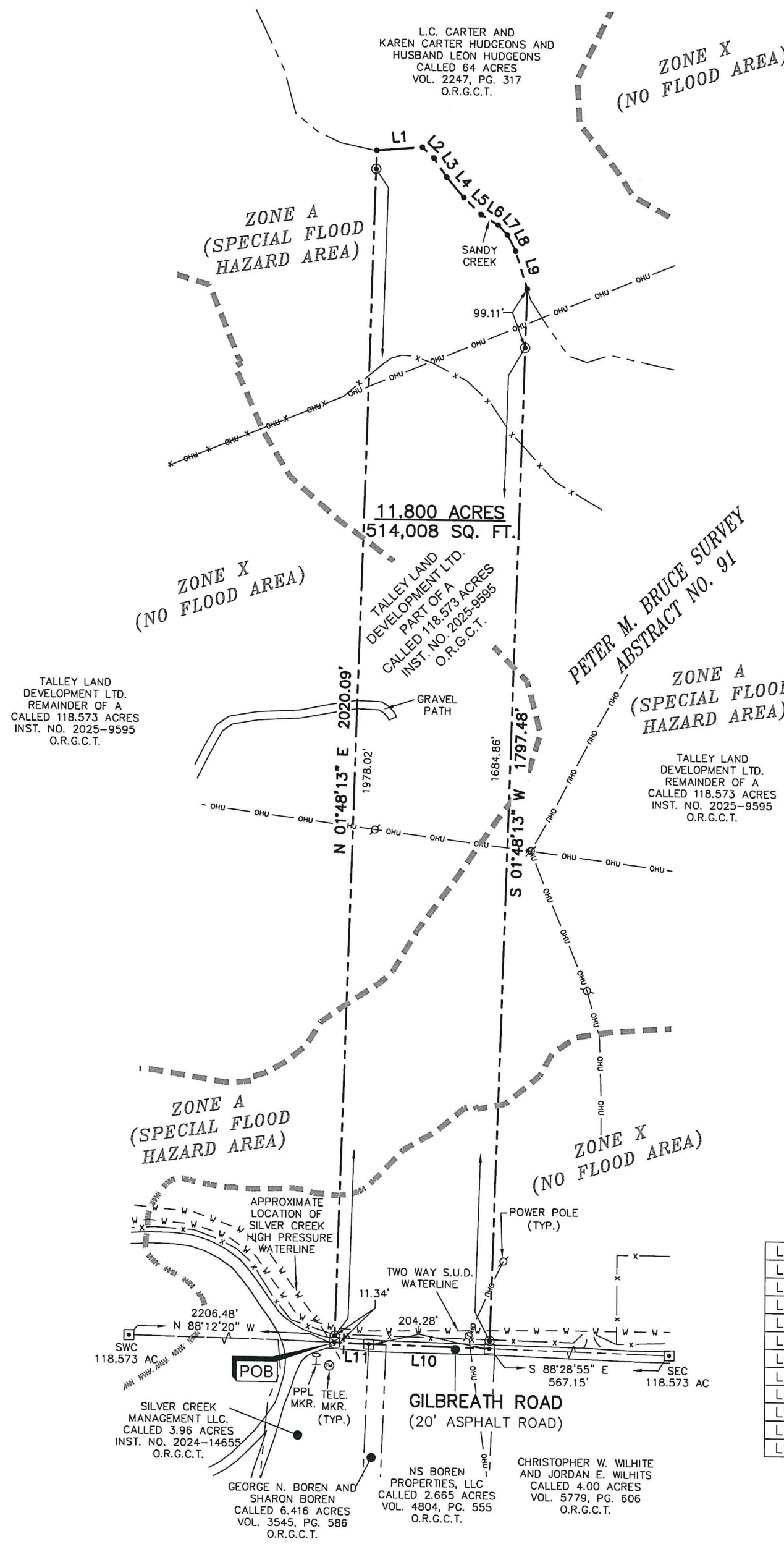
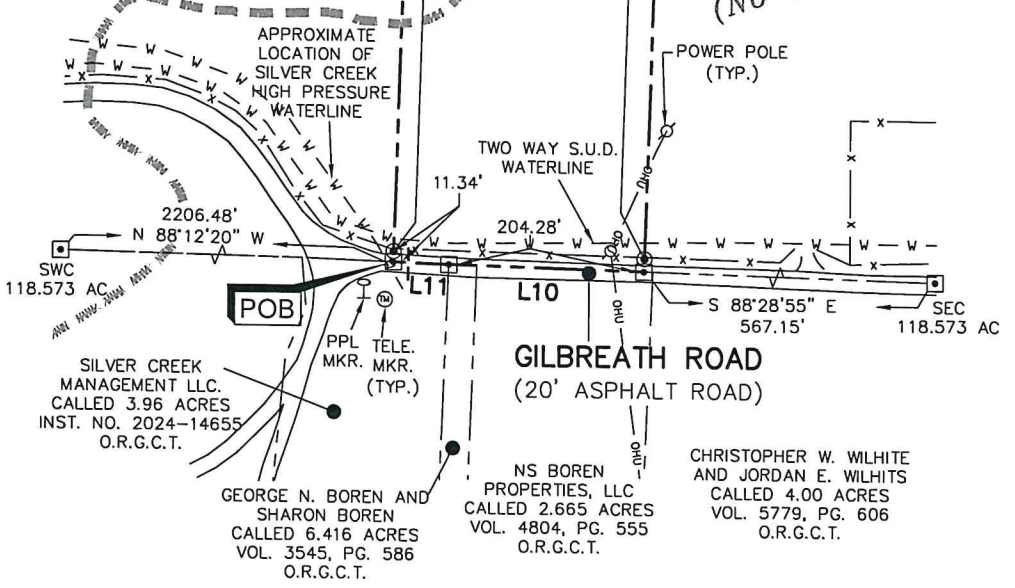


GRAYSON COUNTY, TEXAS



TALLEY LAND DEVELOPMENT LTD. REMAINDER OF A CALLED 118,573 ACRES INST. NO. 2025-9595 O.R.G.C.T.

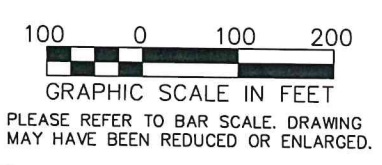
TALLEY LAND DEVELOPMENT LTD. REMAINDER OF A CALLED 118,573 ACRES INST. NO. 2025-9595 O.R.G.C.T.



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 85°30'16" E | 77.19' |
| L2 | S 47°55'12" E | 26.79' |
| L3 | S 34°37'02" E | 37.73' |
| L4 | S 40°18'28" E | 44.88' |
| L5 | S 46°23'57" E | 40.89' |
| L6 | S 59°11'33" E | 33.72' |
| L7 | S 43°15'56" E | 22.88' |
| L8 | S 27°14'28" E | 30.63' |
| L9 | S 17°14'43" E | 66.47' |
| L10 | N 88°28'55" W | 204.28' |
| L11 | N 87°54'50" W | 58.12' |

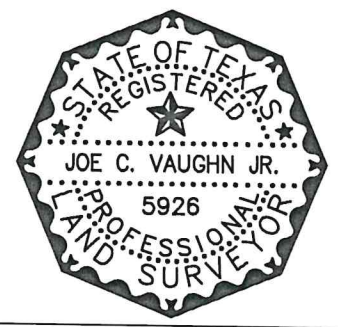
- LEGEND**
- PROPERTY LINE
 - - - EASEMENT LINE
 - - - ADJOINING PROPERTY LINE
 - ○ ○ CHAIN LINK FENCE
 - II — II — II WOOD FENCE
 - x — x — x BARBED WIRE FENCE
 - □ — □ — □ PIPE FENCE
 - OHU — OHU — OHU OVERHEAD UTILITIES
 - ⊙ CAPPED IRON ROD SET "VAUGHN SURVEY 5926"
 - ⊙ IRON ROD FOUND
 - E.M. = ELECTRIC METER
 - ⊙ = WATER METER
 - = CONCRETE
- NOTE: LEGEND IS TYPICAL. NOT ALL ITEMS IN LEGEND APPEAR IN DRAWING.

THE COMPLETE LAND TITLE SURVEY SHOWN HEREON COMPRISES 2 PAGES AND "PAGE 2" ACCOMPANIES AND IS ATTACHED HERETO BY THIS REFERENCE.



VAUGHN'S SURVEY CO.
600 DEBBIE LANE
PILOT POINT, TX. 76258
PHONE 940-808-1191

| | |
|-------------|----------|
| DRAWN BY: | WDJ |
| CHECKED BY: | JCV |
| DATE: | 11/4/25 |
| SHEET: | 1 OF 2 |
| SCALE: | AS SHOWN |



LAND TITLE SURVEY
TBD GILBREATH ROAD

11.800 ACRES
PETER M. BRUCE SURVEY
ABSTRACT NO. 91
GRAYSON COUNTY, TEXAS

TRACT-7.DWG

GRAYSON COUNTY, TEXAS

PROPERTY DESCRIPTION

Being a tract of land situated in the Peter M. Bruce Survey, Abstract No. 91, Grayson County, Texas and being part of a called 118.573 acres tract of land described in Deed to Talley Land Development LTD. as recorded in Inst. No. 2025-9595, Official Records, Grayson County, Texas, and being more particularly described herein as follows:

BEGINNING at a "Mag" spike with washer stamped "VAUGHN SURVEY 5926" (typical) set in Gilbreath Road (a public road) in the South line of said Talley tract common to the North line of a called 3.96 acres tract of land described in Deed to Silver Creek Management LLC as recorded in Inst. No. 2024-14655, said Official Records for the Southwest corner of the herein described tract, from which a "Mag" nail w/washer stamped (PRESTON TRAIL 6586) found at the Southwest corner of said Talley tract bears North 88 degrees 12 minutes 20 seconds West, a distance of 2206.48 feet;

THENCE North 01 degrees 48 minutes 13 seconds East, with the West line of the herein described tract, severing said Talley tract, passing at a distance of 11.34 feet a 1/2 inch capped iron rod stamped "VAUGHN SURVEY 5926" (typical) set on the North side of said Road for reference, and continuing along said course, passing at a distance of 1989.36 feet a 1/2 inch iron rod set near the South bank of Sandy Creek for reference, and continuing along said course, a total distance of 2020.09 feet to a point in or near the centerline of said creek in the North line of said Talley tract common to the South line of a called 64 acres tract of land described in Deed to L.C. Carter and Karen Carter Hudgeons and husband Leon Hudgeons as recorded in Vol. 2247, Pg. 317, said Official Records for the Northwest corner of the herein described tract;

THENCE with the North line of said Talley tract common to the South line of said 64 acres tract, with the centerline of said creek, the following nine (9) courses and distances:

1. North 85 degrees 30 minutes 16 seconds East, a distance of 77.19 feet to a point for corner;
2. South 47 degrees 55 minutes 12 seconds East, a distance of 26.79 feet to a point for corner;
3. South 34 degrees 37 minutes 02 seconds East, a distance of 37.73 feet to a point for corner;
4. South 40 degrees 18 minutes 28 seconds East, a distance of 44.88 feet to a point for corner;
5. South 46 degrees 23 minutes 57 seconds East, a distance of 40.89 feet to a point for corner;
6. South 59 degrees 11 minutes 33 seconds East, a distance of 33.72 feet to a point for corner;
7. South 43 degrees 15 minutes 56 seconds East, a distance of 22.88 feet to a point for corner;
8. South 27 degrees 14 minutes 28 seconds East, a distance of 30.63 feet to a point for corner;
9. South 17 degrees 14 minutes 43 seconds East, a distance of 66.47 feet to a point for the Northeast corner of the herein described tract corner;

THENCE South 01 degrees 48 minutes 13 seconds West, with the East line of the herein described tract, severing said Talley tract, passing at a distance of 99.11 feet a 1/2 inch iron rod set near the South bank of said creek for reference, and continuing along said course, passing at a distance of 1783.97 feet a 1/2 inch iron rod set on the North side of said Road for reference, and continuing along said course, a total distance of 1797.48 feet to a "Mag" nail with washer stamped "VAUGHN SURVEY 5926" (typical) set in said Road in the South line of said Talley tract common to the North line of a called 2.665 acres tract of land described in Deed to NS Boren Properties, LLC as recorded in Vol. 4804, Pg. 555, said Official Records for the Southeast corner of the herein described tract, from which a "Mag" nail w/washer stamped (PRESTON TRAIL 6586) found at the Southeast corner of said Talley tract bears South 88 degrees 28 minutes 55 seconds East, a distance of 567.15 feet;

THENCE North 88 degrees 28 minutes 55 seconds West, with said common line thereof, along said Road, passing the Northwest corner of said 2.665 acres tract common to the Northeast corner of a called 6.416 acres tract of land described in Deed to George N. Boren and Sharon Boren as recorded in Vol. 3545, Pg. 586, said Official Records, and continuing along said course, a distance of 204.28 feet to a "Mag" nail w/washer stamped (PRESTON TRAIL 6586) found at the Northwest corner of said 6.416 acres tract common to the Northeast corner of said 3.96 acres tract;

THENCE North 87 degrees 54 minutes 50 seconds West, with the South line of said Talley tract common to the North line of said 3.96 acres tract, along said Road, a distance of 58.12 feet to the **POINT OF BEGINNING** and containing, within the metes and bounds herein recited, 11.800 acres of land, more or less.

FLOOD NOTE


PER DATA PROVIDED BY F.E.M.A. PART OF THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE A (SPECIAL FLOOD HAZARD AREA WITH NO BASE FLOOD ELEVATIONS DETERMINED) AND THE REMAINING PART OF THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE X AND DOES NOT APPEAR TO BE LOCATED IN A 100 OR 500 YEAR FLOOD AREA AS PLOTTED ON COMMUNITY PANEL # 480829 0250 F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING A REVISED EFFECTIVE DATE OF SEPTEMBER 29, 2010.

GENERAL NOTES

1. ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), DERIVED FROM GPS OBSERVATION AND DERIVED FROM AN ON-THE-GROUND SURVEY CONDUCTED ON OCTOBER 20, 2025.
2. ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.
3. LOCATION OF PIPELINES ON SUBJECT TRACT NOT SHOWN. SILVER CREEK HIGH PRESSURE WATERLINE BASED ON PREVIOUS SURVEY BY OTHERS AND SHOULD BE CONSIDERED APPROXIMATE.

SURVEYOR'S CERTIFICATION

This is to certify that, under my personal supervision, a careful survey was made on the ground of the property shown hereon. This survey was prepared without the benefit of a current title report. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. The plat hereon is a careful representation of the subject property as determined by an on-the-ground survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements being as shown, the improvements being within the boundary of the property, setback from property lines the distance indicated and that the distance from the nearest intersecting street or road being as shown on said plat. EXCEPT AS SHOWN THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS APPARENT ON THE GROUND.


JOE C. VAUGHN, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5926
NOVEMBER 4, 2025
FIRM REGISTRATION NO. 10194786



VAUGHN'S SURVEY CO.
600 DEBBIE LANE
PILOT POINT, TX. 76258
PHONE 940-808-1191

| | |
|-------------|---------|
| DRAWN BY: | WDJ |
| CHECKED BY: | JCV |
| DATE: | 11/4/25 |
| SHEET: | 2 OF 2 |
| SCALE: | N.T.S. |

LAND TITLE SURVEY

TBD GILBREATH ROAD

11.800 ACRES
PETER M. BRUCE SURVEY
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