

FEMA Flood Zone A
 per FEMA FIRM Map No.
 48309C0175D
 Map Revision dated
 December 20, 2019

M. Rabajo Survey A - 33

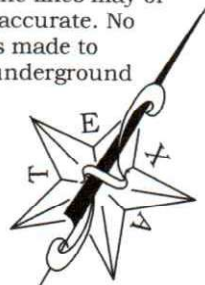
207.23 acres

207 acres
 Wanda L. Giotes Family Trust
 to
 SKOPOS Group, LLC
 February 1, 2024
 Doc. No. 2024003912

Artie George Giotes to Carl Hillin
 October 22, 1999 Vol. 546, Pg. 104
 27.00 acre Tract Two
 39.912 acre Tract One

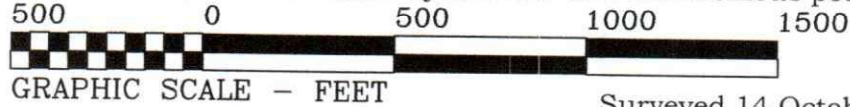
Note: Cross Country
 WSC easement
 2015020055 is a
 blanket easement and
 does affect this tract
 Texas Power & Light Co.
 399/ 636 does not
 appear to affect this
 tract.

Note: Water Lines shown
 are based on location of
 water meter observed on
 the surface, and the
 location of the lines may or
 may not be accurate. No
 guarantee is made to
 location of underground
 easements.



Survey of
 207.23 acres
 in the
 M. Rabajo Survey A - 33, McLennan County, Texas
 by Kenneth D. Leatherwood
 Registered Professional Land Surveyor No. 5531
 384 PR 829 Registered Professional Land Surveyor No. 5531 (254) 968-5539
 Stephenville, Texas 76401 Fax (254) 968-6960

Note: Bearings shown are Texas State Plane Coordinate System,
 Central Zone, as determined by an RTK GPS Autonomous position.



[Handwritten signature]

Surveyed 14 October 2024 C4665 McLennan County, Texas

Kenneth D. Leatherwood
Registered Professional Land Surveyor

384 PR 829
Stephenville, Texas 76401

Phone 254 485 2071
txrpls5531@gmail.com

Land Description

State of Texas:
County of McLennan:

All that certain 207.23 acre tract of land in the M. Rabajo Survey, A – 33, in McLennan County, Texas, being all of that certain 207 acre tract described in deed from Wanda L. Giotes Family Trust to SKOPOS Group, LLC, dated February 1, 2024, and recorded in document number 2024003912 of the official public records of McLennan County, Texas, and described as follows:

Beginning at a 3” pipe post at the occupied southeast corner of the said 207 acre tract, the southwest corner of a 39.912 acre tract one described in deed from Artie George Giotes to Carl Hillin, dated October 22, 1999, and recorded in volume 546, page 104 of the official public records of McLennan County, Texas, and in the north line of Culpepper Lane, for the southeast corner of this tract;

Thence S 57°42'44" W, along the south line of the said 207 acre tract and generally along a fence and the north line of Culpepper Lane, 1898.36' to a 4” pipe post at the intersection of the north line of Culpepper Lane and the east line of Talbert Ranch Road, at the southwest corner of the said 207 acre tract, for the southwest corner of this tract;

Thence N 54°07'07" W, along the west line of the said 207 acre tract, the east line of Talbert Ranch Road, at 3685.60' pass a capped 3/8” iron rod set at a fence corner post at a cutback corner of the said road, continuing a total distance of 3729.17' to the northwest corner of the said 207 acre tract at the intersection of the east line of Talbert Ranch Road and the south line of Garrett Lane, for the northwest corner of this tract;

Thence N 57°10'22" E, along the south line of Garrett Lane, at 35.33' pass capped 3/8” iron rod set at a fence corner post, continuing a total distance of 3287.72' to a 3” pipe post at the occupied northeast corner of the said 207 acre tract, the northwest corner of a 27.00 acre tract two described in said Hillin deed, for the northeast corner of this tract;

Thence S 32°14'51" E, along the fenced east line of the said 207 acre tract, 3492.69' to the point of beginning and containing 207.23 acres of land.

I, Kenneth D. Leatherwood, Registered Professional Land Surveyor No. 5531 of the State of Texas, certify that these field notes and accompanying plat are correct to the best of my knowledge and represent a survey made on the ground by me personally on October 14, 2024.

