

TRACT 1

267.34 ACRES OUT OF THE S. G. HIGGINS SURVEY, ABSTRACT NUMBER 405, THE A. J. IVEY SURVEY, ABSTRACT NUMBER 414, AND THE BENJAMIN MARTIN SURVEY, ABSTRACT NUMBER 508, LAMPASAS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 267.30 ACRE TRACT DESCRIBED IN A DEED TO C&D MARTIN PARTNERS I, LP, RECORDED IN VOLUME 407, PAGE 1005, DEED RECORDS OF LAMPASAS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH REBAR WITH CAP (#6349) SET AT THE SOUTHWEST CORNER OF THE M. BEAN SURVEY, ABSTRACT NUMBER 56, AT AN INTERIOR ELL CORNER OF THIS TRACT;

THENCE N 69°19'11" E ALONG THE FENCED SOUTH LINE OF SAID M. BEAN SURVEY A DISTANCE OF 1384.16 FEET TO A 5/8 INCH REBAR WITH CAP (#6349) SET AT THE NORTHEAST EXTERIOR CORNER OF THIS TRACT;

THENCE S 36°14'29" E ALONG A FENCE A DISTANCE OF 451.80 FEET TO A 1/2 INCH REBAR FOUND FOR AN ANGLE POINT;

THENCE S 38°11'28" E ALONG A FENCE A DISTANCE OF 34.03 FEET TO A 1/2 INCH REBAR FOUND FOR AN ANGLE POINT;

THENCE S 41°24'33" E ALONG A FENCE A DISTANCE OF 213.12 FEET TO A TWINNED ELM TREE;

THENCE S 53°12'06" E ALONG A FENCE A DISTANCE OF 65.28 FEET TO A 1/2 INCH REBAR FOUND FOR AN ANGLE POINT;

THENCE S 54°55'36" E ALONG A FENCE A DISTANCE OF 364.24 FEET TO A 1/2 INCH REBAR AT A FENCE CORNER POST;

THENCE N 73°04'08" E, CROSSING SIMMS CREEK, A DISTANCE OF 116.45 FEET TO A 1/2 INCH REBAR FOUND ON THE EAST BANK OF SIMMS CREEK FOR AN ANGLE POINT;

THENCE N 68°09'53" E A DISTANCE OF 188.09 FEET TO A 5/8 INCH REBAR WITH CAP (#6349) SET FOR THE EAST EXTERIOR CORNER OF THIS TRACT;

THENCE S 40°26'00" E ALONG A FENCE A DISTANCE OF 1222.75 FEET TO A POINT AT THE BASE OF A FENCE CORNER POST MARKED BY A DISTURBED 1/2 INCH REBAR;

THENCE S 19°29'54" E ALONG A FENCE A DISTANCE OF 484.90 FEET TO A 1/2 INCH REBAR FOUND IN THE NORTH LINE OF A TRACT GRANTED TO JOHN COATS JR, ET UX, RECORDED IN VOLUME 609, PAGE 884, DEED RECORDS OF LAMPASAS COUNTY, TEXAS, AND BEING THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S 69°41'16" W, CROSSING SIMMS CREEK, ALONG A FENCE A DISTANCE OF 1759.65 FEET TO A 3/8 INCH REBAR FOUND FOR AN ANGLE POINT;

THENCE S 71°07'48" W ALONG A FENCE A DISTANCE OF 2314.13 FEET TO A 3/8 INCH REBAR FOUND FOR AN ANGLE POINT;

THENCE S 69°00'33" W ALONG A FENCE A DISTANCE OF 456.33 FEET TO A 5/8 INCH REBAR WITH CAP (#6349) SET IN THE EAST MARGIN OF COUNTY ROAD 2806 FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 21°21'48" W ALONG THE FENCED EAST MARGIN OF COUNTY ROAD 2806 AND THE EAST LINE OF A TRACT GRANTED TO ROBERT MCILROY III, RECORDED IN VOLUME 296, PAGE 777, DEED RECORDS OF LAMPASAS COUNTY, TEXAS, A DISTANCE OF 3007.05 FEET TO A 5/8 INCH REBAR WITH CAP (#6349) SET AT A FENCE CORNER POST AT THE NORTHWEST CORNER OF THIS TRACT;

THENCE N 68°35'19" E ALONG A FENCE A DISTANCE OF 1745.74 FEET TO A POINT IN CONCRETE AT THE BASE OF A 2-3/8 INCH PIPE POST FOR AN INTERIOR CORNER OF THIS TRACT;

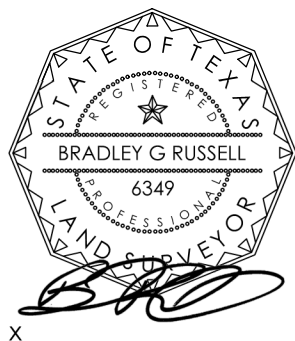
THENCE N 20°47'41" W ALONG A FENCE A DISTANCE OF 167.37 FEET TO A 5/8 INCH REBAR WITH CAP (#6349) SET AT THE OCCUPIED SOUTHWEST CORNER OF THE DAY LAND AND CATTLE COMPANY SURVEY, ABSTRACT NUMBER 1376;

THENCE N 69°26'23" E ALONG A FENCE A DISTANCE OF 276.03 FEET TO A 5/8 INCH REBAR WITH CAP (#6349) SET AT THE COMMON CORNER OF SAID DAY LAND AND CATTLE COMPANY SURVEY AND SAID BENJAMIN MARTIN SURVEY, IN THE WEST LINE OF SAID M. BEAN SURVEY;

THENCE S 21°07'55" E ALONG A FENCE A DISTANCE OF 615.28 FEET, RETURNING TO THE POINT OF BEGINNING.

CONTAINING 267.34 ACRES, MORE OR LESS.

I, BRADLEY G RUSSELL, RPLS #6349, HEREBY DO CERTIFY THAT THIS DESCRIPTION IS BASED ON A SURVEY THAT WAS CONDUCTED UNDER MY DIRECT SUPERVISION ON OR ABOUT OCTOBER 27, 2024, AND MEETS OR EXCEEDS THE REASONABLE TECHNICAL STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE ON THE DATE OF SURVEY. BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83(2011), CENTRAL ZONE, AS DETERMINED BY GPS OBSERVATION. DISTANCES SHOWN HEREON HAVE BEEN SCALED TO GROUND USING A COMBINED ADJUSTMENT FACTOR OF 1.00010640.



CONTACT INFORMATION:
Bradley G. Russell
Crafton Tull (10193715)
1000 Ledgeawn Dr.
Conway, AR 72034