

SURVEYOR'S CERTIFICATE

I, David S. Griffin, a Registered Professional Land Surveyor, licensed by the State of Texas, certify that this survey was prepared under my direct supervision from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this survey substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the 29th day of October, 2024.

David S. Griffin

David S. Griffin, Texas R.P.L.S. No. 6958
Registered Professional Land Surveyor
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903 W. Ennis Ave., Suite 4
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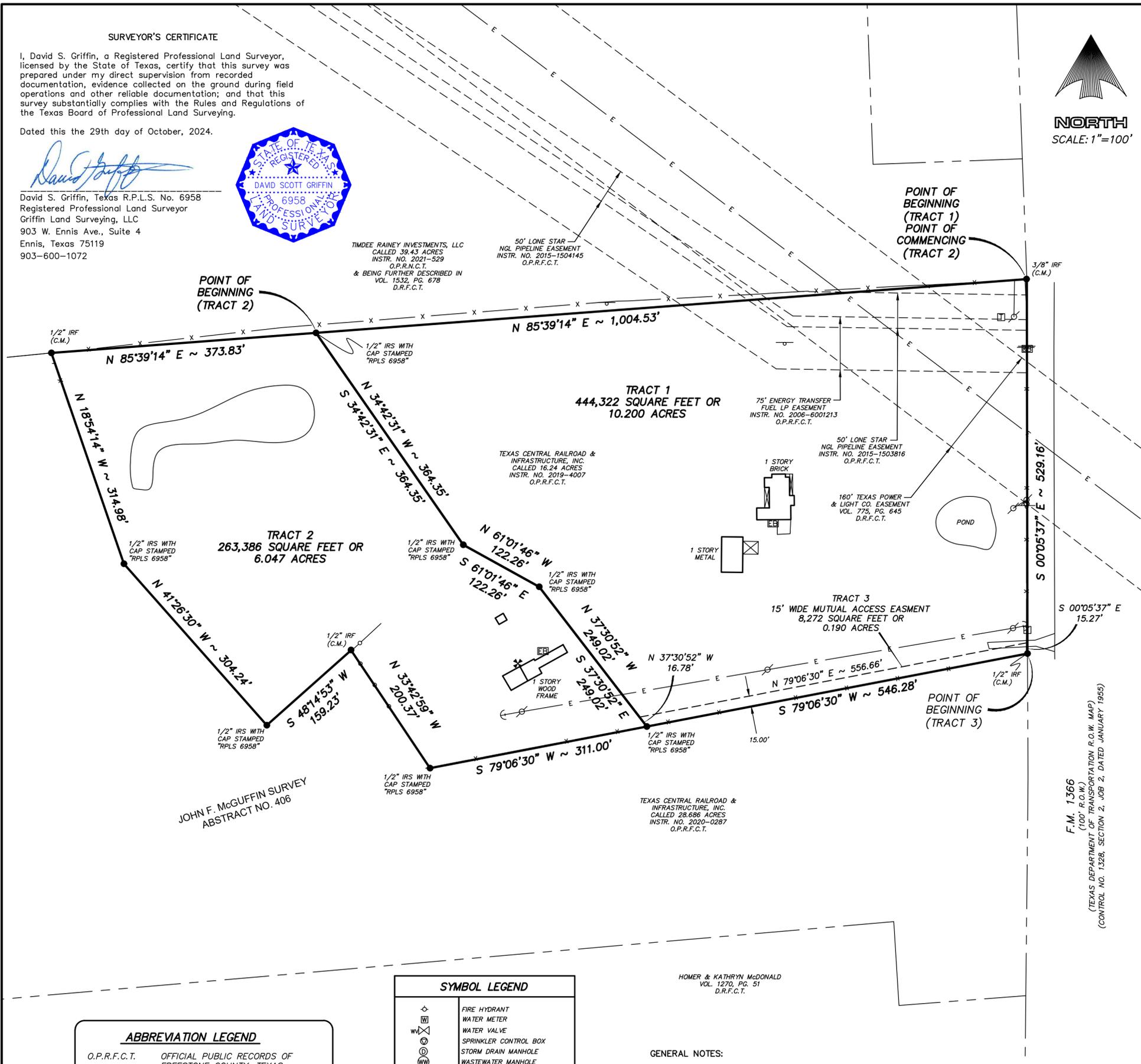
TIMDEE RAINEY INVESTMENTS, LLC
CALLED 39.43 ACRES
INSTR. NO. 2021-529
O.P.R.F.C.T.
& BEING FURTHER DESCRIBED IN
VOL. 1532, PG. 678
D.R.F.C.T.

50' LONE STAR
NGL PIPELINE EASEMENT
INSTR. NO. 2015-1504145
O.P.R.F.C.T.

TEXAS CENTRAL RAILROAD &
INFRASTRUCTURE, INC.
CALLED 16.24 ACRES
INSTR. NO. 2019-4007
O.P.R.F.C.T.

TEXAS CENTRAL RAILROAD &
INFRASTRUCTURE, INC.
CALLED 28.686 ACRES
INSTR. NO. 2020-0287
O.P.R.F.C.T.

HOMER & KATHRYN McDONALD
VOL. 1270, PG. 51
D.R.F.C.T.



LEGAL DESCRIPTION

TRACT 1

BEING a 444,322 square feet (10.200 acres) tract of land situated in the John F. McGuffin Survey, Abstract Number 406, in Freestone County, Texas, and being a portion of a called 16.24 acre tract of land described in the Warranty Deed to Texas Central Railroad and Infrastructure, Inc. recorded in Instrument Number 2019-4007 of the Official Public Records of Freestone County, Texas (O.P.R.F.C.T.), and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found in the west line of F.M. 1366, a 100 foot wide Right of Way as shown on the Texas Department of Transportation Right of Way Map, Control Number 1328, Section 2, Job 2, dated January 1955, for the northeast corner of said 16.24 acre tract and the southeast corner of a called 39.43 acre tract of land described in the deed to Timdee Rainey Investments, LLC recorded in Instrument Number 2021-529, O.P.R.F.C.T. and being further described in Volume 1532, Page 678 of the Deed Records of Freestone County, Texas (D.R.F.C.T.);

THENCE South 00 degrees 05 minutes 37 seconds East, along the west line of said F.M. 1366 and the east line of said 16.24 acre tract, a distance of 529.16 feet to a 1/2 inch iron rod found for the southeast corner of said 16.24 acre tract and the northeast corner of a called 28.686 acre tract of land described in the deed to Texas Central Railroad and Infrastructure, Inc. recorded in Instrument Number 2020-0287, O.P.R.F.C.T.;

THENCE South 79 degrees 06 minutes 30 seconds West, along the common line of said 16.24 acre tract and said 28.686 acre tract, a distance of 546.28 feet to a 1/2 inch iron rod with cap stamped 'RPLS 6958' set for the southwest corner of the herein described tract;

THENCE North 37 degrees 30 minutes 52 seconds West, traveling through and across said 16.24 acre tract, a distance of 249.02 feet to a 1/2 inch iron rod with cap stamped 'RPLS 6958' set for an angle point;

THENCE North 61 degrees 01 minute 46 seconds West, a distance of 122.26 feet to a 1/2 inch iron rod with cap stamped 'RPLS 6958' set for an angle point;

THENCE North 34 degrees 42 minutes 31 seconds West, a distance of 364.35 feet to a 1/2 inch iron rod with cap stamped 'RPLS 6958' set in the north line of said 16.24 acre tract and the south line of said 39.43 acre tract;

THENCE North 85 degrees 39 minutes 14 seconds East, along the common line of said 16.24 acre tract and said 39.43 acre tract, a distance of 1,004.53 feet to the POINT OF BEGINNING and containing 444,322 square feet or 10.2000 acres of land, more or less.

TRACT 2

BEING a 263,386 square feet (6.047 acres) tract of land situated in the John F. McGuffin Survey, Abstract Number 406, in Freestone County, Texas, and being a portion of a called 16.24 acre tract of land described in the Warranty Deed to Texas Central Railroad and Infrastructure, Inc. recorded in Instrument Number 2019-4007 of the Official Public Records of Freestone County, Texas (O.P.R.F.C.T.), and being more particularly described as follows:

COMMENCING at a 3/8 inch iron rod found in the west line of F.M. 1366, a 100 foot wide Right of Way as shown on the Texas Department of Transportation Right of Way Map, Control Number 1328, Section 2, Job 2, dated January 1955, for the northeast corner of said 16.24 acre tract and the southeast corner of a called 39.43 acre tract of land described in the deed to Timdee Rainey Investments, LLC recorded in Instrument Number 2021-529, O.P.R.F.C.T. and being further described in Volume 1532, Page 678 of the Deed Records of Freestone County, Texas (D.R.F.C.T.);

THENCE South 85 degrees 39 minutes 14 seconds East, along the common line of said 16.24 acre tract and said 39.43 acre tract, a distance of 1,004.53 feet to a 1/2 inch iron rod with cap stamped 'RPLS 6958' set for the POINT OF BEGINNING of the herein described tract;

THENCE South 34 degrees 42 minutes 31 seconds East, traveling through and across said 16.24 acre tract, a distance of 364.35 feet to a 1/2 inch iron rod with cap stamped 'RPLS 6958' set for an angle point;

THENCE South 61 degrees 01 minute 46 seconds East, a distance of 122.26 feet to a 1/2 inch iron rod with cap stamped 'RPLS 6958' set for an angle point;

THENCE South 37 degrees 30 minutes 52 seconds East, a distance of 249.02 feet to a 1/2 inch iron rod with cap stamped 'RPLS 6958' set in the south line of said 16.24 acre tract and the north line of a called 28.686 acre tract of land described in the deed to Texas Central Railroad and Infrastructure, Inc. recorded in Instrument Number 2020-0287, O.P.R.F.C.T.;

THENCE South 79 degrees 06 minutes 30 seconds West, along the common line of said 16.24 acre tract and said 28.686 acre tract, a distance of 546.28 feet to a 1/2 inch iron rod with cap stamped 'RPLS 6958' set for an angle point;

THENCE North 33 degrees 42 minutes 59 seconds West, continuing the common line of said 16.24 acre tract and said 28.686 acre tract, a distance of 200.37 feet to a 1/2 inch iron rod found for an angle point;

THENCE South 48 degrees 14 minutes 53 seconds West, continuing the common line of said 16.24 acre tract and said 28.686 acre tract, a distance of 159.23 feet to a 1/2 inch iron rod with cap stamped 'RPLS 6958' set for an angle point;

THENCE North 41 degrees 26 minutes 30 seconds West, continuing the common line of said 16.24 acre tract and said 28.686 acre tract, a distance of 304.24 feet to a 1/2 inch iron rod with cap stamped 'RPLS 6958' set for an angle point;

THENCE North 18 degrees 54 minutes 14 seconds West, continuing the common line of said 16.24 acre tract and said 28.686 acre tract, a distance of 314.98 feet to a 1/2 inch iron rod with cap found in the south line of said 39.43 acre tract for the northwest corner of said 16.24 acre tract and the most northerly northeast corner of said 28.686 acre tract;

THENCE North 85 degrees 39 minutes 14 seconds East, along the common line of said 16.24 acre tract and said 39.43 acre tract, a distance of 373.83 feet to the POINT OF BEGINNING and containing 263,386 square feet or 6.047 acres of land, more or less.

TRACT 3

15 FOOT WIDE MUTUAL ACCESS EASEMENT

BEING a 8,272 square feet (0.190 acres) tract of land situated in the John F. McGuffin Survey, Abstract Number 406, in Freestone County, Texas, and being a portion of a called 16.24 acre tract of land described in the Warranty Deed to Texas Central Railroad and Infrastructure, Inc. recorded in Instrument Number 2019-4007 of the Official Public Records of Freestone County, Texas (O.P.R.F.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the west line of F.M. 1366, a 100 foot wide Right of Way as shown on the Texas Department of Transportation Right of Way Map, Control Number 1328, Section 2, Job 2, dated January 1955, for the southeast corner of said 16.24 acre tract and the northeast corner of a called 28.686 acre tract of land described in the deed to Texas Central Railroad and Infrastructure, Inc. recorded in Instrument Number 2020-0287, O.P.R.F.C.T.;

THENCE South 79 degrees 06 minutes 30 seconds West, along the common line of said 16.24 acre tract and said 28.686 acre tract, a distance of 546.28 feet to a 1/2 inch iron rod with cap stamped 'RPLS 6958' set for the southwest corner of the herein described easement;

THENCE North 37 degrees 30 minutes 52 seconds West, traveling through and across said 16.24 acre tract, a distance of 249.02 feet to a point for corner;

THENCE North 79 degrees 06 minutes 30 seconds East, being 15 feet north and parallel to the south line of said 16.24 acre tract, a distance of 556.66 feet to a point in the west line of said F.M. 1366 and the east line of said 16.24 acre tract;

THENCE South 00 degrees 05 minutes 37 seconds East, along the west line of said F.M. 1366 and the east line of said 16.24 acre tract, a distance of 15.27 feet to the POINT OF BEGINNING and containing 8,272 square feet or 0.190 acres of land, more or less.

ABBREVIATION LEGEND

O.P.R.F.C.T.	OFFICIAL PUBLIC RECORDS OF FREESTONE COUNTY, TEXAS
D.R.F.C.T.	DEED RECORDS OF FREESTONE COUNTY, TEXAS
P.R.F.C.T.	PLAT RECORDS OF FREESTONE COUNTY, TEXAS
INSTR. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
IRF	IRON ROD FOUND
(C.M.)	CONTROLLING MONUMENT

SYMBOL LEGEND

	FIRE HYDRANT
	WATER METER
	WATER VALVE
	SPRINKLER CONTROL BOX
	STORM DRAIN MANHOLE
	WASTEWATER MANHOLE
	SANITARY SEWER CLEANOUT
	POWER POLE
	POWER POLE ANCHOR
	LIGHT POLE
	OVERHEAD ELECTRIC
	TELEPHONE RISER
	WATER SPIGOT
	AIR CONDITIONER
	ELECTRIC BOX
	CHAINLINK FENCE LINE
	BARBED WIRE FENCE LINE

GENERAL NOTES:

1. Basis of Bearings is the State Plane Coordinate System of 1983, Texas North Central Zone (4202).
2. This property lies within Zone X of the Flood Insurance Rate Map for Freestone County, Texas and Incorporated Areas, Map No. 4808220001B, with an effective date of September 1, 2007. Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain".
3. This survey was performed without the benefit of a Title Commitment.

GRIFFIN
LAND SURVEYING

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Ennis, TX 75119
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TBPELS Firm No. 101948-13

BOUNDARY SURVEY TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC. 16.247 ACRES INSTR. NO. 2019-4007, O.P.R.F.C.T. JOHN F. MCGUFFIN SURVEY, ABSTRACT NO. 406 WORTHAM, TEXAS					SHEET NO. 1
DESIGN	DRAWN	SCALE	DATE	NOTES	JOB NUMBER
DSG	DSG	1"=100'	OCTOBER, 2024	2408206 BN01	2408206