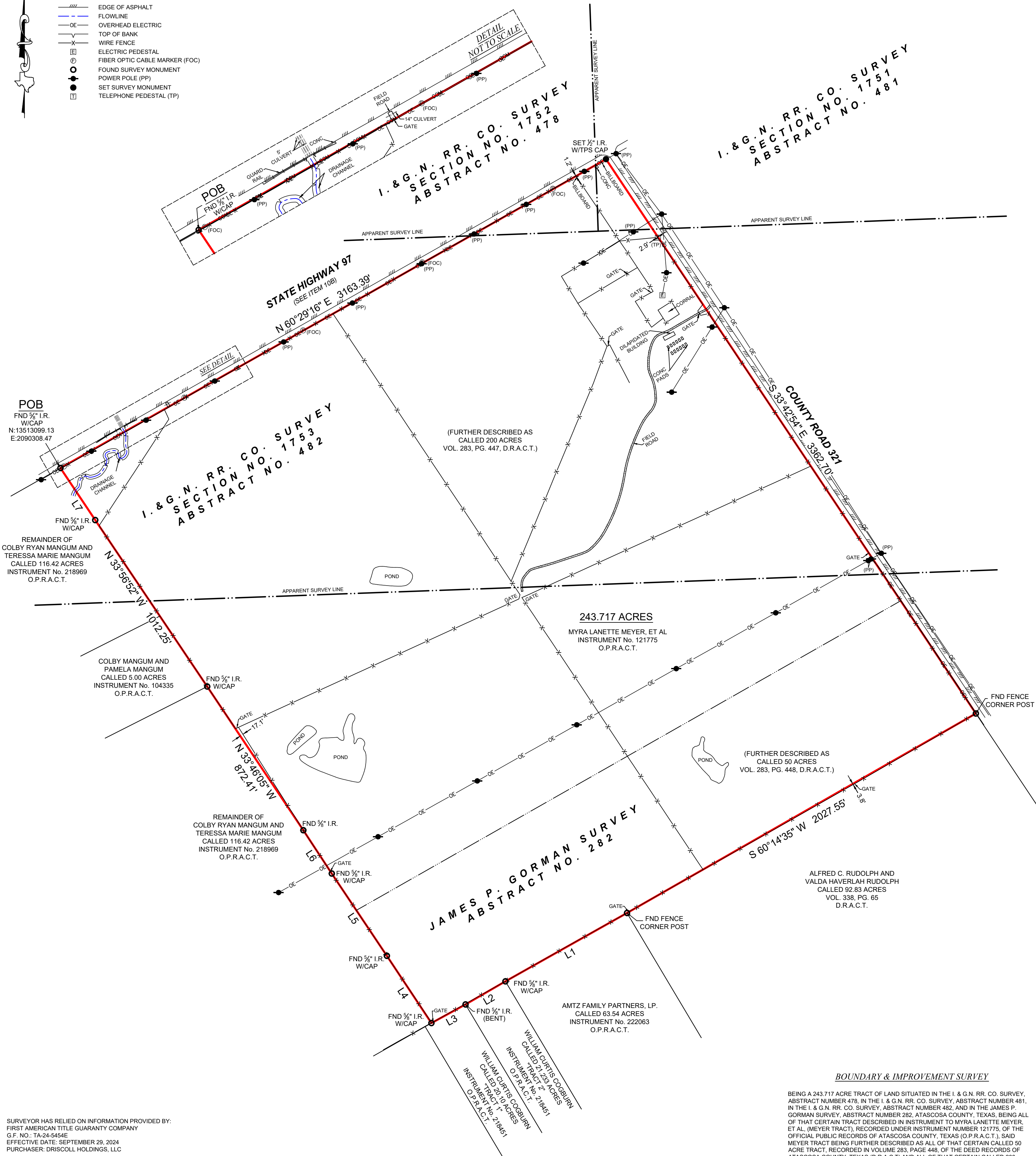


SYMBOL LEGEND

- EDGE OF ASPHALT
- FLOWLINE
- OVERHEAD ELECTRIC
- TOP OF BANK
- WIRE FENCE
- ELECTRIC PEDESTAL
- FIBER OPTIC CABLE MARKER (FOC)
- FOUND SURVEY MONUMENT
- POWER POLE (PP)
- SET SURVEY MONUMENT
- TELEPHONE PEDESTAL (TP)

LINE	BEARING	DISTANCE
L1	S 60°38'45" W	704.23'
L2	S 59°57'44" W	232.37'
L3	S 61°24'59" W	196.24'
L4	N 33°31'15" W	406.90'
L5	N 33°49'33" W	499.51'
L6	N 33°18'43" W	261.52'
L7	N 33°42'24" W	315.99'



BOUNDARY & IMPROVEMENT SURVEY

BEING A 243.717 ACRE TRACT OF LAND SITUATED IN THE I. & G.N. RR. CO. SURVEY, ABSTRACT NUMBER 478, IN THE I. & G.N. RR. CO. SURVEY, ABSTRACT NUMBER 481, IN THE I. & G.N. RR. CO. SURVEY, ABSTRACT NUMBER 482, AND IN THE JAMES P. GORMAN SURVEY, ABSTRACT NUMBER 282, ATASCOSA COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN INSTRUMENT TO MYRA LANETTE MEYER, ET AL. (MEYER TRACT), RECORDED UNDER INSTRUMENT NUMBER 121775, OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS (O.P.R.A.C.T.), SAID MEYER TRACT BEING FURTHER DESCRIBED AS ALL OF THAT CERTAIN CALLED 50 ACRE TRACT, RECORDED IN VOLUME 283, PAGE 448, OF THE DEED RECORDS OF ATASCOSA COUNTY, TEXAS (D.R.A.C.T.) AND ALL OF THAT CERTAIN CALLED 200 ACRE TRACT, RECORDED IN VOLUME 283, PAGE 447, OF THE DEED RECORDS OF ATASCOSA COUNTY, TEXAS (D.R.A.C.T.), SAID 243.717 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
FIRST AMERICAN TITLE GUARANTY COMPANY
G.F. NO.: TA-24-5454E
EFFECTIVE DATE: SEPTEMBER 29, 2024
PURCHASER: DRISCOLL HOLDINGS, LLC

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM(S) LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

- 10B. EASEMENT AND/OR RIGHT OF WAY TO STATE OF TEXAS, PER VOL. 118, PG. 161, D.R.A.C.T. (DEED IS FOR STATE HIGHWAY 97)
- 10C. EASEMENT AND/OR RIGHT OF WAY TO CENTRAL POWER AND LIGHT COMPANY, PER VOL. 182, PG. 273, D.R.A.C.T. (BLANKET)
- 10D. EASEMENT AND/OR RIGHT OF WAY TO SOUTH TEXAS INSTRUMENTS, INC., PER VOL. 589, PG. 181, D.R.A.C.T. (BLANKET / SURVEYOR FOUND NO EVIDENCE OF PIPELINES ABOVE GROUND)

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48013C0325C, HAVING AN EFFECTIVE DATE OF 11-04-2010.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, U.S. SURVEY FEET.

CLIENT: LIBERATION RANCHES
ADDRESS: 100 COUNTY ROAD 321, JOURDANTON, TX, 78026
SURVEY: JAMES P. GORMAN, A - 282
SURVEY: I. & G.N. RR. CO. SURVEY SECTION NO. 1753, A - 482
SURVEY: I. & G.N. RR. CO. SURVEY SECTION NO. 1751, A - 481
SURVEY: I. & G.N. RR. CO. SURVEY SECTION NO. 1752, A - 478
SUBJECT: 243.717 ACRES
COUNTY: ATASCOSA

PROJECT	38365
FIELD DATE	10-08-2024
DRAWN BY	CSP
CHECKED BY	CPP
FIELD CREW	GG
REV 1	-
REV 2	-
REV 3	-
REV 4	-

TEXAS PROFESSIONAL SURVEYING
3032 N. Frazier, Conroe, Texas 77305
Ph: 936.756.7447 Fax: 936.756.4448
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Firm No. 10083400

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

