

NOTES:

THE FOLLOWING ITEMS PERTAIN TO EXCEPTIONS FROM COVERAGE AS SHOWN IN SCHEDULE B OF A TITLE COMMITMENT PREPARED AND PROVIDED BY FIRST NATIONAL TITLE INSURANCE COMPANY (GF. NO. 23-745350-PT) ISSUED JULY 6, 2023.: (* INDICATES THAT THE ITEM APPLIES TO THE PROPERTY; Ø INDICATES THAT IT DOES NOT APPLY TO THE PROPERTY, Δ INDICATES MAY APPLY TO THE PROPERTY)

- Δ ITEM 10(A.): ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.
- Δ ITEM 10(B.): ALL VISIBLE AND APPARENT EASEMENTS OR USES AND ALL UNDERGROUND EASEMENTS OR USES, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE.
- Δ ITEM 10(C.): RIGHTS OF PARTIES IN POSSESSION.
- Δ ITEM 10(D.): RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.
- Δ ITEM 10(E.): TERMS AND PROVISIONS OF INGRESS AND EGRESS EASEMENT AGREEMENT BY AND BETWEEN ELAINE PERRIN AND STEPHEN WYTHE AND MARGARET MILLER DATED MAY 23, 2000, FILED JUNE 5, 2000, RECORDED IN VOLUME 1696, PAGE 60, REAL PROPERTY RECORDS, HOOD COUNTY, TEXAS. (TRACT 1)
- * ITEM 10(F.): ANNUAL ASSESSMENTS AND/OR CURRENT MAINTENANCE CHARGES AS SET FORTH IN INSTRUMENT DATED APRIL 24, 1970, AND RECORDED IN VOLUME 174, PAGE 255, DEED RECORDS, HOOD COUNTY, TEXAS. (TRACT 2)
- * ITEM 10(G.): EASEMENTS AND BUILDING LINES AS RESERVED IN THE RESTRICTIONS RECORDED IN VOLUME 174 PAGE 255, AND AS SHOWN ON PLAT RECORDED IN VOLUME 1, PAGE 69 (SLIDE A-38-B), PLAT RECORDS, HOOD COUNTY, TEXAS, AND AS SHOWN ON THE SURVEY DATED OCTOBER 26, 2022, BY SAMUEL C. HANNA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6647, BEING: NONE SHOWN. (TRACT 2)
- Ø ITEM 10(H.): EASEMENT DATED APRIL 21, 1970, TO H. D. BOSWELL, RECORDED IN VOLUME 157, PAGE 262, DEED RECORDS OF HOOD COUNTY, TEXAS. (TRACT 2)
- Δ ITEM 10(I.): LACK OF INGRESS AND EGRESS TO SUBJECT PROPERTY. (TRACT 1)

STATE OF TEXAS:

COUNTY OF HOOD:

LEGAL DESCRIPTION

BEING ALL OF A 1.90 ACRE PORTION OF LOT 2, BLOCK 7, OF THE STROUD CREEK ESTATES ADDITION, AN ADDITION TO HOOD COUNTY, TEXAS, AS DEPICTED IN A PLAT THEREOF RECORDED IN VOLUME 1, PAGE 69, OF THE PLAT RECORDS OF HOOD COUNTY, TEXAS (P.R.H.C.T.), SITUATED IN THE S. WATKINS SURVEY, ABSTRACT NUMBER 575, HOOD COUNTY, TEXAS, AS CONVEYED TO TRES PADRES INVESTMENTS, LLC IN A DEED RECORDED IN INSTRUMENT NUMBER 2023-0004257, OF THE DEED RECORDS OF HOOD COUNTY, TEXAS (D.R.H.C.T.), AND ALL OF A TRACT OF LAND OUT OF BLOCK 33 OF THE MILAM COUNTY SCHOOL SURVEY, ABSTRACT NUMBER 348, AS CONVEYED TO WYTHEVALE, LLC IN A DEED RECORDED IN INSTRUMENT NUMBER 2014-0010649, D.R.H.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST NORTHERLY CORNER OF SAID 1.90 ACRE PORTION OF LOT 2, SAID POINT ALSO BEING ON THE SOUTHWESTERLY LINE OF A PARK LOT OF BLOCK 7 OF SAID STROUD CREEK ESTATES ADDITION, AS CONVEYED TO GARY AND GLENDA COOPER IN A DEED RECORDED IN VOLUME 2216, PAGE 178, D.R.H.C.T., SAID POINT ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF TOPEKA COURT, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE, FOLLOWING ALONG THE COMMON LINE OF SAID 1.90 ACRE PORTION OF LOT 2 AND SAID PARK LOT, SOUTH 36 DEGREES 28 MINUTES 08 SECONDS EAST, A DISTANCE OF 515.14 FEET, TO A 5/8-INCH IRON ROD FOUND WITH ORANGE CAP STAMPED "BROOKES BAKER SURVEYORS", SAID POINT BEING THE MOST EASTERLY CORNER OF SAID LOT 2, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF SAID PARK LOT, SAID POINT ALSO BEING ON THE NORTHWEST LINE OF SAID WYTHEVALE TRACT;

THENCE, LEAVING THE COMMON LINE OF SAID 1.90 ACRE PORTION OF LOT 2 AND SAID PARK LOT, AND FOLLOWING THE COMMON LINE OF SAID WYTHEVALE TRACT AND SAID PARK LOT, NORTH 58 DEGREES 47 MINUTES 22 SECONDS EAST, A DISTANCE OF 1,524.35 FEET, TO A 1/2-INCH IRON ROD FOUND, SAID POINT BEING THE MOST NORTHERLY CORNER OF SAID WYTHEVALE TRACT, SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF SAID PARK LOT, SAID POINT ALSO BEING ON THE WESTERLY LINE OF LOT 3, BLOCK 7 OF SAID STROUD CREEK ESTATES ADDITION, AS CONVEYED TO KEITH P. MUNGON IN A DEED RECORDED IN VOLUME 2138, PAGE 75, D.R.H.C.T.;

THENCE, DEPARTING THE COMMON LINE OF SAID WYTHEVALE TRACT AND SAID PARK LOT, AND FOLLOWING THE COMMON LINE OF SAID WYTHEVALE TRACT AND SAID LOT 3, SOUTH 31 DEGREES 07 MINUTES 56 SECONDS EAST, A DISTANCE OF 632.68 FEET, TO A RAILROAD SPIKE FOUND, SAID POINT BEING THE MOST EASTERLY CORNER OF SAID WYTHEVALE TRACT, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF SAID LOT 3, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT WITH A RADIUS OF 1,382.39 FEET, A CENTRAL ANGLE OF 29 DEGREES 49 MINUTES 46 SECONDS, AND BEING SUBTENDED BY A CHORD BEARING SOUTH 32 DEGREES 59 MINUTES 40 SECONDS WEST, A CHORD DISTANCE OF 711.60 FEET, SAID POINT ALSO BEING ALONG THE NORTHERLY LINE OF A 100-FOOT, CEN-TEX RAIL LINK, LTD RAILWAY RIGHT-OF-WAY;

THENCE, DEPARTING THE COMMON LINE OF SAID WYTHEVALE TRACT AND SAID LOT 3, AND FOLLOWING THE NORTHERLY LINE OF SAID RAILWAY RIGHT-OF-WAY, THE FOLLOWING COURSES:

ALONG SAID NON-TANGENTIAL CURVE TO THE RIGHT, AN ARC LENGTH OF 719.70 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647";

SOUTH 47 DEGREES 54 MINUTES 31 SECONDS WEST, A DISTANCE OF 1,169.79 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE BEGINNING OF A TANGENTIAL CURVE TO THE RIGHT WITH A RADIUS OF 2,814.79 FEET, A CENTRAL ANGLE OF 17 DEGREES 33 MINUTES 16 SECONDS, AND BEING SUBTENDED BY A CHORD BEARING SOUTH 56 DEGREES 41 MINUTES 31 SECONDS WEST, A CHORD DISTANCE OF 859.04 FEET;

ALONG SAID TANGENTIAL CURVE TO THE RIGHT, AN ARC LENGTH OF 862.41 FEET, TO A 6-INCH CONCRETE CYLINDER FOUND, SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF SAID WYTHEVALE TRACT, SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF LOT 1, BLOCK 7, OF SAID STROUD CREEK ESTATES ADDITION, AS CONVEYED TO RICHARD D. ICE, IN A DEED RECORDED IN VOLUME 251, PAGE 300, D.R.H.C.T.;

THENCE, DEPARTING THE NORTHERLY LINE OF SAID RAILWAY RIGHT-OF-WAY, AND FOLLOWING THE COMMON LINE OF SAID WYTHEVALE TRACT AND SAID LOT 1, NORTH 30 DEGREES 00 MINUTES 13 SECONDS WEST, 1,195.37 FEET, TO A 3/8-INCH IRON ROD FOUND WITH RED CAP STAMPED "TRPLS 1579", SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID WYTHEVALE TRACT, SAID POINT ALSO BEING THE MOST SOUTHWESTERLY CORNER OF A REMAINDER PORTION OF SAID LOT 2, AS CONVEYED TO RICHARD D. ICE IN A DEED RECORDED IN VOLUME 251, PAGE 300, D.R.H.C.T.;

THENCE, DEPARTING THE COMMON LINE OF SAID WYTHEVALE TRACT AND SAID LOT 1, AND FOLLOWING THE COMMON LINE OF SAID WYTHEVALE TRACT AND SAID REMAINDER PORTION OF LOT 2, NORTH 58 DEGREES 48 MINUTES 57 SECONDS EAST, 885.34 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST EASTERLY CORNER OF SAID REMAINDER PORTION OF LOT 2, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF SAID 1.90 ACRE PORTION OF LOT 2;

THENCE, DEPARTING THE COMMON LINE OF SAID WYTHEVALE TRACT AND SAID REMAINDER PORTION OF LOT 2, AND FOLLOWING THE COMMON LINE OF SAID 1.90 ACRE PORTION OF LOT 2 AND SAID REMAINDER PORTION OF LOT 2, NORTH 36 DEGREES 28 MINUTES 08 SECONDS WEST, 319.24 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID 1.90 ACRE PORTION OF LOT 2, SAID POINT ALSO BEING THE MOST NORTHEASTERLY CORNER OF SAID REMAINDER PORTION OF LOT 2, SAID POINT ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF TOPEKA COURT, SAID POINT ALSO BEING THE BEGINNING OF A TANGENTIAL CURVE TO THE LEFT WITH A RADIUS OF 306.83 FEET, A CENTRAL ANGLE OF 53 DEGREES 32 MINUTES 52 SECONDS, AND BEING SUBTENDED BY A CHORD BEARING NORTH 13 DEGREES 55 MINUTES 57 SECONDS EAST, A CHORD DISTANCE OF 276.43 FEET;

THENCE, ALONG SAID TANGENTIAL CURVE TO THE LEFT, 286.76 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 2,835,243.63 SQUARE FEET, OR 65.088 ACRES OF LAND, MORE OR LESS.

TITLE SURVEY OF A PORTION OF
LOT 2, BLOCK 7, STROUD CREEK ESTATES
ADDITION, AND A CALLED 62.73 ACRE TRACT OF
LAND OUT OF THE MILAM COUNTY SCHOOL
LAND SURVEY, ABSTRACT NO. 348
GRANBURY, HOOD COUNTY, TEXAS.



CLIENT: JASON CASCO TRES PADRES INVESTMENTS (808) 268-1598 TRESPADRESLAND@GMAIL.COM SURVEYOR: HANNA SURVEYING AND ENGINEERING, LLC SAM HANNA 11729 E FM 917 ALVARADO, TX 76009 PH: 682-553-9474 FIRM NO. 10194633	THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT, PREPARED AND PROVIDED BY FIRST NATIONAL TITLE INSURANCE COMPANY (GF NO. 23-745350-PT) ISSUED JULY 6, 2023. EASEMENTS AND OTHER TITLE ENCUMBRANCE RESEARCH WAS BASED ON INFORMATION CONTAINED WITHIN SAID TITLE COMMITMENT. HANNA SURVEYING, LLC MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SAID RESEARCH.
* NOTES * 1. THE PURPOSE OF THIS SURVEY IS TO LOCATE THE IMPROVEMENTS AND PROPERTY BOUNDARIES OF LOT 2, BLOCK 7, STROUD CREEK ESTATES, AND A TRACT OF LAND OUT OF THE MILAM COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 348, GRANBURY, HOOD COUNTY, TEXAS. 2. BASIS OF BEARING FOR THIS SURVEY IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS OBSERVED ON THE ALLTERRA RTK NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, NO SCALE AND NO PROJECTION. 3. ALL CIRS ARE 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647". 4. ALL MAG NAIL SET ARE MAG NAIL WITH WASHER STAMPED "HANNA SURVEYING". 5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 48221C0180E, DATED 4/05/2019, HOOD COUNTY, TEXAS, UNINCORPORATED AREAS, THIS LOT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.	
FIELD SURVEY BY: AJ DRAWN BY: SK	DATE: 7/25/23 SCALE: 1" = 20'
PROJECT NO. 22-480 SAM@HANNA-SE.COM	
HSE HANNA SURVEYING & ENGINEERING LLC.	