

STATE OF TEXAS
COUNTY OF BROWN

Field notes of a survey of a survey of 534.50 acres of land consisting of 267.24 acres out of and part of the James Alford Survey # 32, Abstract No. 5, Brown County, Texas, 182.12 acres out of and part of the J. Williams Survey # 33, Abstract No. 945 and 85.14 acres out of and part of the H. H. Hall Survey # 31, Abstract No. 399, Brown County, Texas, said 534.50 acres being the remainder portion of a called 4449.57 acre tract conveyed to El Halcon Investments, LLC recorded in Document # 2018-003926 of the Real Property Records of Brown County, Texas, save and except a 57.11 acre tract conveyed to Kurt Martin, et. ux. by deed recorded in Document # 2013-001418, Real Property Records of Brown County, Texas and a 3858.15 acre tract partitioned off of the Southern portion of said 4449.57 acre tract. This survey of said 534.50 acres being made for El Halcon Investments, LLC by virtue of their request and being more particularly described as follows;

Beginning at a ½" rebar with survey cap found at the Northeast corner of said Kurt Martin, et. ux. called 57.11 acre tract and in the South line of Brown County Road No. 267, also known as Elkins Road, for the Northerlymost corner of this described tract and being located N 44° 50' 31" E 2709.54 feet and S 45° 09' 29" W 6298.11 feet from the Northeast corner of the James Alford Survey # 32.

Thence with the Northeast line of this described tract and Northeast line of El Halcon Investments, LLC called 4449.57 acre tract, same being the South or Southwest line of Brown County Road No. 267 and Elkins Road, said line also being approximately 30' perpendicular to and running parallel with the centerline of said Brown County Road No. 267 and former East line of Sam C. Lee, et. ux. called 4473.28 acre tract described in Volume 371 Page 148 and Volume 464 Page 548, Deed Records of Brown County, Texas, as follows; Thence S 40° 54' 09" E 649.80 feet to a ½" iron rod found; Thence S 40° 36' 18" E 367.40 feet to a ½" iron rod found; Thence S 40° 22' 35" E 1049.44 feet to a ½" iron rod found; Thence S 40° 31' 12" E 988.76 feet to a ½" iron rod found; Thence S 21° 26' 47" E 172.51 feet to a ½" iron rod found; Thence S 05° 08' 04" E 174.57 feet to a ½" iron rod found; Thence S 19° 01' 15" W 448.44 feet to a ½" iron rod found; Thence S 22° 49' 10" W 861.18 feet to a ½" iron rod found; Thence S 21° 39' 40" W 845.77 feet to a ½" iron rod found; Thence S 07° 46' 56" W 346.75 feet to a ½" iron rod found; Thence S 01° 22' 27" W 446.11 feet to a ½" iron rod found; Thence S 01° 08' 19" W 523.85 feet to a ½" iron rod found; Thence S 01° 11' 48" W 856.23 feet to a ½" rebar with survey cap # 5085 set for the Southeast corner of this described tract.

Thence N 88° 48' 58" W 2242.16 feet with the South line of this described tract and partition line, to a ½" rebar with survey cap # 5085 set for the Southerlymost Southwest corner of this described tract.

Thence N 06° 22' 47" W 802.24 feet with the West line of this described tract and partition line, to a ½" rebar with survey cap # 5085 set at the base of fence corner post for an angle corner of this described tract.

Thence with an existing fence line on the West line of this described tract and partition line, as follows; N 08° 26' 13" W 597.97 feet to a ½" rebar with survey cap # 5085 set at a fence break; Thence N 18° 29' 55" W 1069.14 feet to a ½" rebar with survey cap # 5085 set at a fence break; Thence N 39° 59' 10" W 1294.66 feet to a ½" rebar with survey cap # 5085 set at a fence break; Thence N 36° 37' 25" W 844.26 feet to a ½" rebar with survey cap # 5085 set at a fence break; Thence N 36° 39' 52" W 1581.20 feet to a ½" rebar with survey cap # 5085 set at a fence corner post found for in the Northwest line of El Halcon Investments, LLC called 4449.57 acre tract and the Southeast line of Marilyn C. Sparks 204.86 acre tract described in Volume 1642 Page 398, Real Property Records of Brown County, Texas, for the Northwest corner of this described tract.

Thence N 45° 32' 14" E 485.13 feet along an existing fence line on the West or Northwest line of this described tract, same being the North or Northwest line of El Halcon Investments, LLC called 4449.57 acre tract, to a ½" iron rod found at a fence break.

Thence N 48° 37' 46" E 72.75 feet along an existing fence line on the West or Northwest line of this described tract, same being the North or Northwest line of El Halcon Investments, LLC called 4449.57 acre tract, also being the East or Southeast line of Marilyn C. Sparks 204.86 acre tract, to a ½" iron rod found at a fence break.

Thence N 39° 41' 17" E 126.28 feet along an existing fence line on the West or Northwest line of this described tract, same being the North or Northwest line of El Halcon Investments, LLC called 4449.57 acre tract, also being the East or Southeast line of Marilyn C. Sparks 204.86 acre tract, to a ½" iron rod found at a fence break.

Thence N 37° 08' 44" E 68.83 feet along an existing fence line on the West or Northwest line of this described tract, same being the North or Northwest line of El Halcon Investments, LLC called 4449.57 acre tract, also being the East or Southeast line of Marilyn C. Sparks 204.86 acre tract, to a ½" iron rod found at a fence break.

Thence N 40° 45' 51" E 231.74 feet along an existing fence line on the West or Northwest line of this described tract, same being the North or Northwest line of El Halcon Investments, LLC called 4449.57 acre tract, also being the East or Southeast line of Marilyn C. Sparks 204.86 acre tract, to a ½" iron rod found at a fence break.

Thence N 44° 01' 53" E along an existing fence line on the West or Northwest line of this described tract, same being the North or Northwest line of El Halcon Investments, LLC called 4449.57 acre tract, also being the East or Southeast line of Marilyn C. Sparks 204.86 acre tract, at 45.03 feet passing the North or Northeast line of the James Alford Survey # 32 and the South or Southwest line of the J. Williams Survey # 31, thence continuing along same course for a total distance of 605.71 feet to a ½" iron rod found at a fence break.

Thence N 43° 56' 27" E 667.57 feet along an existing fence line on the West or Northwest line of this described tract, same being the North or Northwest line of El Halcon Investments, LLC called 4449.57 acre tract, also being the East or Southeast line of Marilyn C. Sparks 204.86 acre tract, to a ½" iron rod found at the Westerlymost Northwest corner of Kurt Martin, et. ux. called 57.11 acre tract, for the Northerlymost corner of this described tract.

Thence S 00° 30' 33" E 904.66 feet with said partition line of this described tract and the West line of Kurt Martin, et. ux. called 57.11 acre tract, to a ½" iron rod found at the Southwest corner of said Kurt Martin, et. ux. called 57.11 acre tract, for an angle corner of this described tract.

Thence S 73° 20' 05" E 631.59 feet with said partition line of this described tract and the South line of Kurt Martin, et. ux. called 57.11 acre tract, to a ½" iron rod found for an angle corner of this described tract and angle corner of said Kurt Martin, et. ux. called 57.11 acre tract.

Thence N 79° 49' 55" E 279.19 feet with said partition line of this described tract and the South line of Kurt Martin, et. ux. called 57.11 acre tract, to a ½" iron rod found for an angle corner of this described tract and

angle corner of said Kurt Martin, et. ux. called 57.11 acre tract.

Thence N 58° 54' 19" E 1639.36 feet with said partition line of this described tract and the South line of Kurt Martin, et. ux. called 57.11 acre tract, to the place of beginning and containing 534.50 acres of land.

Bearings on the above described 534.50 acre tract were based upon Grid North, WGS, 84, GPS Surveying System.

Property subject to the following right of ways or easements:

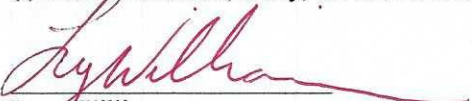
- (1) All American Pipeline Company; Easement & Right of Way, Vol. 1016 Pg. 327 RPRBCT.
- (2) Oncor Electric Delivery, LLC.; Notice of Easement, Document # 2018-006254, RPSBCT.
- (3) Oncor Electric Delivery, Co.; Easement & Right of Way, Vol. 1433 Pg. 388 RPRBCT.
- (4) McCulloch Electric Cooperative, Inc., Right of way Easement, Vol. 1003 Pg. 690 RPRBCT.

FLOOD HAZARD STATEMENT

The Property and improvements described above are in Flood Zone "X" which is defined as areas of minimal Flood Hazard, according to the "Flood Hazard Boundary Map", Community Panel No. 48049C0525E for an unincorporated area of Brown County, Texas as published by the Department of Housing and Urban Development, Federal Insurance Administration, with latest revision dated 08/28/2018.

I, Lynn Williamson, Registered Professional Surveyor No. 5085, do hereby certify to El Halcon Ranches, LLC., that the above plat represents a survey of the tract performed on the ground by me or under my supervision on the 25th, 26th & 27th day of October, 2018; that said property has frontage on a public roadway and depicts the following:

- (a) the boundary lines as monumented on the ground,
- (b) the boundary conflicts or encroachments found during the survey,
- (c) the intrusion and/protrusion of improvements along the boundary line,
- (d) the visible and apparent evidence of easements, and
- (e) the record easements of which I have been advised or found during the due course of this survey,
- (f) that all vacancies, if any, are shown on the survey.


Lynn Williamson
Registered Professional Surveyor No. 5085
11/27/2018

