

PROPERTY OWNER:
WILDCUB, LLC
PO BOX 2193
WHITNEY TX 76692-5193

NOTE:
HILL COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNER(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS HILL COUNTY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

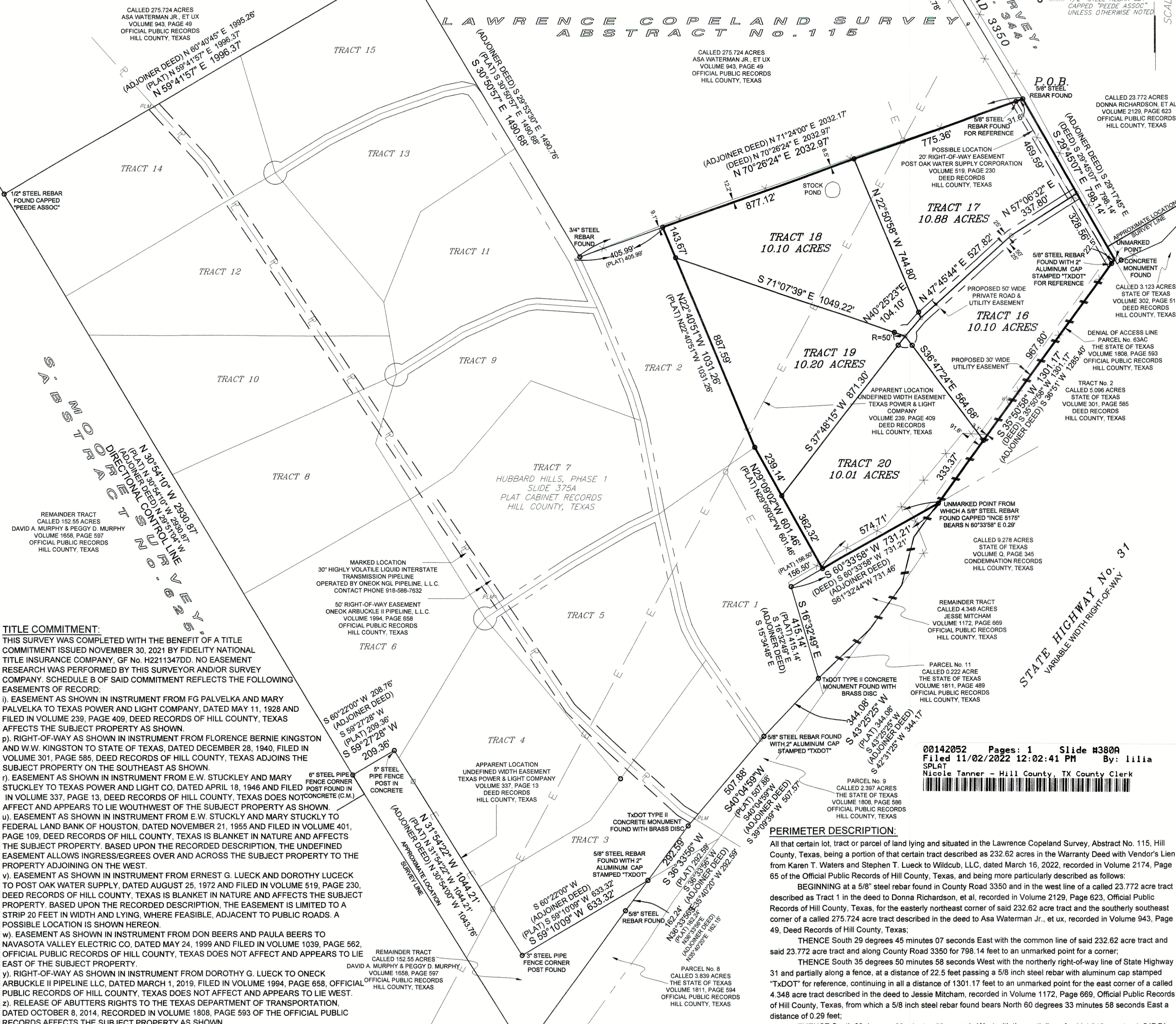
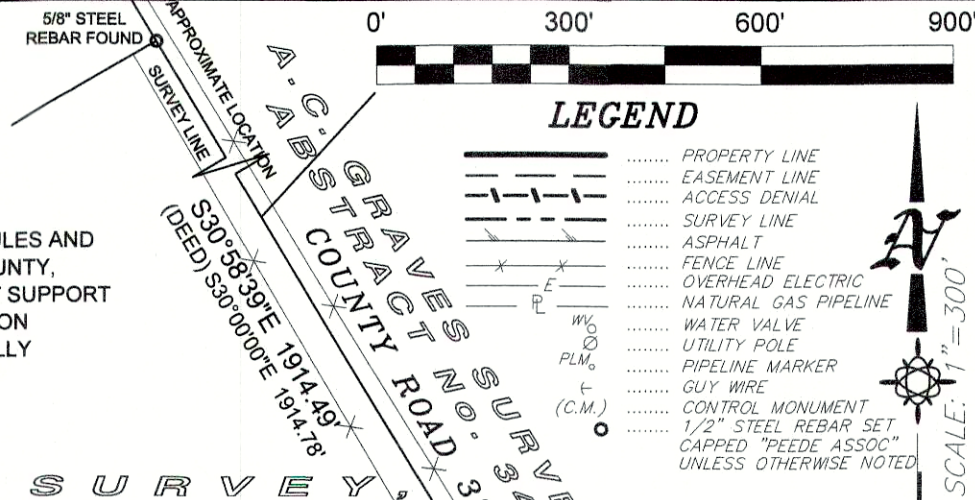
FLOOD STATEMENT:

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR HILL COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL No. 480857-0625-C, EFFECTIVE DATE JUNE 2, 2011, THIS PROPERTY, BY SCALE, DOES NOT APPEAR TO BE LOCATED IN ANY SPECIAL FLOOD HAZARD AREA. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.

PARTITION PLAT SHOWING
HUBBARD HILLS, PHASE 2
BEING FIVE (5) TRACTS TOTALING 51.29 ACRES IN THE
LAWRENCE COPELAND SURVEY, ABSTRACT No. 115,
HILL COUNTY, TEXAS.

PARTITION NOTE:

FUTURE SUBDIVISION OF THE PARTITION TRACTS MAY BE SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS ADOPTED ON AUGUST 20, 2019, BY THE COMMISSIONERS COURT OF HILL COUNTY, TEXAS. PRIOR TO BEGINNING CONSTRUCTION, CONSULT WITH HILL COUNTY DEVELOPMENT SUPPORT TEAM TO DETERMINE IF THIS PROPERTY IS SUBJECT TO PLATTING REQUIREMENTS. A PERSON COMMITS A CLASS B MISDEMEANOR OFFENSE IF THE PERSON KNOWINGLY OR INTENTIONALLY VIOLATES A REQUIREMENT ESTABLISHED BY OR ADOPTED UNDER THESE REGULATIONS.



TITLE COMMITMENT:

THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED NOVEMBER 30, 2021 BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF No. H2211347DD. NO EASEMENT RESEARCH WAS PERFORMED BY THIS SURVEYOR AND/OR SURVEY COMPANY. SCHEDULE B OF SAID COMMITMENT REFLECTS THE FOLLOWING EASEMENTS OF RECORD:
i). EASEMENT AS SHOWN IN INSTRUMENT FROM FG PALVELKA AND MARY PALVELKA TO TEXAS POWER AND LIGHT COMPANY, DATED MAY 11, 1928 AND FILED IN VOLUME 239, PAGE 409, DEED RECORDS OF HILL COUNTY, TEXAS AFFECTS THE SUBJECT PROPERTY AS SHOWN.
p). RIGHT-OF-WAY AS SHOWN IN INSTRUMENT FROM FLORENCE BERNIE KINGSTON AND W.W. KINGSTON TO STATE OF TEXAS, DATED DECEMBER 28, 1940, FILED IN VOLUME 301, PAGE 585, DEED RECORDS OF HILL COUNTY, TEXAS ADJOINS THE SUBJECT PROPERTY ON THE SOUTHEAST AS SHOWN.
r). EASEMENT AS SHOWN IN INSTRUMENT FROM E.W. STUCKLEY AND MARY STUCKLEY TO TEXAS POWER AND LIGHT CO., DATED APRIL 18, 1946 AND FILED IN VOLUME 337, PAGE 13, DEED RECORDS OF HILL COUNTY, TEXAS DOES NOT AFFECT AND APPEARS TO LIE WOUTHWEST OF THE SUBJECT PROPERTY AS SHOWN.
u). EASEMENT AS SHOWN IN INSTRUMENT FROM E.W. STUCKLEY AND MARY STUCKLEY TO FEDERAL LAND BANK OF HOUSTON, DATED NOVEMBER 21, 1955 AND FILED IN VOLUME 401, PAGE 109, DEED RECORDS OF HILL COUNTY, TEXAS IS BLANKET IN NATURE AND AFFECTS THE SUBJECT PROPERTY. BASED UPON THE RECORDED DESCRIPTION, THE UNDEFINED EASEMENT ALLOWS INGRESS/EGRESS OVER AND ACROSS THE SUBJECT PROPERTY TO THE PROPERTY ADJOINING ON THE WEST.
v). EASEMENT AS SHOWN IN INSTRUMENT FROM ERNEST G. LUECK AND DOROTHY LUECK TO POST OAK WATER SUPPLY, DATED AUGUST 25, 1972 AND FILED IN VOLUME 519, PAGE 230, DEED RECORDS OF HILL COUNTY, TEXAS IS BLANKET IN NATURE AND AFFECTS THE SUBJECT PROPERTY. BASED UPON THE RECORDED DESCRIPTION, THE EASEMENT IS LIMITED TO A STRIP 20 FEET IN WIDTH AND LYING, WHERE FEASIBLE, ADJACENT TO PUBLIC ROADS. A POSSIBLE LOCATION IS SHOWN HEREON.
w). EASEMENT AS SHOWN IN INSTRUMENT FROM DON BEERS AND PAULA BEERS TO NAVASOTA VALLEY ELECTRIC CO., DATED MAY 24, 1999 AND FILED IN VOLUME 1039, PAGE 562, OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS DOES NOT AFFECT AND APPEARS TO LIE EAST OF THE SUBJECT PROPERTY.
y). RIGHT-OF-WAY AS SHOWN IN INSTRUMENT FROM DOROTHY G. LUECK TO ONECK ARBUCKLE II PIPELINE LLC, DATED MARCH 1, 2019, FILED IN VOLUME 1994, PAGE 658, OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS DOES NOT AFFECT AND APPEARS TO LIE WEST.
z). RELEASE OF ABUTTERS RIGHTS TO THE TEXAS DEPARTMENT OF TRANSPORTATION, DATED OCTOBER 8, 2014, RECORDED IN VOLUME 1808, PAGE 593 OF THE OFFICIAL PUBLIC RECORDS AFFECTS THE SUBJECT PROPERTY AS SHOWN.
PROPOSED 50-FOOT-WIDE PRIVATE ROAD & UTILITY EASEMENT:
All that certain lot, tract or parcel of land lying and situated in the L. Copeland Survey, Abstract No. 115, Hill County, Texas, being a portion of that certain tract described as 232.62 acres in the Warranty Deed with Vendor's Lien to Wildcub, LLC, recorded in Volume 2174, Page 65 of the Official Public Records of Hill County, Texas, and being more particularly described as follows:
COMMENCING AT A 5/8\"/>

PROPOSED 30-FOOT-WIDE UTILITY EASEMENT:

All that certain lot, tract or parcel of land lying and situated in the L. Copeland Survey, Abstract No. 115, Hill County, Texas, being a portion of that certain tract described as 232.62 acres in the Warranty Deed with Vendor's Lien to Wildcub, LLC, recorded in Volume 2174, Page 65 of the Official Public Records of Hill County, Texas, and being more particularly described as follows:
COMMENCING AT A 5/8\"/>

PERIMETER DESCRIPTION:

All that certain lot, tract or parcel of land lying and situated in the Lawrence Copeland Survey, Abstract No. 115, Hill County, Texas, being a portion of that certain tract described as 232.62 acres in the Warranty Deed with Vendor's Lien from Karen T. Waters and Stephen T. Lueck to Wildcub, LLC, dated March 16, 2022, recorded in Volume 2174, Page 65 of the Official Public Records of Hill County, Texas, and being more particularly described as follows:
BEGINNING AT A 5/8\"/>

OWNER'S ACKNOWLEDGEMENT:

I, THE UNDERSIGNED, DANIEL BAKER OF WILDCUB, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, THE OWNER OF THE LAND SHOWN ON THIS PARTITION PLAT WITHIN THE AREA DESCRIBED AS 51.29 ACRES BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED AS 232.62 ACRES IN THE WARRANTY DEED WITH VENDOR'S LIEN TO WILDCUB, LLC, DATED MARCH 16, 2022, RECORDED IN VOLUME 2174, PAGE 65 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS, AND DESIGNATED HEREIN AS HUBBARD HILLS, PHASE 2, HILL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO.
DANIEL BAKER, AUTHORIZED AGENT, WILDCUB, LLC
STATE OF TEXAS
COUNTY OF HILL
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DANIEL BAKER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED, IN HIS CAPACITY AS AUTHORIZED AGENT OF WILDCUB, LLC, ON BEHALF OF SAID CORPORATION.
GIVEN UNDER MY HAND AND SEAL OF OFFICE November 2, 2022.

Job No. 071322 CDH
PEEDE & ASSOCIATES
LAND SURVEYORS, LTD
125 N. COVINGTON STREET
P.O. BOX 533
HILLSBORO, TEXAS 76645
PHONE: (254) 582-3231
Company Registration No. 10006800

SURVEYOR'S DECLARATION

This plat represents an actual survey made on the ground under my supervision on January 25, 2022, and is correct to the best of my knowledge and belief.

Donny Peede, RPLS No. 5137
BEARINGS BASED PER SPCS TEXAS NCZ.



NOTARY PUBLIC, HILL COUNTY, TEXAS

