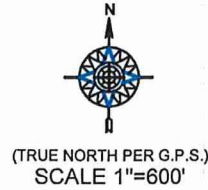


SURVEY PLAT OF 62.44 ACRES OF LAND SITUATED IN REAL COUNTY, TEXAS, COMPRISING APPROXIMATELY 34.45 ACRES OUT OF THE G.C. & S.F. RY. CO. BLOCK 10, WEST $\frac{3}{4}$ SURVEY NO. 11, ABSTRACT NO. 453, AND 27.99 ACRES OUT OF THE G.C. & S.F. RY. CO. BLOCK 10, WEST $\frac{1}{2}$ OF EAST $\frac{1}{4}$ SURVEY NO. 11, ABSTRACT NO. 450; PART OF THAT 3080.10 ACRE TRACT DESCRIBED IN GENERAL WARRANTY DEED FROM DAVID PATRICK DIXON ET AL TO HAHN GROUP, LLC, DATED THE 2ND DAY OF MAY, 2016, AND RECORDED IN VOLUME 95, PAGE 119, OFFICIAL PUBLIC RECORDS OF REAL COUNTY, TEXAS; BEING KNOWN AS TRACT 9 OF THE REWARDS RANCH PH. 1, AN UNRECORDED SUBDIVISION

SET 1/2" IRON STAKE W/ "ASHLEY" CAP
 O UNLESS NOTED OTHERWISE
 —X—X— FENCE LINE
 FIELD NOTES ACCOMPANY THIS PLAT
 ——— PATENT SURVEY LINE
 EASEMENTS & IMPROVEMENTS NOT SHOWN

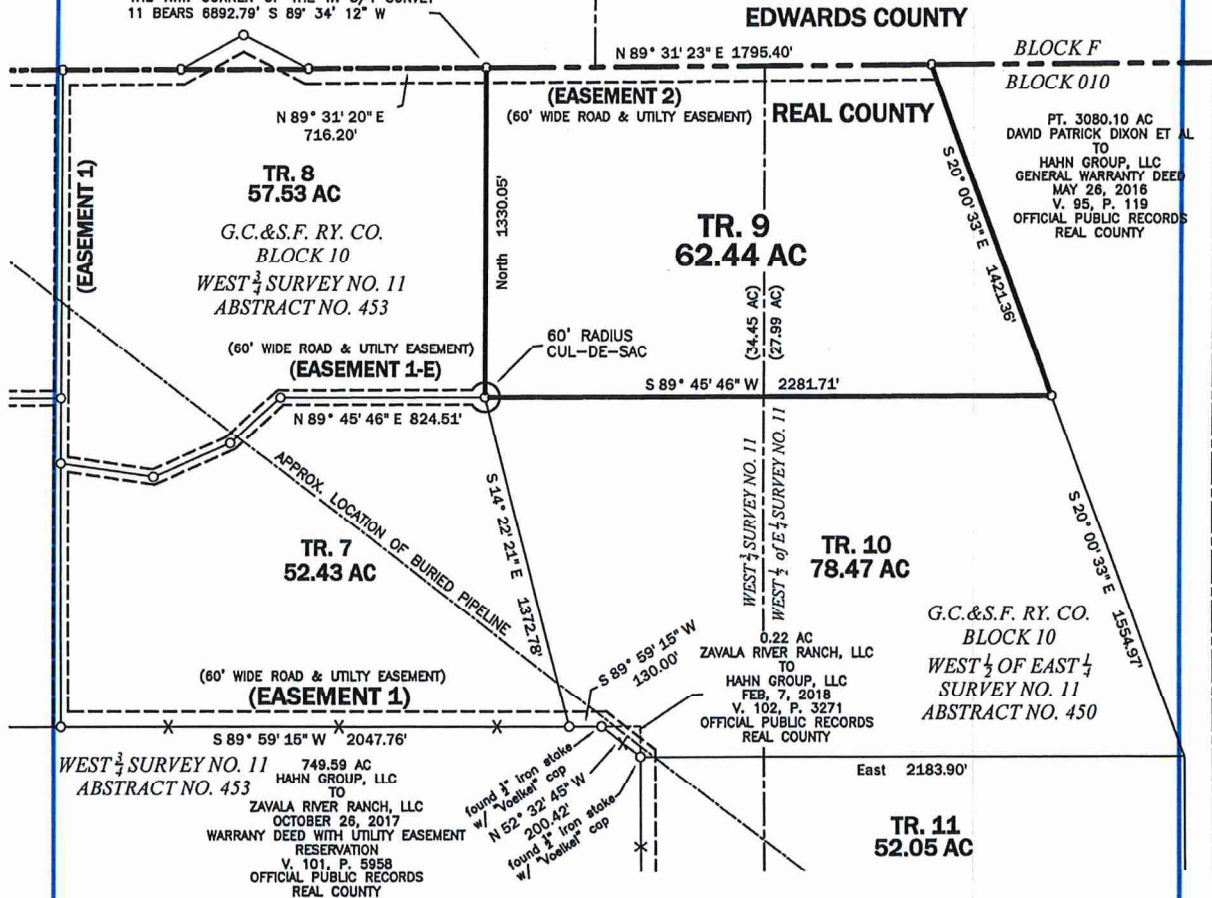


H.E. & W.T. RY. CO.
 BLOCK F
 SURVEY NO. 2
 ABSTRACT NO. 2634

PT. 3080.10 AC
 DAVID PATRICK DIXON ET AL
 TO
 HAHN GROUP, LLC
 GENERAL WARRANTY DEED
 MAY 26, 2016
 V. 95, P. 119
 OFFICIAL PUBLIC RECORDS
 REAL COUNTY

H.E. & W.T. RY. CO.
 BLOCK F
 SURVEY NO. 3
 ABSTRACT NO. 389

FROM THIS POINT, THE SOUTHERLY N.W. CORNER OF THE 3080.10 AC TRACT AND THE N.W. CORNER OF THE W. $\frac{3}{4}$ SURVEY 11 BEARS 6892.79' S 89° 34' 12" W



WEST $\frac{3}{4}$ SURVEY NO. 11
 ABSTRACT NO. 453
 749.59 AC
 HAHN GROUP, LLC
 TO
 ZAVALA RIVER RANCH, LLC
 OCTOBER 26, 2017
 WARRANTY DEED WITH UTILITY EASEMENT
 RESERVATION
 V. 101, P. 6958
 OFFICIAL PUBLIC RECORDS
 REAL COUNTY

0.22 AC
 ZAVALA RIVER RANCH, LLC
 TO
 HAHN GROUP, LLC
 FEB. 7, 2018
 V. 102, P. 3271
 OFFICIAL PUBLIC RECORDS
 REAL COUNTY

G.C.&S.F. RY. CO.
 BLOCK 10
 WEST $\frac{1}{2}$ OF EAST $\frac{1}{4}$
 SURVEY NO. 11
 ABSTRACT NO. 450

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY DIRECTION.
 DATED THIS THE 28TH DAY OF JANUARY, 2021

Eric N. Ashley

ERIC N. ASHLEY R.P.L.S. NO. 4617
 REG. NO. 1003260 JOB NO. 7798P-0221
 HAHN, MONTY MORRIS TR9 62.44AC.DWG



TRACT 9: 62.44 AC
REWARDS RANCH PH. 1
REAL COUNTY, TEXAS

BEING A 62.44 ACRE TRACT OR PARCEL OF LAND SITUATED IN REAL COUNTY, TEXAS, COMPRISING APPROXIMATELY 34.45 ACRES OUT OF THE G.C. & S.F. RY. CO. BLOCK 10, WEST $\frac{3}{4}$ SURVEY NO. 11, ABSTRACT NO. 453, AND 27.99 ACRES OUT OF THE G.C. & S.F. RY. CO. BLOCK 10, WEST $\frac{1}{2}$ OF EAST $\frac{1}{4}$ SURVEY NO. 11, ABSTRACT NO. 450; BEING OUT OF AND PART OF THAT 3080.10 ACRE TRACT DESCRIBED IN GENERAL WARRANTY DEED FROM DAVID PATRICK DIXON ET AL TO HAHN GROUP, LLC, DATED THE 2ND DAY OF MAY, 2016, AND RECORDED IN VOLUME 95, PAGE 119, OFFICIAL PUBLIC RECORDS OF REAL COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a $\frac{1}{2}$ " iron stake set in the North line of Easement 2, a 60 ft. wide Road & Utility Easement, the North line of Real County, the South line of Edwards County, for the Northwest corner hereof, the Northeast corner of Tract 8, a 57.53 acre tract surveyed this date, from which a 8" cedar fence corner post at the Southerly Northwest corner of said 3080.10 acre tract, the Northeast corner of Tract 6 of Fairview Ranch, a subdivision of record in Volume 1, Page 88, Plat Records of Real County, Texas, the Northwest corner of the West $\frac{3}{4}$ Survey No. 11 bears 6892.79 ft. S 89° 34' 12" W;

THENCE with the North line of said Easement 2, the North line of Real County, the South line of Edwards County, N 89° 31' 23" E 1795.40 ft. to a set $\frac{1}{2}$ " iron stake, for the Northeast corner hereof, the Northeast corner of Easement 2;

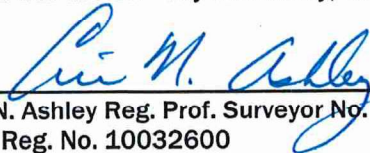
THENCE S 20° 00' 33" E at 63.66 ft. passing a $\frac{1}{2}$ " iron stake set at the Southeast corner of Easement 2, continuing for a total distance of 1421.36 ft. to a set $\frac{1}{2}$ " iron stake, for the Southeast corner hereof, the Northeast corner of Tract 10, a 78.47 acre tract surveyed this date;

THENCE with the North line of said 78.47 acre tract, S 89° 45' 46" W at 2221.71 ft. passing a $\frac{1}{2}$ " iron stake set in the curving right-of-way line of a 60 ft. radius Cul-De-Sac, continuing for a total distance of 2281.71 ft. to a $\frac{1}{2}$ " iron stake set at the radius point of said Cul-De-Sac, in the centerline of Easement 1-E, a 60 ft. wide Road & Utility Easement, for the Southwest corner hereof, the Northwest corner of said 78.47 acre tract, the Northeast corner of Tract 7, a 52.43 acre tract surveyed this date, the Southeast corner of said 57.53 acre tract;

THENCE with the East line of said 57.53 acre tract, North at 60 ft. passing a $\frac{1}{2}$ " iron stake set in the North right-of-way line of said Cul-De-Sac, at 1270.05 ft. passing a $\frac{1}{2}$ " iron stake set in the South right-of-way line of Easement 2, continuing for a total distance of 1330.05 ft. to the PLACE OF BEGINNING, containing 62.44 acres of land within these metes and bounds.

A plat of this survey has been prepared.
Bearings based on True North per G.P.S.
As surveyed on the ground under my direction.

Dated this the 28th day of January, 2021



Eric N. Ashley Reg. Prof. Surveyor No. 4617
Firm Reg. No. 10032600
Job No. 7798P
Rewards Ranch Tr9 62.44 ac

