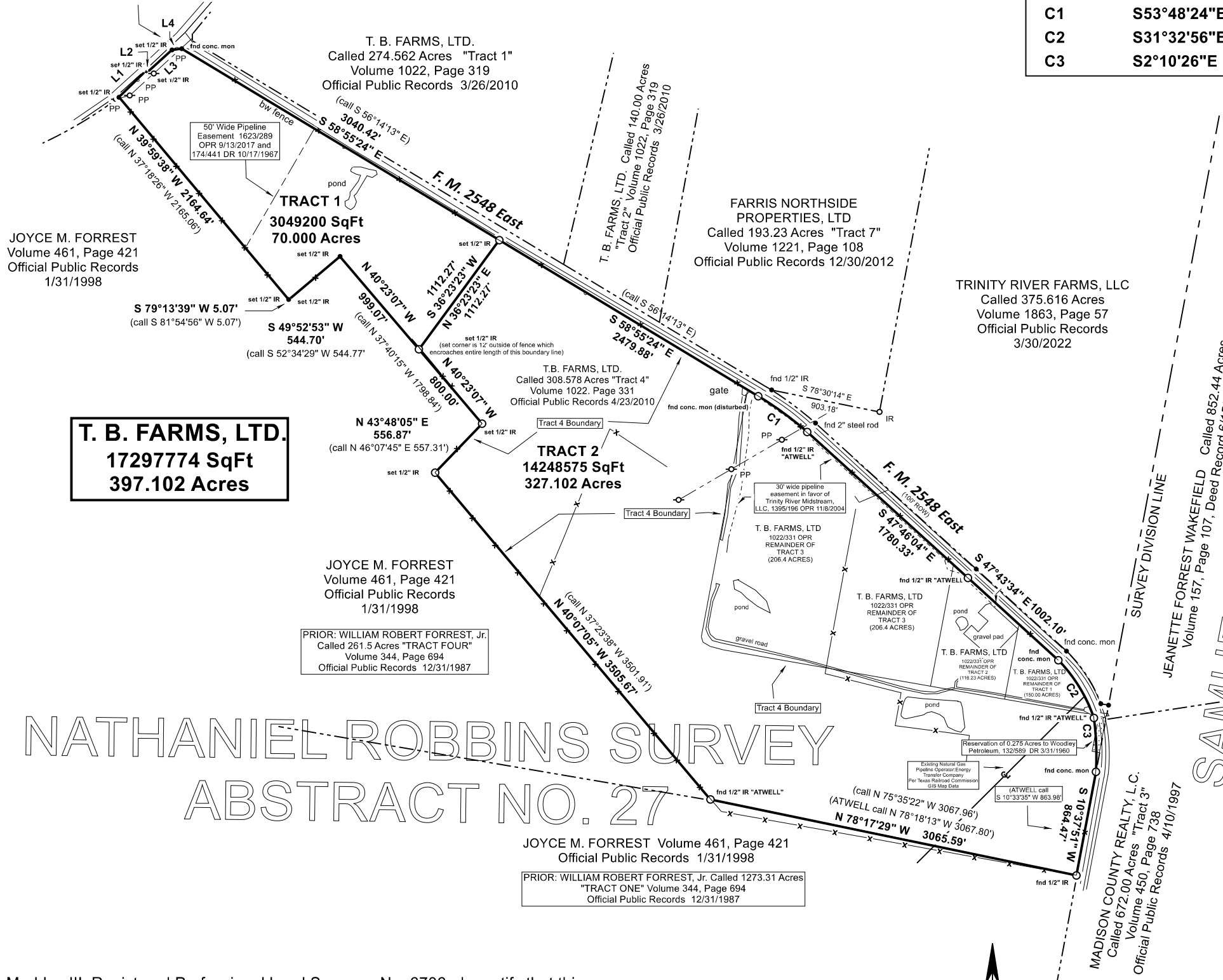


TEXAS STATE HWY 21

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	S53°48'24"E	497.82'	2815.14'	498.47'	10°08'43"	249.89'
C2	S31°32'56"E	556.27'	1257.81'	560.91'	25°33'01"	285.19'
C3	S2°10'26"E	441.52'	2242.01'	442.23'	11°18'05"	221.84'

LINE	BEARING	HORIZ DIST
L1	N45°46'11"E	302.04'
L2	S67°20'50"E	16.85'
L3	N47°49'18"E	273.22'
L4	N83°11'31"E	82.03'



T. B. FARMS, LTD.
1729774 SqFt
397.102 Acres

TRACT 1
3049200 SqFt
70.000 Acres

TRACT 2
14248575 SqFt
327.102 Acres

JOYCE M. FORREST
Volume 461, Page 421
Official Public Records
1/31/1998

PRIOR: WILLIAM ROBERT FORREST, Jr.
Called 261.5 Acres "TRACT FOUR"
Volume 344, Page 694
Official Public Records 12/31/1987

JOYCE M. FORREST Volume 461, Page 421
Official Public Records 1/31/1998

PRIOR: WILLIAM ROBERT FORREST, Jr. Called 1273.31 Acres
"TRACT ONE" Volume 344, Page 694
Official Public Records 12/31/1987

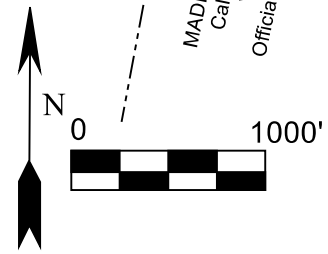
NATHANIEL ROBBINS SURVEY
ABSTRACT NO. 27

SAMUEL LARY LEAGUE
ABSTRACT NO. 21

- NOTES:
- Deed of Record: Bruce Gaylor, Trustee, and The James Baker Gaylor Trust to T.B. Farms, Ltd., 4 tracts of Land, Volume 1022, Page 331, Official Public Records, 4/23/2010.
 - Easements and Other Encumbrances:
 - Right-of-way Agreement In favor of Fort Trinidad Company, 50 feet wide, Volume 115, Page 512, Deed Records, 7/20/1955: Located in the easterly end of 280 acres recorded in Volume 20, Page 515, Deed Records.
 - Right-of-way and Easement Agreement in favor of Pure Transportation Company, Volume 152, Page 115, Deed Records, 9/12/1963.
 - A reservation of 0.275 Acres in favor of Woodley Petroleum Company, Volume 132, Page 569, Deed Records, 3/22/1960 (see far southeast corner of plat).
 - Right-of-way Agreement in favor of Trinity River Midstream, LLC, Volume 1517, Page 90, Official Public Records, 2/18/2016 (not locatable).
 - There are visible aerial electric power easements on this property for which no easements were found in county records.
 - All monuments set are 1/2 inch iron rods with orange plastic caps marked "STARRSURV RPLS 6706".
 - All bearings shown hereon are referenced to the Texas Coordinate System of 1983 (NAD83 2011, Geoid 2018), Central Zone.
 - All distances shown hereon are grid distances and can be converted to surface horizontal distances by dividing by a combine scale factor of 1.00012325.

I, Henry S. Maddux III, Registered Professional Land Surveyor No. 6706, do certify that this plat represents a survey made on the ground under my supervision and that no overages, underages, or encroachments were located on the property except as shown hereon.

FEMA has not published a FIRM PANEL that covers this property. Hence no determination of flood zone status could be made at time of survey.



Henry S. Maddux III

04/23/2025
Date

SURVEY PLAT OF

T. B. FARMS, LTD. 397.102 ACRES

NATHANIEL ROBBINS SURVEY A-27
MADISON COUNTY, TEXAS

STARR SURVEYING
TEXAS LICENSED SURV. FIRM NO. 10193754
3779 W. FM 436
BELTON, TEXAS 76513
936-662-0077

JOB NO. 25046 CUSTOMER: T B FARMS LTD

DRWN: HSM DATE: 04/23/2025