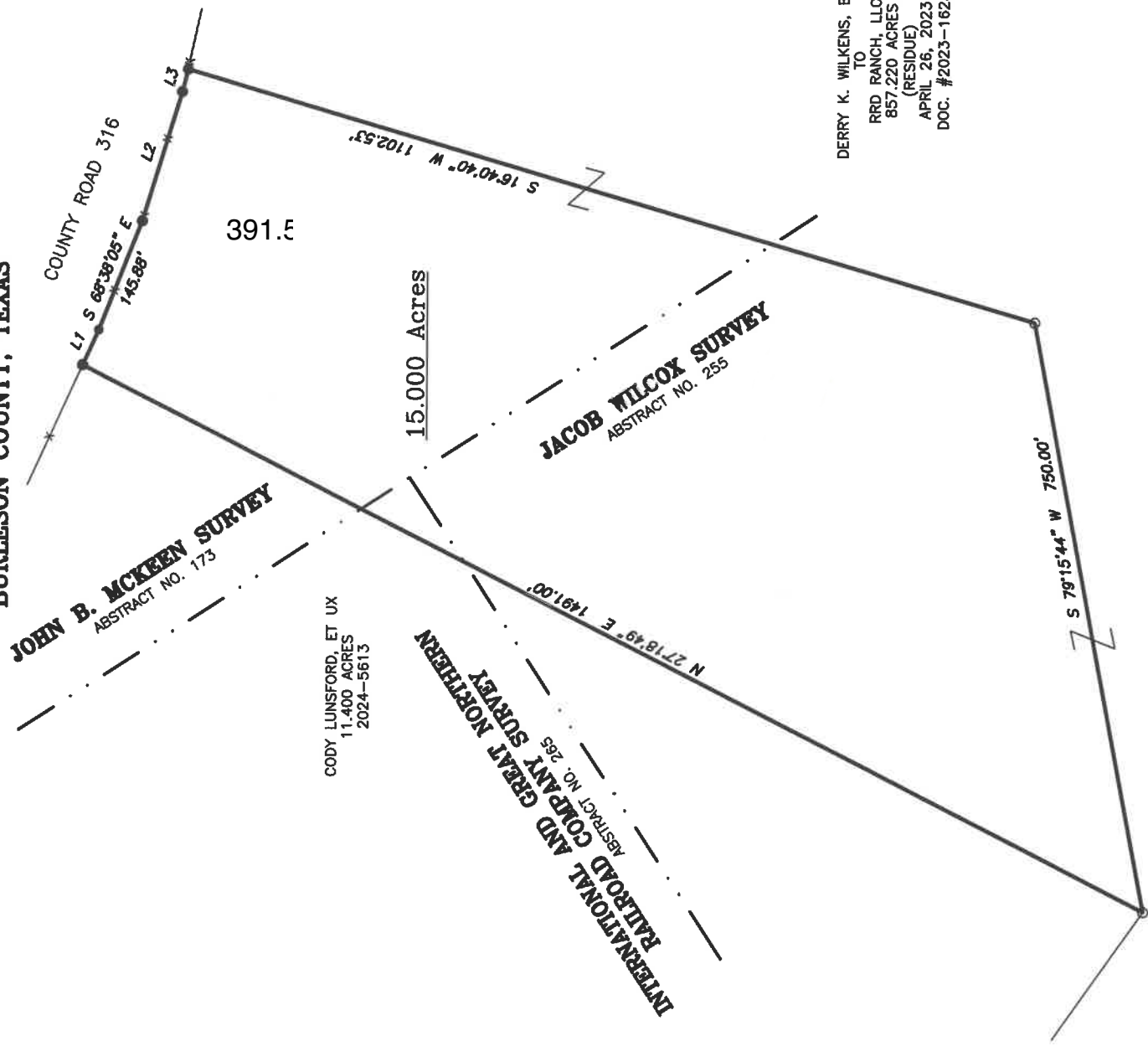


BURLESON COUNTY, TEXAS



DERRY K. WILKENS, ET AL
TO
RRD RANCH, LLC
857.220 ACRES
(RESIDUE)
APRIL 26, 2023
DOC. #2023-1623

CODY LUNSFORD, ET UX
11.400 ACRES
2024-5613

LEGEND

- - 1/2" IRON ROD FOUND WITH RED CAP MARKED "TRIAD RPLS 5952"
- - 1/2" IRON ROD SET WITH RED CAP MARKED "TRIAD RPLS 5952"
- x— - BARB WIRE FENCE

LINE	BEARING	DISTANCE
L1	N 65°33'55" W	148.33'
L2	S 73°14'08" E	168.40'
L3	S 75°39'48" E	128.92'

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE



GF NO. BU-25-008
TRIAD SURVEYING, INC. FIRM REGISTRATION NO. 10007900
528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 76567

15.000 ACRES

JOHN B. MCKEEN SURVEY, A-173
JACOB WILCOX SURVEY, A-255
INTERNATIONAL AND GREAT NORTHERN RAILROAD COMPANY SURVEY, A-265
BURLESON COUNTY, TEXAS

Completion Date: 1/09/25 Drawn By: MGG
Scale: 1" = 200' Surveyed by: CA/RO
Project No.: S23-042 Checked by: BL

NOTES:

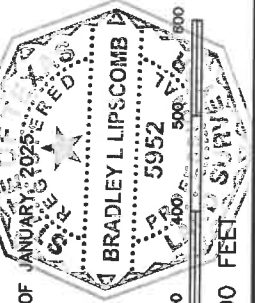
1. THIS SURVEYOR HAS NOT ATTEMPTED TO LOCATE ANY EASEMENTS OR OTHER MATTERS BEYOND THOSE REFLECTED ON THE REFERENCED TITLE COMMITMENT.
2. THIS SURVEY DOCUMENT IS CONSIDERED TO BE INVALID (IN ITS ENTIRETY) IF IT HAS BEEN ALTERED IN ANY WAY WHATSOEVER.
3. THE FOLLOWING EASEMENTS DO NOT APPLY TO THIS TRACT:
 - A) JESSE DOWNEY AND KNESEK LEGACY, LLC - 2024-3507
 - B) SOUTHWEST MILAM WATER SUPPLY CORP. - 2023-2660
4. THE FOLLOWING EASEMENT HAVE THE RIGHT OF "INGRESS & EGRESS" TO THIS TRACT:
 - A) BLUEBONNET ELECTRIC COOP., INC. - 1147/860
 - B) BLUEBONNET ELECTRIC COOP., INC. - 2024-898

5. THE FOLLOWING EASEMENT APPLIES AS A BLANKET EASEMENT TO THIS TRACT:

- A) BLUEBONNET ELECTRIC COOP., INC. - 2024-898

I, BRADLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952 IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO THE TITLE AGENCY, UNDERWRITER, LENDER, MORTGAGE CO. AND/OR PURCHASER THAT THIS SURVEY WAS MADE ON THE GROUND; THIS PLAT HEREON CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN; THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROAD AS SHOWN; SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AND NO PORTION APPEARS TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAPS NO. 48051C0125C BURLESON COUNTY, TEXAS DATED 1/6/2011 IN PLACE EXCEPT; THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, COMBINATION IV SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF



BRADLEY L. LIPSCOMB, RPLS



SCALE: 1" = 200 FEET



In Re: 15.000 Acres
Part of a residue of a called 857.220 Acre tract
John B. McKeen Survey
Abstract No. 173
Jacob Wilcox Survey
Abstract No. 255
International and Great Northern Railroad
Company Survey
Abstract No. 265
Burlleson County, Texas

All that certain tract or parcel of land situated in Burlleson County, Texas, being a part of the John B. McKeen Survey, Abstract No. 173, the Jacob Wilcox Survey, Abstract No. 255, and the International and Great Northern Railroad Company Survey, Abstract No. 265, being a part of a residue of a called 857.220 Acre tract conveyed from Derry K. Wilkens, et al to RRD Ranch, LLC by deed dated April 26, 2023 recorded in Document No. 2023-1623 of the Official Records of Burlleson County, Texas and being more particularly described by metes and bounds as follows to wit:

BEGINNING at a found $\frac{1}{2}$ " iron rod with red plastic cap marked "TRIAD RPLS 5952" on the south Right-of-Way line of County Road 316, at the northeast corner of a called 11.400 Acre tract conveyed to Cody Lunsford, et ux in Document No. 2024-5613, at an exterior ell corner of said residue of the 857.220 Acre tract, for the northwest corner of this tract;

THENCE along the common line between the said residue of the 857.220 Acre tract and said south Right-of-Way line of County Road 316, for the following courses and distances:

S 65°33'55" E - 48.33' to a found $\frac{1}{2}$ " iron rod with red plastic cap marked "TRIAD RPLS 5952" for a common interior ell corner of said residue of the 857.220 Acre tract and of this tract;

S 68°38'05" E - 145.88' to a found $\frac{1}{2}$ " iron rod with red plastic cap marked "TRIAD RPLS 5952" for a common interior ell corner of said residue of the 857.220 Acre tract and of this tract;

S 73°14'08" E - 168.40' to a found $\frac{1}{2}$ " iron rod with red plastic cap marked "TRIAD RPLS 5952" for a common interior ell corner of said residue of the 857.220 Acre tract and of this tract;

S 75°39'48" E - 28.92' to a found $\frac{1}{2}$ " iron rod with red plastic cap marked "TRIAD RPLS 5952" for the northeast corner of this tract;

THENCE entering said residue of the 857.220 Acre tract, for division, for the following courses and distances:

S 16°40'40" W - 1,102.53' to a set $\frac{1}{2}$ " iron rod with red plastic cap marked "TRIAD RPLS 5952" for the southeast corner of this tract;

S 79°15'44" W - 750.00' to a set $\frac{1}{2}$ " iron rod with red plastic cap marked "TRIAD RPLS 5952" at the southeast corner of said 11.400 Acre tract, at an interior ell corner of said residue of the 857.220 Acre tract, for the southwest corner of this tract;

THENCE N 27°18'49" E - 1,491.00' along the common line between the said residue of the 857.220 Acre tract and said 11.400 Acre tract to the **POINT OF BEGINNING** containing within these metes and bounds 15.000 Acres of land.

Bearings are based on the Texas State Plane Coordinate System of 1983, Texas Central Zone.

I, Bradley L. Lipscomb, Registered Professional Land Surveyor No. 5952 in the State of Texas, do hereby certify that this survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 9th day of January 2025.



Bradley L. Lipscomb, RPLS

Triad Surveying, Inc.
Firm Registration No. 10007900
P.O. Box 1489
Rockdale, Texas 76567
(512) 446-3457