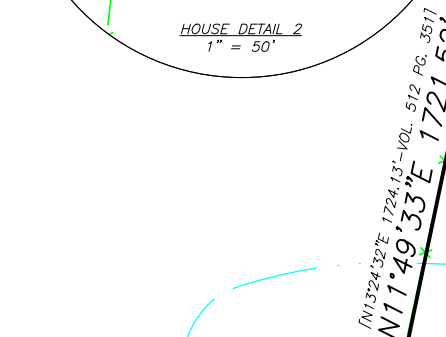
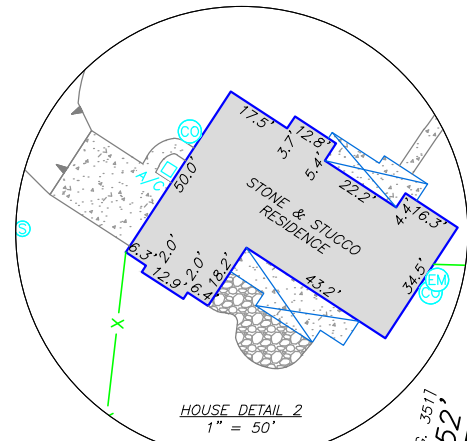
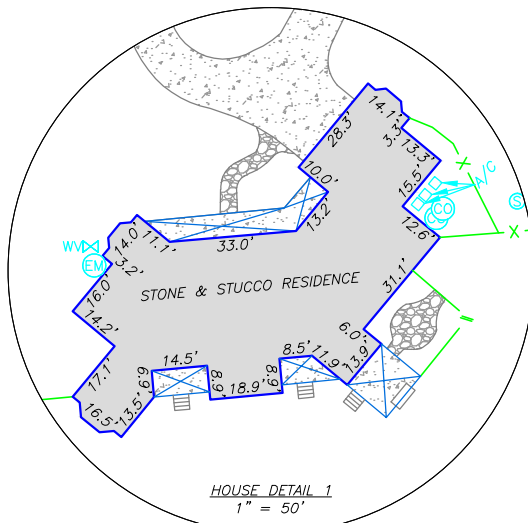
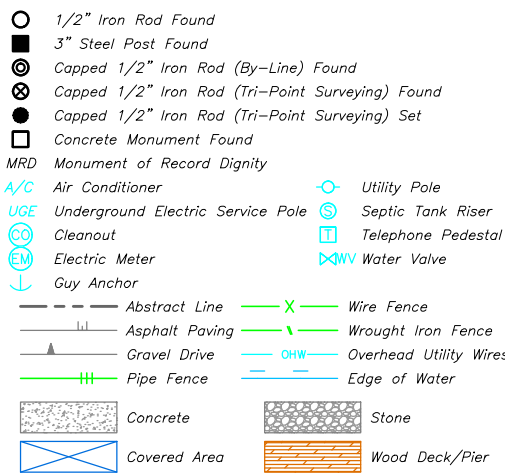
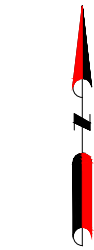


LEGEND



REMAINDER OF 246.130 ACRES
RABB FAMILY PARTNERSHIP
TO
BRUSHY CREEK WETLANDS, LLC
VOLUME 512 PAGE 217 O.P.R.R.C.T.
MARCH 27, 2009



LINE TABLE

L1: N49°50'43"E 20.56' [S49°50'34"W 20.56'-FILE #2019-0492]
L2: N87°14'40"E 3.69' [S87°14'31"W 3.69'-FILE #2019-0492]
L3: S88°01'48"E 46.70' [N88°01'48"W 46.70'-FILE #2023-1123]
L4: S84°01'10"E 1.75' [N84°01'10"W 1.75'-VOL. 7 PG. 44]
L5: S02°05'19"E 250.21' [N02°05'19"W 250.21'-VOL. 7 PG. 44]

FLOOD NOTE: By graphic plotting only, this property DOES NOT appear to lie within a 100 year flood zone area, according to Flood Insurance Rate Map Nos. 48379C0045D and 48379C0110D, dated April 17, 2012, published by the Federal Emergency Management Agency.

SURVEYOR'S NOTES:

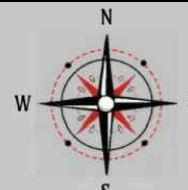
1. Basis of Bearings is the Texas Coordinate System of 1983, North Central Zone. All acreages and distances shown hereon are grid values. To convert to surface values, divide by a combined scale factor of 0.99985761.
2. All record calls are denoted in [] per recorded documents as shown hereon.
3. This survey was prepared without the benefit of a title report or title commitment. There may be additional easements, setbacks or other encumbrances affecting this tract that are not shown hereon. No easement search was made by this office pertaining to this property.
4. See attached field notes bearing same date and job number.
5. The undersigned does hereby certify that this plat represents an accurate survey made on the ground on January 24, 2024, and the boundaries as located are according to the recorded references shown. Except as shown, this property abuts a public roadway, and there are no visible conflicts, encroachments, or overlapping of improvements. This survey is being provided solely for the use of the current parties and that no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.

Client: Molly A. Bogan



GREG CONNAUGHTON R.P.L.S. NO.: 6110

66.18 ACRES
2261 STATE HIGHWAY 276, EMORY, TEXAS
REUBEN JOHNSTON SURVEY, ABSTRACT NO. 290
F.D. ROJAS SURVEY, ABSTRACT NO. 188
RAINS COUNTY, TEXAS



Tri-Point Surveying, LLC

903 E. Lennon Dr. Suite 103
Emory, Tx. 75440

Office: 903-473-2117
Email: admin@tri-pointsurveying.com
Firm# 10194270

| | | | |
|---------------------|------------------|-----------------|-----------------|
| JOB NUMBER: 23-1209 | SCALE: 1" = 200' | PARTY CHIEF: KR | BOUNDARY SURVEY |
| DATE: 02/29/2024 | SHEET 1 OF 3 | TECHNICIAN: GC | DRAWN BY: GC |
| REVISIONS: | | | |

BOUNDARY DESCRIPTION

ALL that certain 66.18 acre lot, tract or parcel of land situated in the Reuben Johnston Survey, Abstract No. 290, and the F.D. Rojas Survey, Abstract No. 188, Rains County, Texas, and being part of the same land as a called 72.000 acre tract conveyed from Secure Covenant Interests, Ltd. to Molly A. Bogan by Warranty Deed recorded in Volume 512, Page 351, Official Public Records, Rains County, Texas, (O.P.R.R.C.T.), and all of a called 1.954 acre tract conveyed from Brushy Creek Wetlands, LLC to Molly A. Bogan by Warranty Deed recorded in Volume 520, Page 423, O.P.R.R.C.T., said 66.18 acre tract being described by metes and bounds as follows:

BEGINNING at a capped 1/2 inch iron rod found on the east line of said 72.000 acre tract, the west line of a 19.782 acre tract conveyed from Linda Lee Leatherwood to David Lee Sharp by deed recorded in File #2018-1780, O.P.R.R.C.T., and at the southeast corner of Comfort Living Estates, a subdivision in said Rains County, according to the plat thereof as recorded in Volume 7, Page 44, Plat Records, Rains County, Texas, (P.R.R.C.T.), for a corner;

THENCE South 02 Degrees 05 Minutes 19 Seconds East along the east line of said 72.000 acre tract and the west line of said 19.782 acre tract a distance of 1383.08 feet to a 1/2 inch iron rod found at an angle corner of said 72.000 acre tract, the southwest corner of said 19.782 acre tract and the northwest corner of a 49.247 acre tract conveyed from Dorothy M. Harting to Sariann Whittle by deed recorded in Volume 330, Page 92, Real Records, Rains County, Texas, (R.R.R.C.T.), for a corner;

THENCE South 00 Degrees 46 Minutes 44 Seconds East along the east line of said 72.000 acre tract and the west line of said 49.247 acre tract, passing a 1/2 inch iron rod found 0.23 feet left of said line at a distance of 91.92 feet for a reference, and continuing the same course, passing a 1/2 inch iron rod found 0.67 feet left of said line at a distance of 610.02 feet marking the southeast corner of said 72.000 acre tract and the northeast corner of said 1.954 acre tract for a reference, and continuing the same course along the east line of said 1.954 acre tract and the west line of said 49.247 acre tract a total distance of 769.64 feet to a point at the southeast corner of said 1.954 acre tract for a corner, from said point a 3/8 inch iron rod found at the southwest corner of said 49.247 acre tract bears South 00 Degrees 46 Minutes 44 Seconds East a distance of 360.44 feet and a 1/2 inch iron rod found bears South 82 Degrees 57 Minutes 09 Seconds East a distance of 1.42 feet for references;

THENCE North 82 Degrees 57 Minutes 09 Seconds West along the south line of said 1.954 acre tract a distance of 1073.13 feet to a 1/2 inch iron rod found at the west corner of said 1.954 acre tract and on the south line of said 72.000 acre tract and the easterly most north line of a 246.130 acre tract conveyed from Rabb Family Partnership to Brushy Creek Wetlands, LLC by deed recorded in Volume 512, Page 217, O.P.R.R.C.T., for a corner;

THENCE South 88 Degrees 08 Minutes 55 Seconds West along the south line of said 72.000 acre tract and the easterly most north line of said 246.130 acre tract a distance of 531.81 feet to a 1/2 inch iron rod found at the southwest corner of said 72.000 acre tract and an ell corner of said 246.130 acre tract for a corner;

THENCE North 11 Degrees 49 Minutes 33 Seconds East along the west line of said 72.000 acre tract and the westerly most east line of said 246.130 acre tract a distance of 1721.52 feet to a capped 1/2 inch iron rod (By-Line) found at the southwest corner of a 4.93 acre tract conveyed from Molly A. Bogan and husband, Bobby Cummings to Rory James Hollon and Kyndall Brooke Hollon by deed recorded in File #2019-0492, O.P.R.R.C.T., for a corner;

THENCE North 88 Degrees 18 Minutes 44 Seconds East along the south line of said 4.93 acre tract a distance of 53.86 feet to a 3 inch steel post found at an angle corner of said 4.93 acre tract for a corner;

THENCE South 63 Degrees 02 Minutes 15 Seconds East along the south line of said 4.93 acre tract a distance of 259.35 feet to a capped 1/2 inch iron rod (By-Line) found at the southeast corner of said 4.93 acre tract for a corner;

THENCE North 00 Degrees 01 Minutes 59 Seconds East along the east line of said 4.93 acre tract a distance of 473.35 feet to a 3 inch steel post found at an angle corner of said 4.93 acre tract for a corner;

Sheet 2 of 3

Tri-Point Surveying, LLC
903 E. Lennon Drive, Suite 103
Emory, Texas 75440
Phone: 903-473-2117
Email: admin@tri-pointsurveying.com
Firm License No. 10194270

THENCE North 49 Degrees 50 Minutes 43 Seconds East along the east line of said 4.93 acre tract a distance of 20.56 feet to a 3 inch steel post found at an angle corner of said 4.93 acre tract for a corner;

THENCE North 87 Degrees 14 Minutes 40 Seconds East along the east line of said 4.93 acre tract a distance of 3.69 feet to a 3 inch steel post found at an angle corner of said 4.93 acre tract and the southwest corner of a 0.50 acre tract conveyed from Molly A. Bogan and husband, Bobby Lynn Cummings to Rory Hollon and Kyndall Hollon by deed recorded in File #2023-1123, O.P.R.R.C.T., for a corner;

THENCE South 88 Degrees 01 Minutes 48 Seconds East along the south line of said 0.50 acre tract a distance of 46.70 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) found at the southeast corner of said 0.50 acre tract for a corner;

THENCE North 11 Degrees 14 Minutes 56 Seconds East along the east line of said 0.50 acre tract a distance of 375.59 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) found on the north line of said 72.000 acre tract at the northeast corner of said 0.50 acre tract and on the south right of way of State Highway 276 for a corner;

THENCE South 79 Degrees 47 Minutes 28 Seconds East along the north line of said 72.000 acre tract and the south right of way of said State Highway 276 a distance of 417.75 feet to a concrete monument found at Highway Station 102+00 for a corner;

THENCE South 84 Degrees 01 Minutes 10 Seconds East along the north line of said 72.000 acre tract and the south right of way of said State Highway 276 a distance of 1.75 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) found at the northwest corner of said Comfort Living Estates for a corner;

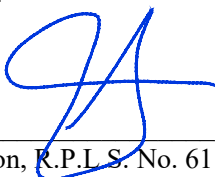
THENCE South 02 Degrees 05 Minutes 19 Seconds East along the west line of said Comfort Living Estates a distance of 250.21 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) found at the southwest corner of said Comfort Living Estates for a corner;

THENCE South 79 Degrees 42 Minutes 51 Seconds East along the south line of said Comfort Living Estates a distance of 341.79 feet to the POINT OF BEGINNING and containing 66.18 acres of land, more or less.

Basis of Bearings is the Texas Coordinate System of 1983, North Central Zone. All acreages and distances shown hereon are grid values. To convert to surface values, divide by a combined scale factor of 0.99985761.

The undersigned does hereby certify that the attached plat represents an accurate survey made on the ground on January 24, 2024, and the boundaries as located are according to the recorded references shown.

Date: 02/29/2024



Greg Connaughton, R.P.L.S. No. 6110
Sheet 3 of 3 Job. No. 23-1209A

