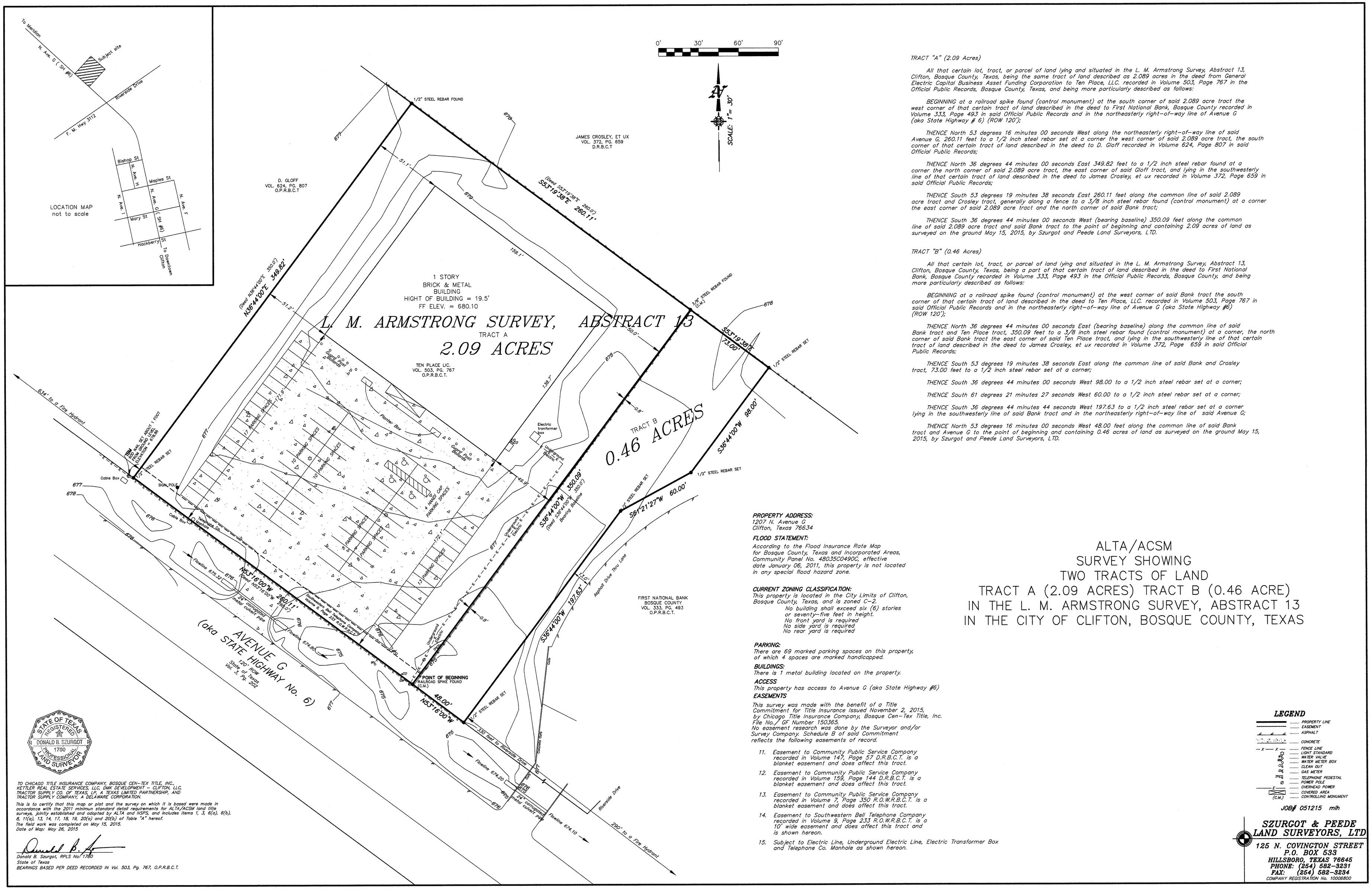

TRACT "A" (2.09 Acres)

All that certain lot, tract, or parcel of land lying and situated in the L. M. Armstrong Survey, Abstract 13, Clifton, Bosque County, Texas, being the same tract of land described as 2.089 acres in the deed from General Electric Capital Business Asset Funding Corporation to Ten Place, LLC. recorded in Volume 503, Page 767 in the Official Public Records, Bosque County, Texas, and being more particularly described as follows:

BEGINNING at a railroad spike found (control monument) at the south corner of said 2.089 acre tract the west corner of that certain tract of land described in the deed to First National Bank, Bosque County recorded in Volume 333, Page 493 in said Official Public Records and in the northeasterly right-of-way line of Avenue G (aka State Highway # 6) (ROW 120');

THENCE North 53 degrees 16 minutes 00 seconds West along the northeasterly right-of-way line of said Avenue G, 260.11 feet to a 1/2 inch steel rebar set at a corner the west corner of said 2.089 acre tract, the south corner of that certain tract of land described in the deed to D. Gloff recorded in Volume 624, Page 807 in said Official Public Records;

THENCE North 36 degrees 44 minutes 00 seconds East 349.82 feet to a 1/2 inch steel rebar found at a corner the north corner of said 2.089 acre tract, the east corner of said Gloff tract, and lying in the southwesterly line of that certain tract of land described in the deed to James Crosley, et ux recorded in Volume 372, Page 659 in said Official Public Records;

THENCE South 53 degrees 19 minutes 38 seconds East 260.11 feet along the common line of said 2.089 acre tract and Crosley tract, generally along a fence to a 3/8 inch steel rebar found (control monument) at a corner the east corner of said 2.089 acre tract and the north corner of said Bank tract;

THENCE South 36 degrees 44 minutes 00 seconds West (bearing baseline) 350.09 feet along the common line of said 2.089 acre tract and said Bank tract to the point of beginning and containing 2.09 acres of land as surveyed on the ground May 15, 2015, by Szurgot and Peede Land Surveyors, LTD.

TRACT "B" (0.46 Acres)

All that certain lot, tract, or parcel of land lying and situated in the L. M. Armstrong Survey, Abstract 13, Clifton, Bosque County, Texas, being a part of that certain tract of land described in the deed to First National Bank, Bosque County recorded in Volume 333, Page 493 in the Official Public Records, Bosque County, and being more particularly described as follows:

BEGINNING at a railroad spike found (control monument) at the west corner of said Bank tract the south corner of that certain tract of land described in the deed to Ten Place, LLC. recorded in Volume 503, Page 767 in said Official Public Records and in the northeasterly right-of-way line of Avenue G (aka State Highway #6) (ROW 120');

THENCE North 36 degrees 44 minutes 00 seconds East (bearing baseline) along the common line of said Bank tract and Ten Place tract, 350.09 feet to a 3/8 inch steel rebar found (control monument) at a corner, the north corner of said Bank tract the east corner of said Ten Place tract, and lying in the southwesterly line of that certain tract of land described in the deed to James Crosley, et ux recorded in Volume 372, Page 659 in said Official Public Records;

THENCE South 53 degrees 19 minutes 38 seconds East along the common line of said Bank and Crosley tract, 73.00 feet to a 1/2 inch steel rebar set at a corner;

THENCE South 36 degrees 44 minutes 00 seconds West 98.00 to a 1/2 inch steel rebar set at a corner;

THENCE South 61 degrees 21 minutes 27 seconds West 60.00 to a 1/2 inch steel rebar set at a corner;

THENCE South 36 degrees 44 minutes 44 seconds West 197.63 to a 1/2 inch steel rebar set at a corner lying in the southwesterly line of said Bank tract and in the northeasterly right-of-way line of said Avenue G;

THENCE North 53 degrees 16 minutes 00 seconds West 48.00 feet along the common line of said Bank tract and Avenue G to the point of beginning and containing 0.46 acres of land as surveyed on the ground May 15, 2015, by Szurgot and Peede Land Surveyors, LTD.

PROPERTY ADDRESS:
1207 N. Avenue G
Clifton, Texas 76634

FLOOD STATEMENT:
According to the Flood Insurance Rate Map for Bosque County, Texas and Incorporated Areas, Community Panel No. 48035C0490C, effective date January 06, 2011, this property is not located in any special flood hazard zone.

CURRENT ZONING CLASSIFICATION:
This property is located in the City Limits of Clifton, Bosque County, Texas, and is zoned C-2.
No building shall exceed six (6) stories or seventy-five feet in height.
No front yard is required
No side yard is required
No rear yard is required

PARKING:
There are 69 marked parking spaces on this property, of which 4 spaces are marked handicapped.

BUILDINGS:
There is 1 metal building located on the property.

ACCESS
This property has access to Avenue G (aka State Highway #6)

EASEMENTS
This survey was made with the benefit of a Title Commitment for Title Insurance Issued November 2, 2015, by Chicago Title Insurance Company, Bosque Cen-Tex Title, Inc. File No./ GF Number 150365.
No easement research was done by the Surveyor and/or Survey Company. Schedule B of said Commitment reflects the following easements of record.

11. *Easement to Community Public Service Company recorded in Volume 147, Page 57 D.R.B.C.T. is a blanket easement and does affect this tract.*
12. *Easement to Community Public Service Company recorded in Volume 159, Page 144 D.R.B.C.T. is a blanket easement and does affect this tract.*
13. *Easement to Community Public Service Company recorded in Volume 7, Page 350 R.O.W.R.B.C.T. is a blanket easement and does affect this tract.*
14. *Easement to Southwestern Bell Telephone Company recorded in Volume 9, Page 233 R.O.W.R.B.C.T. is a 10' wide easement and does affect this tract and is shown hereon.*
15. *Subject to Electric Line, Underground Electric Line, Electric Transformer Box and Telephone Co. Manhole as shown hereon.*

ALTA/ACSM
SURVEY SHOWING
TWO TRACTS OF LAND
TRACT A (2.09 ACRES) TRACT B (0.46 ACRE)
IN THE L. M. ARMSTRONG SURVEY, ABSTRACT 13
IN THE CITY OF CLIFTON, BOSQUE COUNTY, TEXAS

LEGEND

	..... PROPERTY LINE
	..... EASEMENT
	..... ASPHALT
	..... CONCRETE
— x — x —	..... FENCE LINE
	..... LIGHT STANDARD
WV	..... WATER VALVE
WM	..... WATER METER BOX
CO	..... CLEAN OUT
GM	..... GAS METER
TPED	..... TELEPHONE PEDESTAL
Ø	..... POWER POLE
— E —	..... OVERHEAD POWER
	..... COVERED AREA
(C.M.)	..... CONTROLLING MONUMENT

JOB# 051215 mlh

SZURGOT & PEEDE LAND SURVEYORS, LTD
125 N. COVINGTON STREET
P.O. BOX 533
HILLSBORO, TEXAS 76645
PHONE: (254) 582-3231
FAX: (254) 582-3234
COMPANY REGISTRATION No. 10006800

STATE OF TEXAS
REGISTERED
DONALD B. SZURGOT
1780
PROFESSIONAL
LAND SURVEYOR

TO: CHICAGO TITLE INSURANCE COMPANY, BOSQUE CEN-TEX TITLE, INC., KETTLER REAL ESTATE SERVICES, LLC, DMK DEVELOPMENT - CLIFTON, LLC, TRACTOR SUPPLY CO. OF TEXAS, LP, A TEXAS LIMITED PARTNERSHIP, AND TRACTOR SUPPLY COMPANY, A DELAWARE CORPORATION.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 minimum standard detail requirements for ALTA/ACSM land title surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 6(a), 6(b), 8, 11(a), 13, 14, 17, 18, 19, 20(a) and 20(b) of Table "A" hereof.
The field work was completed on May 15, 2015.
Date of Map: May 26, 2015

Donald B. Szurgot, RPLS No. 1780
State of Texas
BEARINGS BASED PER DEED RECORDED IN Vol. 503, Pg. 767, O.P.R.B.C.T.