

METES AND BOUNDS DESCRIPTION

BEING A 70.467 ACRE TRACT OF LAND SITUATED IN THE HT&B RAILROAD CO. SURVEY, ABSTRACT NUMBER 422, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 12,000 ACRE TRACT OF LAND, ALL OF A CALLED 25.20 ACRE TRACT OF LAND AND ALL OF A CALLED 27.32 ACRE TRACT OF LAND DESCRIBED BY DEED TO GARY L. ABEL JR., RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2015-9454, AND BEING ALL OF A CALLED 5.845 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO GARY LANE ABEL, JR. AND WIFE CYNTHIA BETH ABEL, RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2024-5317, DEED RECORDS, JOHNSON COUNTY, TEXAS, SAID 70.467 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID CALLED 12,000 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 11,381 ACRE TRACT OF LAND DESCRIBED BY DEED TO PEDRO GONZALES AND MYRA GONZALES, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2021-19090, AND BEING ON THE SOUTH LINE OF A CALLED 594.569 ACRE TRACT OF LAND DESCRIBED BY DEED TO CHACA LIMITED, RECORDED IN VOLUME 2422, PAGE 551, DEED RECORDS, JOHNSON COUNTY, TEXAS, RESPECTIVELY;

THENCE SOUTH 00 DEGREES 38 MINUTES 01 SECONDS EAST, ALONG THE EAST LINE OF SAID CALLED 12,000 ACRE TRACT, BEING COMMON WITH THE WEST LINE OF SAID CALLED 11,381 ACRE TRACT, A DISTANCE OF 493.79 FEET, TO A 1/2" CAPPED IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 12,000 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 11,381 ACRE TRACT, AND BEING ON THE NORTH LINE OF A CALLED 5.85 ACRE TRACT OF LAND DESCRIBED BY DEED TO RODNEY BALLEW AND TERRY BALLEW, RECORDED IN VOLUME 4193, PAGE 656, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE NORTHEAST CORNER OF SAID BALLEW TRACT BEARS NORTH 89 DEGREES 36 MINUTES 06 SECONDS EAST, A DISTANCE OF 182.24 FEET;

THENCE SOUTH 89 DEGREES 21 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 12,000 ACRE TRACT, BEING COMMON WITH THE NORTH LINE OF SAID BALLEW TRACT, A DISTANCE OF 444.22 FEET, TO A 1/2" IRON ROD FOUND AT THE UPPER NORTHEAST CORNER OF SAID CALLED 25.20 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID BALLEW TRACT;

THENCE SOUTH 00 DEGREES 49 MINUTES 14 SECONDS EAST, ALONG THE EAST LINE OF SAID CALLED 25.20 ACRE TRACT, BEING COMMON WITH THE WEST LINE OF SAID BALLEW TRACT, A DISTANCE OF 406.59 FEET, TO A 1/2" IRON ROD FOUND AT AN ELL CORNER IN SAID EAST LINE, SAME BEING THE SOUTHWEST CORNER OF SAID BALLEW TRACT;

THENCE NORTH 89 DEGREES 26 MINUTES 16 SECONDS EAST, ALONG THE LOWER NORTH LINE OF SAID CALLED 25.20 ACRE TRACT, BEING COMMON WITH THE SOUTH LINE OF SAID BALLEW TRACT, A DISTANCE OF 625.46 FEET, TO A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID BALLEW TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID GARY AND CYNTHIA ABEL TRACT;

THENCE NORTH 00 DEGREES 40 MINUTES 49 SECONDS WEST, ALONG THE EAST LINE OF SAID BALLEW TRACT, BEING COMMON WITH THE WEST LINE OF SAID GARY AND CYNTHIA ABEL TRACT, A DISTANCE OF 406.71 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882" [SET IN 2024] FOR THE NORTHEAST CORNER OF SAID BALLEW TRACT, SAME BEING THE NORTHWEST CORNER OF SAID GARY AND CYNTHIA ABEL TRACT, AND BEING IN THE SOUTH LINE OF SAID CALLED 11,381 ACRE TRACT;

THENCE NORTH 89 DEGREES 26 MINUTES 23 SECONDS EAST, ALONG THE NORTH LINE OF SAID GARY AND CYNTHIA ABEL TRACT, BEING COMMON WITH THE SOUTH LINE OF SAID CALLED 11,381 ACRE TRACT, A DISTANCE OF 626.06 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882" [SET IN 2024] FOR THE NORTHEAST CORNER OF SAID GARY AND CYNTHIA ABEL TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO NATHAN CLAY APPLAGATE, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2019-4494, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 40 MINUTES 49 SECONDS EAST, ALONG THE EAST LINE OF SAID GARY AND CYNTHIA ABEL TRACT, BEING COMMON WITH THE WEST LIEN OF SAID APPLAGATE TRACT, A DISTANCE OF 406.71 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882" [SET IN 2024] FOR THE SOUTHWEST CORNER OF SAID GARY AND CYNTHIA ABEL TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID APPLAGATE TRACT, AND BEING IN THE NORTH LINE OF SAID CALLED 25.20 ACRE TRACT;

THENCE NORTH 89 DEGREES 24 MINUTES 31 SECONDS EAST, ALONG THE SOUTH LINE OF SAID APPLAGATE TRACT, BEING COMMON WITH SAID NORTH LINE, A DISTANCE OF 625.83 FEET, TO A 1/2" IRON ROD FOUND AT THE LOWER NORTHEAST CORNER OF SAID CALLED 25.20 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID APPLAGATE TRACT, AND BEING IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 1232, A PRESCRIPTIVE RIGHT-OF-WAY;

THENCE SOUTH 00 DEGREES 41 MINUTES 31 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINE OF SAID CALLED 25.20 ACRE TRACT, AND WITH SAID CENTERLINE, A DISTANCE OF 201.92 FEET, TO A 1/2" IRON ROD FOUND AT AN ANGLE POINT IN SAID EAST LINE, SAME BEING THE NORTHEAST CORNER OF A CALLED 4.00 ACRE TRACT OF LAND DESCRIBED BY DEED TO PEGGY SUE APPLAGATE, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-39741, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 4.00 ACRE TRACT BEARS SOUTH 00 DEGREES 29 MINUTES 25 SECONDS EAST, A DISTANCE OF 204.50 FEET;

THENCE SOUTH 89 DEGREES 26 MINUTES 07 SECONDS WEST, ALONG A SOUTH LINE OF SAID CALLED 25.20 ACRE TRACT, BEING COMMON WITH THE NORTH LINE OF SAID CALLED 4.00 ACRE TRACT, A DISTANCE OF 852.03 FEET, TO A 6" WOOD FENCE CORNER POST FOUND AT AN ELL CORNER IN SAID SOUTH LINE, SAME BEING THE NORTHWEST CORNER OF SAID CALLED 4.00 ACRE TRACT;

THENCE SOUTH 00 DEGREES 36 MINUTES 41 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 204.47 FEET, TO A 3/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 25.20 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 4.00 ACRE TRACT, AND BEING ON THE NORTH LINE OF A CALLED 4.391 ACRE TRACT OF LAND DESCRIBED BY DEED TO KIMBERLY GERDEMAN, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2004-20160, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 11 MINUTES 57 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 25.20 ACRE TRACT, BEING COMMON WITH THE NORTH LINE OF SAID CALLED 4.391 ACRE TRACT, A DISTANCE OF 186.60 FEET, TO A 6" WOOD FENCE CORNER POST FOUND AT THE NORTHEAST CORNER OF SAID CALLED 27.32 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID CALLED 4.391 ACRE TRACT;

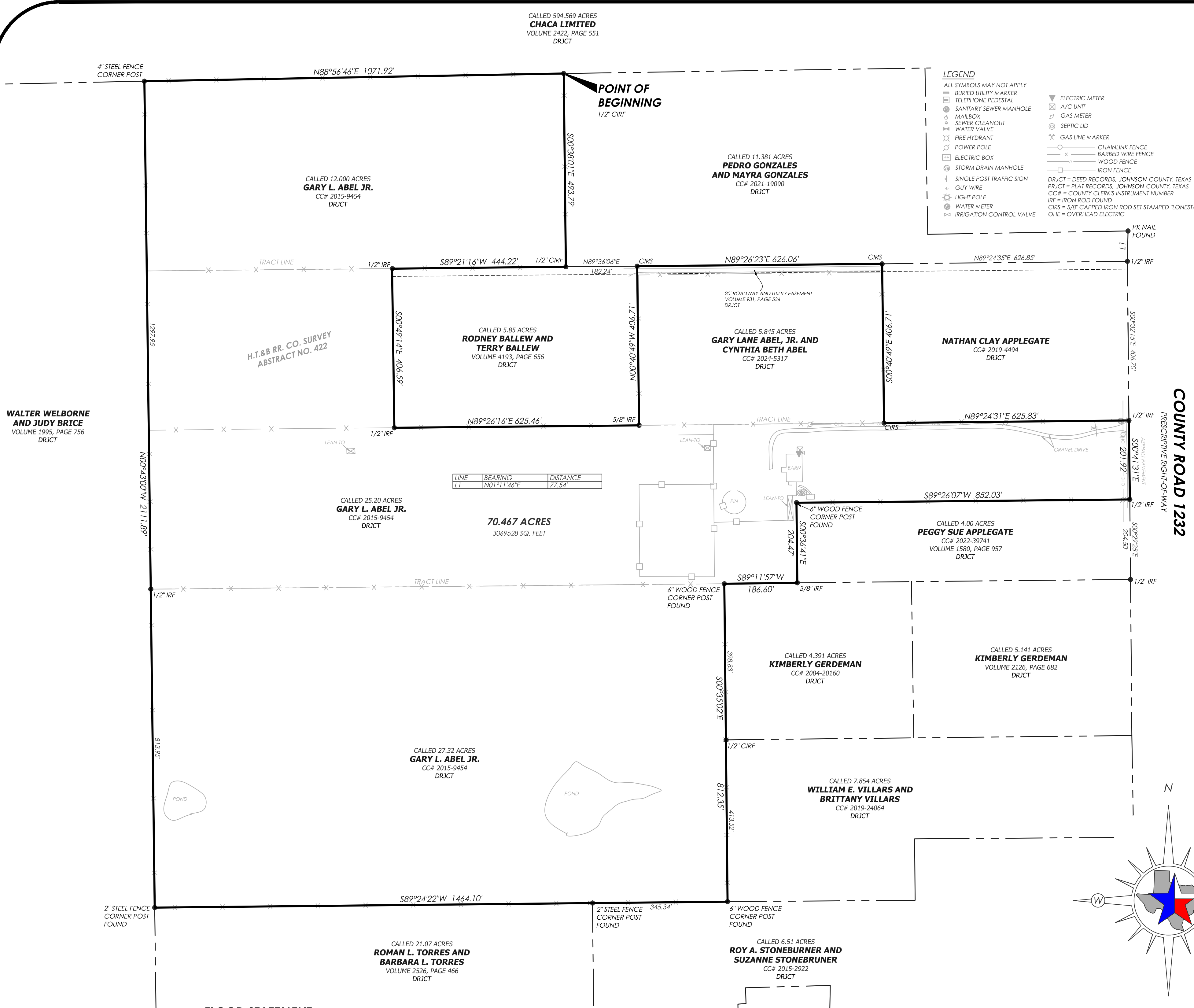
THENCE SOUTH 00 DEGREES 35 MINUTES 02 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINE OF SAID CALLED 27.32 ACRE TRACT, BEING COMMON WITH THE WEST LINES OF SAID CALLED 4.391 ACRE TRACT AND A CALLED 7.854 ACRE TRACT OF LAND DESCRIBED BY DEED TO WILLIAM E. VILLARS AND BRITANNY VILLARS, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2019-24064, DEED RECORDS, JOHNSON COUNTY, TEXAS, AT A DISTANCE OF 398.83 FEET, PASSING A 1/2" CAPPED IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 4.391 ACRE TRACT AND CONTINUING IN ALL 812.35 FEET, TO A 6" WOOD FENCE CORNER POST FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 27.32 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 7.854 ACRE TRACT, AND BEING ON THE NORTH LINE OF A CALLED 6.51 ACRE TRACT OF LAND DESCRIBED BY DEED TO ROY A. STONEBURNER AND SUZANNE STONEBURNER, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2015-2922, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 24 MINUTES 22 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTH LINE OF SAID CALLED 27.32 ACRE TRACT, BEING COMMON WITH THE NORTH LINES OF SAID CALLED 6.51 ACRE TRACT AND A CALLED 21.07 ACRE TRACT OF LAND DESCRIBED BY DEED TO ROMAN L. TORRES AND BARBARA L. TORRES, RECORDED IN VOLUME 2526, PAGE 466, DEED RECORDS, JOHNSON COUNTY, TEXAS, AT A DISTANCE OF 345.34 FEET, PASSING A 2" STEEL FENCE CORNER POST FOUND AT THE NORTHEAST CORNER OF SAID CALLED 21.07 ACRE TRACT, AND CONTINUING IN ALL 1444.10 FEET, TO A 2" STEEL FENCE CORNER POST FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 27.32 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID CALLED 21.07 ACRE TRACT, AND BEING ON THE EAST LINE OF A THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO WALTER WELBORNE AND JUDY BRICE, RECORDED IN VOLUME 1995, PAGE 756, DEED RECORDS, JOHNSON COUNTY, TEXAS;

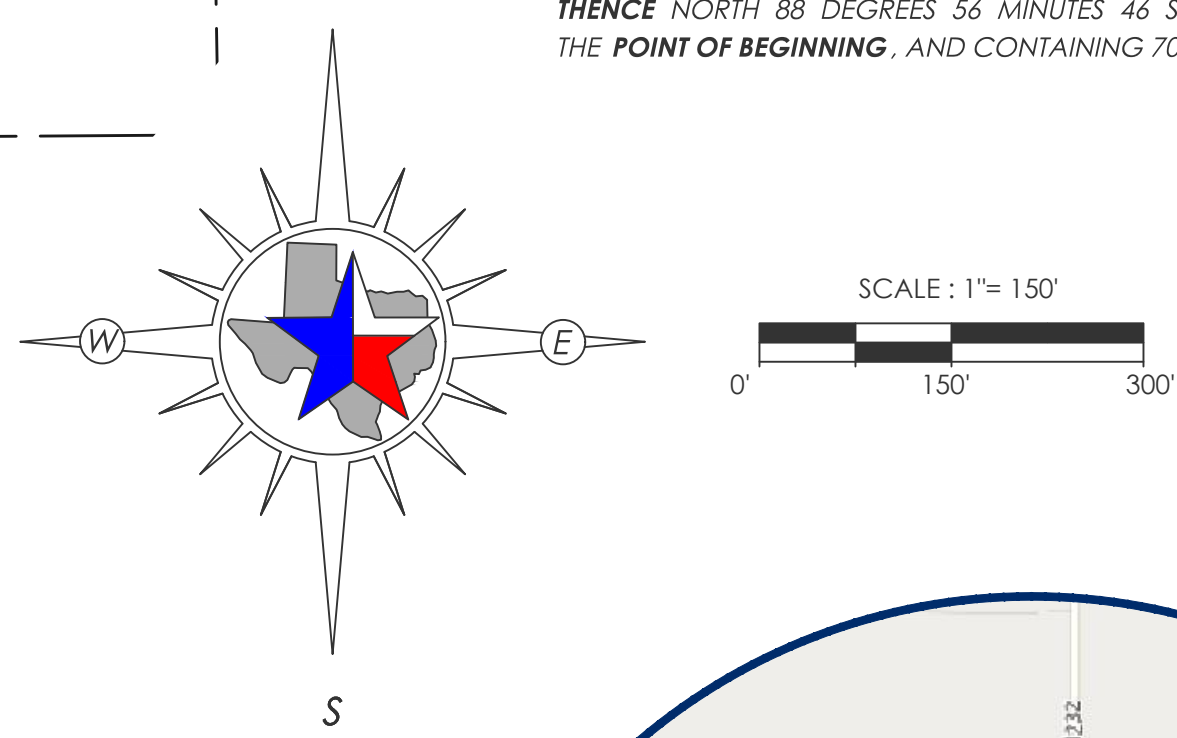
THENCE NORTH 00 DEGREES 43 MINUTES 00 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE WEST LINES OF SAID CALLED 27.32 ACRE TRACT, SAID CALLED 25.20 ACRE TRACT, AND SAID CALLED 12,000 ACRE TRACT, AT A DISTANCE OF 813.95 FEET, PASSING A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF 27.32 ACRE TRACT, AND CONTINUING IN ALL 2111.89 FEET, TO A 4" STEEL FENCE CORNER POST FOUND AT THE NORTHWEST CORNER OF SAID CALLED 12,000 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID CALLED WELBORNE TRACT, AND BEING ON THE SOUTH LINE OF SAID CALLED 594.569 ACRE TRACT;

THENCE NORTH 88 DEGREES 56 MINUTES 46 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTH LINE OF SAID CALLED 12,000 ACRE TRACT, A DISTANCE OF 1071.92 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 70.467 ACRES OR 3,069,528 SQUARE FEET OF LAND, MORE OR LESS.

- LEGEND**
- ALL SYMBOLS MAY NOT APPLY
 - BURIED UTILITY MARKER
 - TELEPHONE PEDSTAL
 - SANITARY SEWER MANHOLE
 - MANHOLE
 - SEWER CLEANOUT
 - WATER VALVE
 - FIRE HYDRANT
 - POWER POLE
 - ELECTRIC BOX
 - STORM DRAIN MANHOLE
 - SINGLE POST TRAFFIC SIGN
 - GUY WIRE
 - LIGHT POLE
 - WATER METER
 - IRRIGATION CONTROL VALVE
 - ELECTRIC METER
 - A/C UNIT
 - GAS METER
 - SEPTIC LID
 - GAS LINE MARKER
 - CHARLINE FENCE
 - BARBED WIRE FENCE
 - WOOD FENCE
 - IRON FENCE
 - DRCT = DEED RECORDS, JOHNSON COUNTY, TEXAS
 - PLCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS
 - CC# = COUNTY CLERK'S INSTRUMENT NUMBER
 - IRF = IRON ROD FOUND
 - CIRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"
 - OHE = OVERHEAD ELECTRIC



COUNTY ROAD 1232
PRESCRIPTIVE RIGHT-OF-WAY



FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48251C0150J, DATED MARCH 4, 2012, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEYOR'S CERTIFICATION

I, MARSHALL W. MILLER, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6882, STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SKETCH WAS PREPARED FROM THE PUBLIC RECORDS, AND FROM AN ACTUAL AND ACCURATE SURVEY OF THE PROPERTY PERFORMED ON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON MARCH 24, 2025. THE VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON, EXCEPT AS SHOWN HEREON, THERE ARE NO APPARENT ENCROACHMENTS ONTO THE PROPERTY OR APPARENT PROTRUSIONS THEREFROM. I DID NOT ABSTRACT THE TITLE TO THIS PROPERTY, NOR DID I SEARCH THE PUBLIC RECORDS FOR EASEMENTS, ADVERSE CLAIMS, OR OTHER ENCUMBRANCES THAT MIGHT AFFECT THIS PROPERTY. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 2, STANDARD LAND SURVEY.

EXECUTED THIS THE 9th DAY OF APRIL, 2025.

Marshall Miller
MARSHALL W. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6882



PROJECT NUMBER: 250230 DATE: APRIL 9, 2025
REVISED DATE: APRIL 16, 2025
REVISION NOTES: ADDED 5.845 ACRE TRACT SCHEDULE B SHEET 1 OF 1

ATTENTION TO SCHEDULE B ITEMS

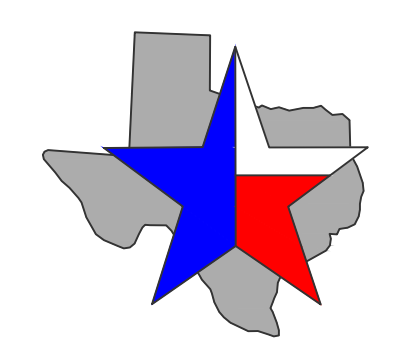
- 10a. ROADWAY AND UTILITY EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 931, PAGE 536, DEED RECORDS, JOHNSON COUNTY, TEXAS. **DOES AFFECT AS SHOWN HEREON.**
- 10b. WATER PIPELINE EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 531, PAGE 493, DEED RECORDS, JOHNSON COUNTY, TEXAS. **MAY AFFECT, HOWEVER, EASEMENT IS BLANKET IN NATURE.**
- 10c. OIL, GAS AND MINERAL LEASE(S) GRANTED EOG RESOURCES, INC. IN INSTRUMENT RECORDED IN VOLUME 3413, PAGE 889, OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS, AND ALL TERMS, CONDITIONS AND STIPULATIONS CONTAINED THEREIN, TITLE TO THIS LEASE HAS NOT BEEN INVESTIGATED SUBSEQUENT TO DATE THEREOF. **DOES AFFECT.**

GENERAL NOTES

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY AGENTS NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 24000827-34, ISSUED: FEBRUARY 16, 2024, EFFECTIVE: FEBRUARY 8, 2024. THIS SURVEYOR HAS NOT PERFORMED ANY RESEARCH IN REGARDS TO EASEMENTS AFFECTING THE PROPERTY.
- THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202
- ALL CORNERS CALLED CIRS ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "LONESTAR RPLS6882".
- THIS SURVEY REFLECTS THE ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE, OR ABANDONED. FURTHER, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL THE UNDERGROUND UTILITIES, OR OTHER BURIED FEATURES, BUT HAS MADE AN ATTEMPT TO LOCATE THOSE VISIBLE OR INDICATED AS ACCURATELY AS POSSIBLE.
- A COUNTY ROAD RIGHT-OF-WAY EXISTS AS AN ADJOINER TO THE SUBJECT PROPERTY DESCRIBED HEREON. THE SURVEYOR HAS NOT DISCOVERED EVIDENCE OF RECORD DIGNITY WHICH ESTABLISHES NOR DEFINES SAID RIGHT-OF-WAY. UNLESS NOTED OTHERWISE ON THIS MAP, THE SURVEYOR HEREON HAS RELIED UPON EXISTING FENCING OR COUNTY MAINTENANCE, AS LABELED, TO ESTABLISH THE BOUNDARIES OF THE RIGHT-OF-WAY AS OCCUPIED AT THE TIME OF THE SURVEY



**BOUNDARY SURVEY
OF
70.467 ACRES OF LAND
SITUATED IN THE HT&B RAILROAD CO. SURVEY,
ABSTRACT NO. 422, JOHNSON COUNTY, TEXAS**



— LONESTAR —
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
817-935-8701
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM