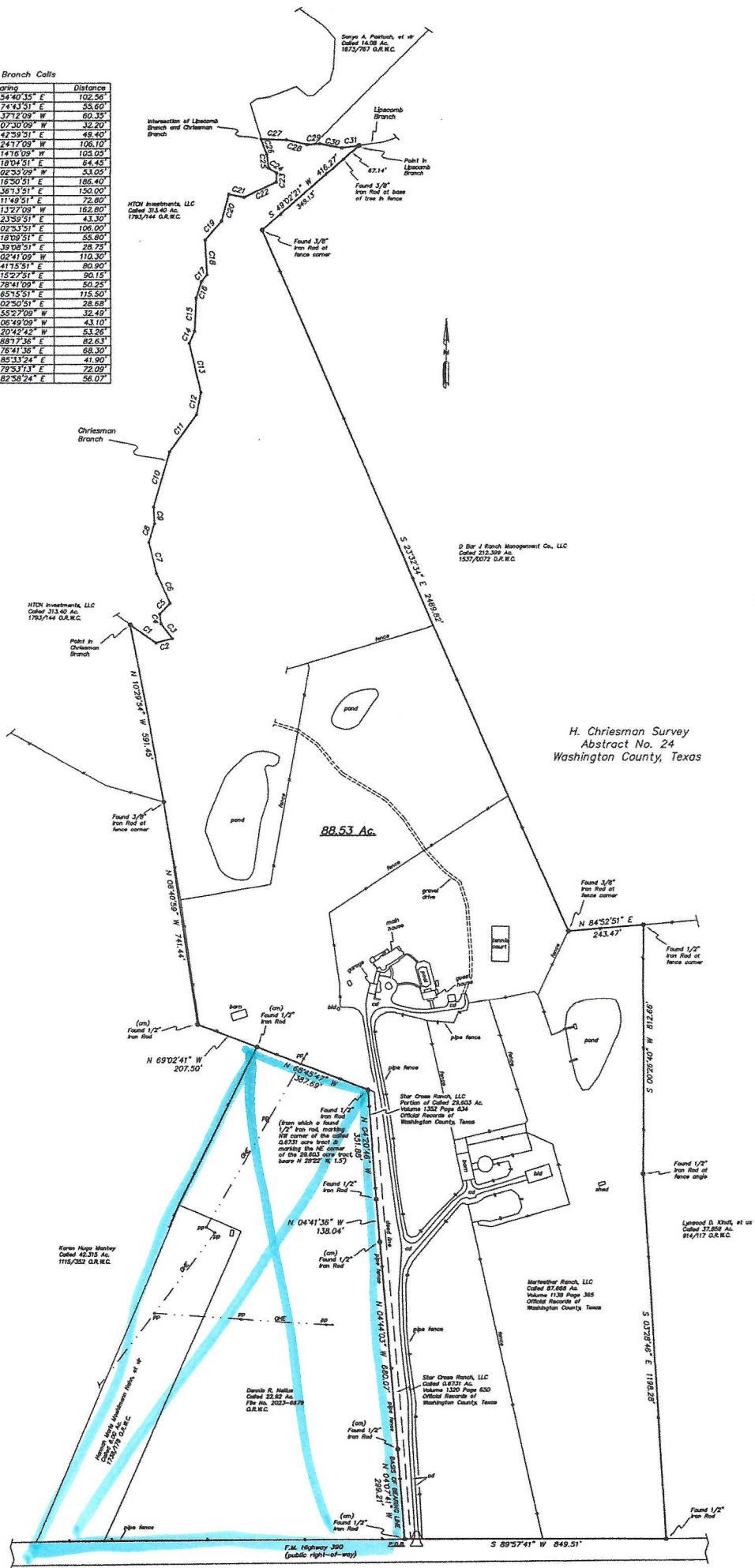


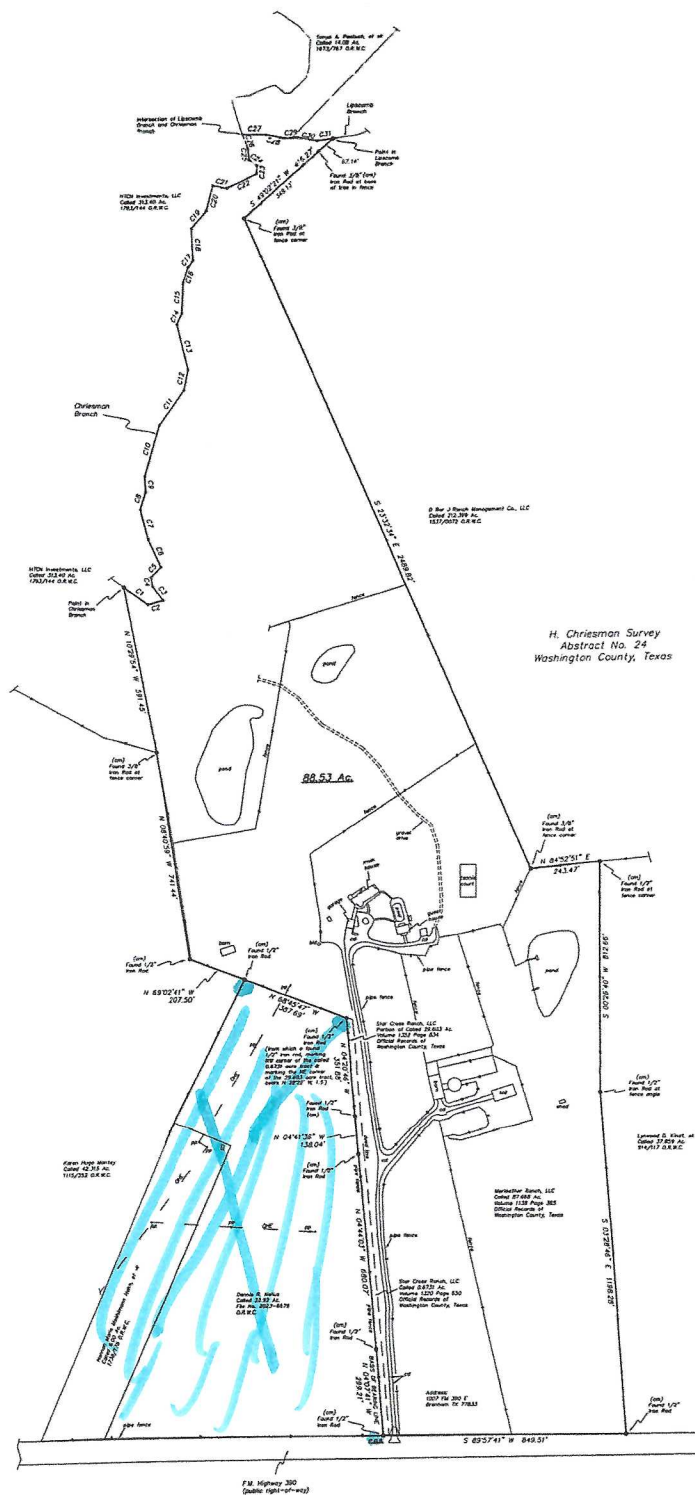
Branch Calls

Bearing	Distance
C1 S 54°40'35" E	102.56'
C2 N 74°43'51" E	55.60'
C3 N 37°12'09" W	60.35'
C4 N 07°30'09" W	32.20'
C5 N 42°59'51" E	48.40'
C6 N 247°09' W	106.10'
C7 N 14°18'09" W	105.05'
C8 N 18°04'51" E	64.45'
C9 N 02°35'09" W	53.05'
C10 N 16°50'51" E	106.40'
C11 N 38°13'51" E	150.00'
C12 N 11°49'51" E	72.80'
C13 N 13°27'09" W	162.60'
C14 N 43°50'51" E	43.30'
C15 N 02°35'51" E	106.00'
C16 N 18°08'51" E	55.80'
C17 N 39°08'51" E	28.75'
C18 N 02°41'09" W	110.30'
C19 N 41°15'51" E	80.90'
C20 N 15°27'51" E	90.15'
C21 S 78°41'09" E	50.25'
C22 N 45°15'51" E	715.50'
C23 N 02°50'51" E	28.68'
C24 N 55°27'09" W	32.48'
C25 N 06°45'09" W	43.10'
C26 N 20°42'42" W	53.28'
C27 S 88°17'36" E	82.63'
C28 S 76°41'36" E	68.30'
C29 N 85°33'24" E	41.90'
C30 S 79°33'11" E	72.09'
C31 N 82°58'24" E	56.07'



Scale 1" = 200'

	Branch	Coils	Distance
C1	S 54°55' E	1	122.26
C2	N 74°40' E	3	53.60
C3	N 74°40' E	3	53.60
C4	M 07°20' W	W	42.40
C5	M 07°20' W	W	42.40
C6	M 07°20' W	W	42.40
C7	N 14°02' W	W	103.01
C8	N 18°01' W	W	116.42
C9	S 22°55' W	W	51.23
C10	N 16°50' E	W	186.40
C11	N 16°50' E	W	186.40
C12	N 11°40' E	W	72.80
C13	N 13°00' W	W	162.80
C14	N 13°00' W	W	162.80
C15	S 22°55' W	W	51.23
C16	N 18°01' W	W	116.42
C17	N 18°01' W	W	116.42
C18	N 01°41' W	W	710.30
C19	N 41°52' E	W	80.90
C20	N 41°52' E	W	80.90
C21	S 2°08' W	W	50.73
C22	N 83°15' E	W	21.35
C23	N 83°15' E	W	21.35
C24	S 55°02' W	W	72.40
C25	S 06°40' W	W	43.10
C26	S 06°40' W	W	43.10
C27	S 06°17' W	W	62.63
C28	S 05°33' W	W	68.30
C29	S 05°33' W	W	68.30
C30	S 79°51' E	W	41.80



Michael J. Blaney  
Registered Professional Land Surveyor No. 5935

WFO: #2023-3478-8

4950 Wilshire Lane  
Beverly, Texas 77822 (972) 877-8544

Blakey Surveying LLC

4650 Wilhelm Lane  
Burton, Texas 77835-5794

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Telephone 979-277-8549

**STAR CROSS RANCH, LLC**  
**88.53 ACRE TRACT**

ALL THAT TRACT OR PARCEL OF LAND containing 88.53 acres, situated in Washington County, Texas, being out of the H. Chriesman Survey, Abstract No. 24, being all or a portion of a called 87.668 acre tract described in that deed dated October 19, 2004, from Meriwether Partners, L.L.C. to Meriwether Ranch, LLC, recorded in Volume 1138, Page 365, Official Records of Washington County, Texas, being all or a portion of a called 0.6731 acre tract described in that deed dated August 28, 2009, from Cameron F. Schultz to Star Cross Ranch, LLC, recorded in Volume 1320, Page 650 of the Official Records of Washington County, Texas, and being a portion of a called 29.603 acre tract described in that deed dated October 1, 2010, from Cameron F. Schultz to Star Cross Ranch, LLC, recorded in Volume 1352, Page 834 of the Official Records of Washington County, Texas, said 88.53 acre tract being more particularly described as follows:

**BEGINNING** at a found ½ inch iron rod, lying in the North margin of F.M. Highway 390 (public right-of-way), marking the Southeast corner of the Dennis R. Nelius called 22.92 acre tract (File No. 2023-6679, Official Records of Washington County, Texas), marking the Southeast corner of the original called 29.603 acre tract, marking the Southwest corner of the original called 0.6731 acre tract (Volume 1320, Page 650, Official Records of Washington County, Texas), and marking the Southwest corner of the herein described tract;

**THENCE** departing said highway margin, along the common boundary between the herein described tract and the Nelius tract, the following calls: N 04deg 07min 41sec W, 299.21 ft., to a found ½ inch iron rod; N 04deg 44min 03sec W, 680.07 ft., to a found ½ inch iron rod; N 04deg 41min 36sec W, 138.04 ft., to a found ½ inch iron rod; N 04deg 20min 46sec W, 351.88 ft., to a found ½ inch iron rod (a found ½ inch iron rod, marking the Northwest corner of the original called 0.6731 acre tract, and marking the Northeast corner of the original called 29.603 acre tract, bears N 28deg 22min 00sec W, 1.5 ft., from this point for reference); and, N 68deg 45min 47sec W, 387.69 ft., to a found ½ inch iron rod, marking the Northwest corner of said Nelius tract, and marking the Northeast corner of the Karen Hugo Mantey called 42.315 acre tract (Volume 1115, Page 352, Official Records of Washington County, Texas);

**THENCE** along a Northeast line of the Karen Hugo Mantey called 42.315 acre tract, with a Southwest line of the herein described tract, N 69deg 02min 41sec W, 207.50 ft., to a found ½ inch iron rod, marking a re-entrant corner of said Mantey tract, marking a Southwest corner of the original called 87.668 acre tract, and marking a Southwest corner of the herein described tract;

**THENCE** along an East line of said Mantey tract, and along an East line of the HTCN Investments, LLC called 313.40 acre tract (Volume 1793, Page 144, Official Records of Washington County, Texas), with a West line of the herein described tract, N 08deg 40min 59sec W, 741.44 ft., to a found 3/8 inch iron rod at fence corner, marking a Northeast corner of the Mantey tract, and marking a Southeast corner of the HTCN Investments, LLC tract, and marking a deed angle of the original called 87.668 acre tract; and, N 10deg 29min 54sec W, 591.45 ft., to a point in Chriesman Branch, marking a re-entrant corner of the HTCN Investments, LLC tract, marking a Northwest corner of the original called 87.668 acre tract, and marking a Northwest corner of the herein described tract;

**THENCE** running along the center of Chriesman Branch, with its meanders: 1) S 54deg 40min 35sec E, 102.56 ft.; 2) N 74deg 43min 51sec E, 55.60 ft.; 3) N 37deg 12min 09sec W, 60.35 ft.; 4) N 07deg 30min 09sec W, 32.20 ft.; 5) N 42deg 59min 51sec E, 49.40 ft.; 6) N 24deg 17min 09sec W, 106.10 ft.; 7) N 14deg 16min 09sec W, 105.05 ft.; 8) N 18deg 04min 51sec E, 64.45 ft.; 9) N 02deg 55min 09sec W, 53.05 ft.; 10) N 16deg 50min 51sec E, 186.40 ft.; 11) N 36deg 13min 51sec E, 150.00 ft.; 12) N 11deg 49min 51sec E, 72.80 ft.; 13) N 13deg 27min 09sec W, 162.80 ft.; 14) N 23deg 59min 51sec E, 43.30 ft.; 15) N 02deg 53min 51sec E, 106.00 ft.; 16) N 18deg 09min 51sec E, 55.80 ft.; 17) N 39deg 08min 51sec E, 28.75 ft.; 18) N 02deg 41min 09sec W, 110.30 ft.; 19) N 41deg 15min 51sec E, 80.90 ft.; 20) N 15deg 27min 51sec E, 90.15 ft.; 21) S 78deg 41min 09sec E, 50.25 ft.; 22) N 65deg 15min 51sec E, 115.50 ft.; 23) N 02deg 50min 51sec E, 28.68 ft.; 24) N 55deg 27min 09sec W, 32.49 ft.; 25) N 06deg 49min 09sec W, 43.10 ft.; 26) N 20deg 42min 42sec W, 53.26 ft., to an intersection with the center of Lipscomb Branch coming in from the East, marking a Southwest corner of the Sonya A. Pastuch, et vir called 14.08 acre tract (Volume 1673, Page 767, Official Records of Washington County, Texas), and marking a Northwest corner of the herein described tract;

**THENCE** leaving Chriesman Branch and running up Lipscomb Branch in the center thereof with its meanders: 27) S 88deg 17min 36sec E, 82.63 ft.; 28) S 76deg 41min 36sec E, 68.30 ft.; 29) N 85deg 33min 24sec E, 41.90 ft.; 30) S 79deg 53min 13sec E, 72.09 ft.; 31) N 82deg 58min 24sec E, 56.07 ft., to a point in Lipscomb Branch, marking a re-entrant corner of the D Bar J Ranch Management Co., LLC called 212.399 acre tract (Volume 1537, Page 0072, Official Records of Washington County, Texas), marking a Northeast corner of the original called 87.668 acre tract, and marking a Northeast corner of the herein described tract;

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**STAR CROSS RANCH, LLC**  
**88.53 ACRE TRACT** (continued)

**THENCE** departing said branch, along a Northwest line of the D Bar J Ranch Management Co., LLC tract, with a Southeast line of the herein described tract, S 49deg 02min 21sec W, at 67.14 ft., passing a found 3/8 inch iron rod on creek bank at the base of a tree in fence line, and CONTINUING for a TOTAL DISTANCE of 416.27 ft., to a found 3/8 inch iron rod at fence corner, marking a West corner of said D Bar J Ranch Management Co., LLC, marking a re-entrant corner of the original called 87.668 acre tract, and marking a re-entrant corner of the herein described tract;

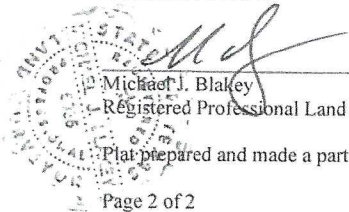
**THENCE** along a Southwest line of said D Bar J Ranch Management Co., LLC tract, with the Northeast line of the original called 87.668 acre tract, S 23deg 32min 34sec E, 2489.82 ft., to a found 3/8 inch iron rod at fence corner, marking a Southwest corner of said D Bar J Ranch Management Co., LLC, marking a re-entrant corner of the original called 87.668 acre tract, and marking a re-entrant corner of the herein described tract;

**THENCE** along a portion of a South line of said D Bar J Ranch Management Co., LLC tract, with a North line of the herein described tract, N 84deg 52min 51sec E, 243.47 ft., to a found 1/2 inch iron rod at fence corner, marking the Northwest corner of the Lynwood D. Kindt, et ux called 37.859 acre tract (Volume 914, Page 117, Official Records of Washington County, Texas), marking a Northeast corner of the original called 87.668 acre tract, and marking a Northeast corner of the herein described tract;

**THENCE** along the West line of the Kindt tract, with the East line of the original called 87.668 acre tract, S 00deg 26min 40sec W, 812.66 ft., to a found 1/2 inch iron rod at fence line angle, marking a deed angle of the Kindt tract, and marking a deed angle of the original called 87.668 acre tract; and, S 03deg 28min 46sec E, 1198.28 ft., to a found 1/2 inch iron rod, lying in the North margin of the aforementioned F.M. Highway 390, marking the Southwest corner of said Kindt tract, marking the Southeast corner of the original called 87.668 acre tract, and marking the Southeast corner of the herein described tract;

**THENCE** along the North margin of F.M. Highway 390, with a South line of the herein described tract, S 89deg 57min 41sec W, 849.51 ft., to the **PLACE OF BEGINNING** and containing 88.53 acres of land.

April 4, 2024  
W.O.#2024-3478-B

  
Michael J. Blakey  
Registered Professional Land Surveyor No. 5935  
Plat prepared and made a part of this description.  
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