

FELIPE MADRIGAL SURVEY, Abstract Number 554

APPROVED
By Meghan Lamonte at 4:45 pm, Jun 29, 2023

FIELD NOTES :

Part of the FELIPE MADRIGAL SURVEY, Abstract Number 554, situated about S20W 3 miles from the courthouse in Belton, Bell County, Texas, embracing the tract described in the deed to Herrick Properties, LLC, Series D, recorded in Document Number 2019-00054467 of the Bell County Official Public Records.

Beginning at a 3/8-inch iron rebar found in the west right of way line of Toll Bridge Road, for the northeast corner of said Herrick tract, and the southeast corner of a tract described in the deed to the Life Estate to A.N. Standard, recorded in Document Number 2010-00035365 of said Official Public Records.

Thence south 28 degrees-05 minutes-20 seconds west (deed call) along said west line of the Road, for the east line of said Herrick tract, 1025-18/100 feet to an "X" set in concrete wingwall for an angle point in said west line of the Road and said east line of the Herrick tract.

Thence south 28 degrees-51 minutes-10 seconds west (deed call is south 28 degrees-51 minutes-30 seconds west) continuing along said west line of the Road, for said east line of the Herrick tract, 224-27/100 feet to a 5/8" iron rebar set with cap stamped "RCS INC", for the southeast corner of said Herrick tract, and the northeast corner of a tract described in the deed to Fred Michael Henninger, et ux, North Tract, recorded in Volume 3152, Page 78 of said Official Public Records.

Thence north 64 degrees-29 minutes-45 seconds west (deed call) along the south line of said Herrick tract, for the north line of said Henninger North Tract, 712-36/100 feet to a 5/8-inch iron rebar found with an aluminum disk stamped "Texas Department of Transportation Mon. No." found in the east right of way line of Interstate Highway Number 35, for the southeast corner of a tract described in the deed to the State of Texas, Parcel 24, recorded in Document Number 2010-21353 of said Official Public Records, and the northeast corner of a tract described in the deed to the State of Texas, Parcel 23, recorded in Document Number 2013-00002035 of said Official Public Records, from said 5/8 inch iron rebar found, another 5/8 inch iron rebar found with an aluminum cap stamped "Texas Department of Transportation - Control Point of Access" bears south 28 degrees-32 minutes-28 seconds west (deed call is south 28 degrees-32 minutes-49 seconds west) 112-1/10 feet.

Thence north 28 degrees-32 minutes-50 seconds east (deed call is north 28 degrees-32 minutes-49 seconds east) along said east right of way line of the Highway, for the east line of said State of Texas Parcel 24, and the west line of said Herrick tract, at 350-05/100 feet pass a calculated point, from which a 5/8 inch iron rebar found with an aluminum disk stamped "Texas Department of Transportation - Control Point of Access" found bears east of line 0-2/10 of a foot, and then continue along said east line of the Highway, for the west line of

said Herrick tract, in all, 1141-29/100 feet to a 5/8 inch iron rebar found with an aluminum disk stamped "Texas Department of Transportation Mon. No." found for the northeast corner of said State of Texas Parcel 24, and being in the south line of a tract described in the deed to the State of Texas, Parcel 25, recorded in Document Number 2011-20238 of said Official Public Records, and being the northwest corner of said Herrick tract.

Thence south 73 degrees-09 minutes-35 seconds east (deed call is south 73 degrees-10 minutes-21 seconds east) along the south line of said State of Texas Parcel 25, for the north line of said Herrick tract, at 34-90/100 feet pass a 5/8 inch iron rebar found with an aluminum disk stamped "Texas Department of Transportation Mon. No." found for the southeast corner of said State of Texas Parcel 25, from said 5/8 inch iron rebar found, another 5/8 inch iron rebar found bears north 28 degrees-40 minutes east 1-8/10 feet, and then continue along the north line of said Herrick tract, for the south line of said Standard tract, (deed call is south 73 degrees-09 minutes-45 seconds east), in all, 719-30/100 feet to the place of BEGINNING and containing 19-46/100 acres, as surveyed.

NOTES :

The following easements do not appear to affect this lot: Volume 760, Page 377 and Volume 2022, Page 79 Bell County Deed Records.

The research for the land boundary property line of this tract has been provided by this surveyor or his associates. That research includes the names and references to the adjoining property owners. Those adjoining referenced are for compliance to the Texas Board of Professional Land Surveyors regulations, and are shown for information purposes only. All other research for documents such as, but not limited to, easements, deed restrictions, restrictive covenants, leases, etc. are the responsibility of the client's Title Company or other third parties other than this surveyor or company.

Basis of Bearing: The survey work for this project is on Grid Bearings and Coordinates, based upon the Texas State Plane Coordinate System, Central Zone, NAD83 datum obtained from GPS observations and referenced to the SMARTNET NETWORK OF NORTH AMERICA, Base Station "TXTC" at Temple College in Temple, Texas whose published coordinate value: N=10,366,800.432 E=3,229,831.029. The distances shown are surface distances. The Combined Correction Factor (CCF) for this project is 0.9998585.

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Title Commitment by Heritage Title Co. and First American Title Insurance Co. GF No. 202301307 Effective Date May 1, 2023.

ALTA TABLE "A"

- Monuments are noted and shown.
- Site address per Lamar Sign lease (Document Number 2015-00041408) is 5633 South IH 35, Belton, Texas 76513.
- This Property is located in Flood Zone "X" (Areas determined to be outside the 0.2% annual chance Floodplain), Number 48027C0340E Panel No. 340, Community No. 480028. City of Belton, Tx. Having an effective date of September 26, 2008. This statement does not imply this lot will never flood nor does it create liability on the part of this surveyor or company in such an event.
- 19.46 Acres
- 6(a). No zoning report provided.
- 7(a, b1 & c). No buildings were observed on subject site.
- Billboard shown on survey.
- No parking lots on site.
- 11(a). Texas 811 Ticket # 2258914408 / Dated March 30, 2022 / Members contacted:
 CTL Century link: Phone, cable & fiber; Located off site
 BET City of Belton: Water line; Located
 BET City of Belton: Sewer; located offsite
 TM2 Oncor Electric Distribution: Electric; Located
 The underground utilities shown have been located from a field survey of above ground markings placed by the above mentioned Texas 811 members. This surveyor or company makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does state that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities. Before any digging call 1-800-DIG-TESS.
- Adjoiners names are shown on survey.
- Distance to nearest street provided on survey.

CERTIFICATE OF SURVEYOR

To Herrick Properties, LLC; Heritage Title Co. and First American Title Insurance Co.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2021, and includes Items, 1-4, 6(a), 7(a), 7(b1), 7(c), 8-9, 11(a), 13-14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a Land Surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

*Note: The word "certify" or "certificate" used hereon constitutes an expression of professional opinion regarding the facts of findings, which are the subject of their certification and does not constitute a warranty or guarantee either expressed or implied.

Ronald Carroll
 Ronald Carroll
 RPLS No. 2025
 June 29, 2023
 Date:

ALTA-ACSM LAND TITLE SURVEY for
HERRICK PROPERTIES, LLC
FELIPE MADRIGAL SURVEY, ABSTRACT NUMBER 554
 City of Belton, Bell County, Texas.

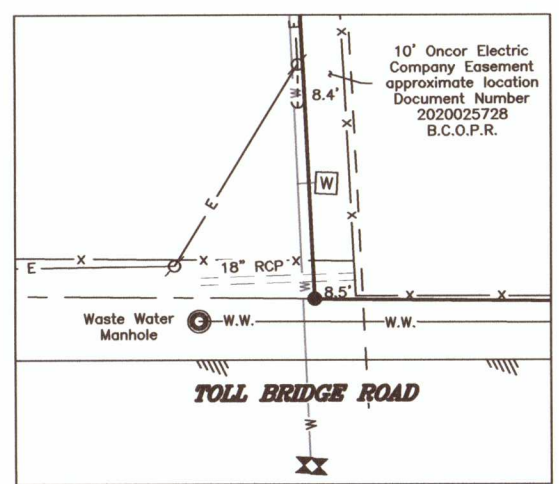
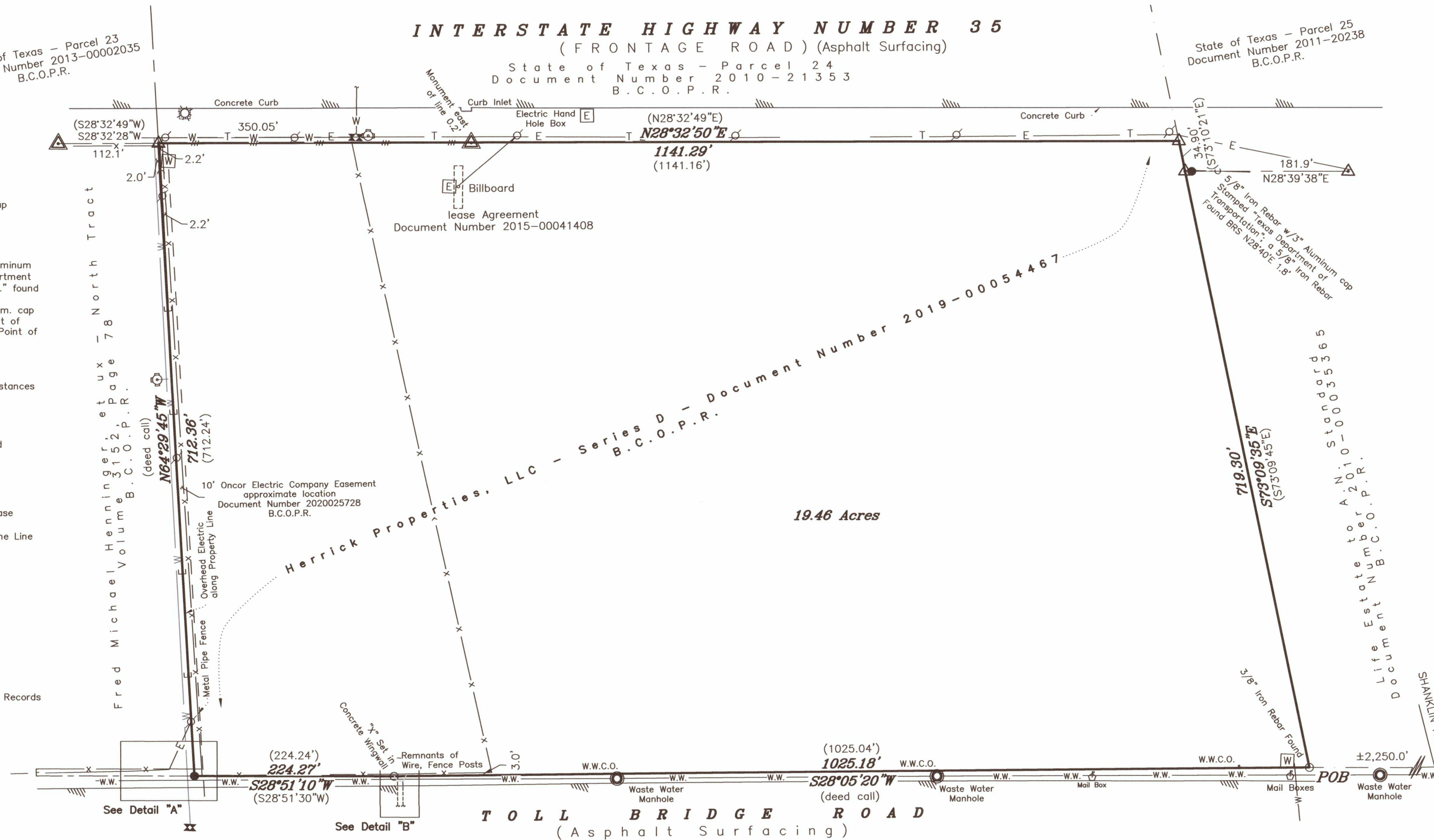
RONALD CARROLL SURVEYORS, INC.
 Phone: (254) 773-1447 Fax: (254) 773-1728
 Email: info@rcsurveyors.com Website: rcsurveyors.com
 5302 South 31st Street - Temple, Texas 76502
 TBPELS FIRM No. 10028400

DRAWN BY: JJK DATE: 6-23-23 DRAWING NAME: 10048-AB
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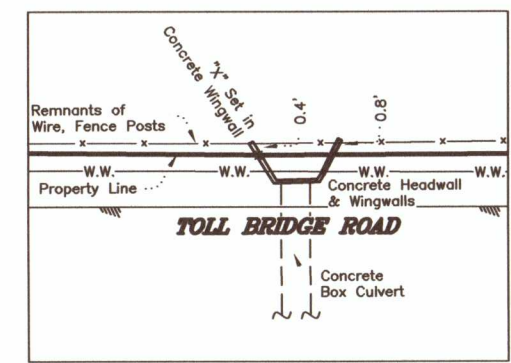


LEGEND:

- = 5/8" Iron Rebar Set w/cap stamped "RCS INC"
- = Found Monument
- △ = 5/8" Iron Rebar w/3" Aluminum cap stamped "Texas Department of Transportation Mon. No." found
- ▲ = 5/8" Iron Rebar w/3" Alum. cap stamped Texas Department of Transportation - Control Point of Access Found
- |||| = Asphalt Surfacing
- () = Called Bearings and/or Distances per Deed, Plat or Map
- ⊞ = Electric Box
- = Overhead sign on Billboard
- ⊞ = Fire Hydrant
- > = Guy Wire
- ⊞ = Light Pole on Concrete Base
- T-E- = Overhead Electric/Telephone Line
- ⊞ = Power Pole
- W.W.- = Waste Water Line
- W- = Water Line
- ⊞ = Water Meter
- ⊞ = Water Valve
- - - = Property Adjoiner
- = Chain Link Fence
- X- = Metal Pipe Fence
- ||| = Denial of Access
- P.O.B. = Point of Beginning



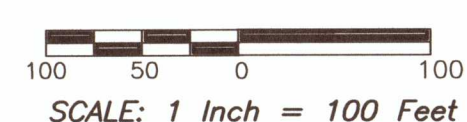
Detail "A"
Not to Scale



Detail "B"
Not to Scale

Sketch showing part of the FELIPE MADRIGAL SURVEY, Abstract Number 554, situated approximately S20°W 3 miles from the courthouse, in Belton, Bell County, Texas.

Surveyed June 12, 2023.
RONALD CARROLL SURVEYORS, INC.



SCALE: 1 Inch = 100 Feet