

FLOODPLAIN NOTE:
SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM NO. 48360C0506, EFFECTIVE 04/05/2019.
NEUTRANT TRACTS OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING
TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.
FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

TITLE COMMITMENT NOTE:
THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY.
ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

SPECIAL NOTE:
TEXAS STATUTES, LOCAL GOVERNMENT CODE, TITLE 7, REGULATION OF LAND USE, STRUCTURES, BUSINESSES
AND RELATED ACTIVITIES, SUBTITLE B, COUNTY REGULATORY AUTHORITY, CHAPTER 23, COUNTY REGULATION
OF SURVEYING, SUBCHAPTER A, SURVEYING PRACTICE, IN GENERAL. PLEASE CONSULT ALL
APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT THIS
PROPERTY.

SURVEYOR'S NOTES:
1) - UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION.
2) - ALL BEARINGS AND DISTANCES ARE BASED ON NAD 83(01) EPOCH 2010.0, STATE PLANE COORDINATE
SYSTEM, TEXAS NORTH CENTRAL ZONE, US SURVEY FEET GRID, ANY ELEVATIONS SHOWN, ARE BASED ON
NAVD83 US SURVEY FEET, GROUND.
3) - ANY STUCK TANKS ARE DETECTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR
MAKES NO CERTIFICATION AS TO EXACT SIZE.
4) - THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD,
ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A
CURRENT TITLE SEARCH MAY DISCLOSE.
5) - COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES
SHOULD BE DIRECTED TO:
TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
10175 INTERSTATE 35 AUSTIN, TEXAS 78741
WEBSITE: HTTP://TRES.TEXAS.GOV EMAIL: INFO@TRES.TEXAS.GOV PHONE: 512.440.7173

McKNIGHT TITLE COMPANY - GF No. WP-5111-B5

f. Easement and/or Right of Way from John Guiles to The Prairie Pipe Line Company by instrument dated 02/18/1922, filed 05/25/1922,
recorded in/under Volume 131, Page 122, Real Property Records, Parker County, Texas.
(EASEMENT IS BLANKET IN NATURE - UNABLE TO LOCATE ON THE GROUND)

g. Rights of others in and to that certain easement for Access by and between Derrell Guiles and wife Jean Guiles, Thurman C. Guiles, Fenton Guiles, Marcia
Chrane, Duwayne Guiles, Tricia Trammell, Carol Kinkade, Suzan Davis and Mildred Neuman by instrument, filed 05/18/1983, recorded
in/under Volume 1189, Page 1163, Real Property Records, Parker County, Texas.
(AS SHOWN)

h. Rights of others in and to that certain easement for Access by and between Derrell Guiles and wife Jean Guiles, Thurman C. Guiles and
wife Jane Guiles, Fenton Guiles and wife Bobbie Guiles, Marcia Chrane and husband Jerry Chrane, Duwayne Guiles, Tricia Trammell and
husband Bill Trammell, Carol Kinkade and husband Wylie Kinkade, Suzan Davis and husband Jackson Davis to Mildred Neuman by
instrument, filed 05/18/1983, recorded in/under Volume 1189, Page 1188, Real Property Records, Parker County, Texas.
(AS SHOWN)

i. Easement and/or Right of Way from Steve Randall Tomlin to Texport Gathering, LLC by instrument dated 05/31/2006, filed
10/04/2006, recorded in/under Volume 2476, Page 869, Real Property Records, Parker County, Texas.
(DOES NOT APPEAR TO BE LOCATED ON SUBJECT TRACT)

A LAND TITLE SURVEY OF

TBD CLEBURNE HIGHWAY, CRESSON, TEXAS 76035

TRACT I:

76.00 ACRES OF LAND LOCATED IN THE JOHN WELCH SURVEY, ABSTRACT No. 1510, AND THE L & G.N. RR. Co. SURVEY, ABSTRACT No. 1776, BEING A PORTION OF A CALLED 204.89 ACRES TRACT OF LAND CONVEYED TO EFIRE, LTD AS
DESCRIBED IN DOCUMENT No. 201901816 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING IN AN EAST LINE OF SAID CALLED 204.89 ACRES TRACT, AND BEING THE NORTHWEST CORNER OF A CALLED 85.572 ACRES TRACT CONVEYED TO G128 HOLDING
11302020 AS DESCRIBED IN DOCUMENT No. 202113183, AND THE SOUTHWEST CORNER OF A CALLED 8.17 ACRES TRACT CONVEYED TO JOANA AGUILAR FRAIDE AND JOSE REYES AGUILAR AS DESCRIBED IN DOCUMENT No. 20237444
BOTH RECORDED IN SAID OFFICIAL PUBLIC RECORDS FOR THE NORTHEAST AND BEGINNING CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE ALONG THE COMMON LINE OF SAID CALLED 85.572 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN, S 00°48'26" E - 1042.11 FEET TO A RAILROAD TIE FENCE POST FOUND, SAID POINT ALSO BEING THE SOUTHEAST
CORNER OF SAID CALLED 204.89 ACRES TRACT AND THE SOUTHWEST CORNER OF SAID CALLED 85.572 ACRES TRACT, AND BEING IN THE NORTH LINE OF A CALLED 876.93 ACRES TRACT (TRACT TWELVE) CONVEYED TO
MOOREODAM WILDLIFE FOUNDATION, INC AS DESCRIBED IN DOCUMENT No. 202201053 RECORDED IN SAID OFFICIAL PUBLIC RECORDS FOR THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED HEREIN;

THENCE ALONG THE COMMON LINE OF SAID CALLED 876.93 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN THE FOLLOWING BEARINGS AND DISTANCES:

- S 88°54'23" W - 639.92 FEET TO A 3/8 INCH SPIKE FOUND;
- N 80°29'36" W - 2693.96 FEET TO A 1 INCH IRON PIPE FOUND;
- S 58°53'38" W - 824.39 FEET TO A 4 INCH STEEL FENCE POST FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED HEREIN, AND BEING THE SOUTHWEST CORNER OF SAID CALLED 204.89 ACRES TRACT;
- N 01°11'39" W - 782.76 FEET TO A 10 INCH WOOD FENCE POST FOUND;

THENCE S 80°39'49" E - 911.66 FEET TO A 4 INCH STEEL FENCE POST FOUND, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A CALLED 524.4 ACRES TRACT (TRACT TWO) CONVEYED TO EFIRE, LTD AS DESCRIBED IN VOLUME
2114, PAGE 279 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID CALLED 524.4 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN, N 00°00'21" E - 423.61 FEET TO A 3/8 INCH SPIKE SET WITH CAP MARKED "JRP 5959"; SAID POINT ALSO BEING IN A WEST
LINE OF SAID CALLED 204.89 ACRES TRACT FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID TRACT DESCRIBED HEREIN;

THENCE CROSSING SAID CALLED 204.89 ACRES TRACT, N 89°11'25" E - 3103.98 FEET TO TO A 3/8 INCH SPIKE SET WITH CAP MARKED "JRP 5959" IN THE WEST LINE OF SAID CALLED 8.17 ACRES;

THENCE WITH THE COMMON LINE OF SAID CALLED 8.17 ACRES AND THE TRACT DESCRIBED HEREIN, S 00°48'26" E - 67.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 76.00 ACRES OF LAND.

TRACT II: 60 FOOT INGRESS AND EGRESS EASEMENT

TOGETHER WITH A 60 FOOT WIDE INGRESS AND EGRESS EASEMENT CONTAINING 5.05 ACRES OF LAND LOCATED IN THE T. & P. RR. Co. SURVEY, ABSTRACT No. 1650, AND THE L & G.N. RR. Co. SURVEY, ABSTRACT No. 1776, BEING A
PORTION OF A CALLED 85.572 ACRES TRACT CONVEYED TO G128 HOLDING 11302020 AS DESCRIBED IN DOCUMENT No. 202113183, AND A PORTION OF A CALLED 204.89 ACRES TRACT CONVEYED TO EFIRE, LTD AS DESCRIBED IN
DOCUMENT No. 201901816 BOTH RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 IRON ROD FOUND WITH CAP MARKED "DUMAS SURVEYING", SAID POINT ALSO BEING IN THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY No. 171, LOCALLY KNOWN AS CLEBURNE HIGHWAY, AND BEING THE
SOUTHEAST CORNER OF A CALLED 13.070 ACRES TRACT CONVEYED TO RED STAGG, LLC AS DESCRIBED IN DOCUMENT No. 20211388 RECORDED IN SAID OFFICIAL PUBLIC RECORDS, AND BEING THE NORTHEAST CORNER OF SAID
CALLED 85.572 ACRES TRACT FOR THE NORTHEAST AND BEGINNING CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE ALONG THE WEST RIGHT OF WAY LINE OF SAID STATE HIGHWAY No. 171, S 13°25'05" E - 61.48 FEET TO A POINT, SAID POINT ALSO BEING IN THE EAST LINE OF SAID CALLED 85.572 ACRES TRACT;

THENCE CROSSING SAID CALLED 85.572 ACRES TRACT THE FOLLOWING BEARING AND DISTANCES:

- S 89°11'23" W - 786.98 FEET TO A POINT;
- N 00°04'52" W - 24.70 FEET TO A POINT;

THENCE CONTINUING ACROSS SAID CALLED 85.572 ACRES TRACT AND CROSSING SAID CALLED 204.89 ACRES TRACT, S 89°11'25" W - 2795.49 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED HEREIN;

THENCE CONTINUING ACROSS SAID CALLED 204.89 ACRES TRACT THE FOLLOWING BEARINGS AND DISTANCES:

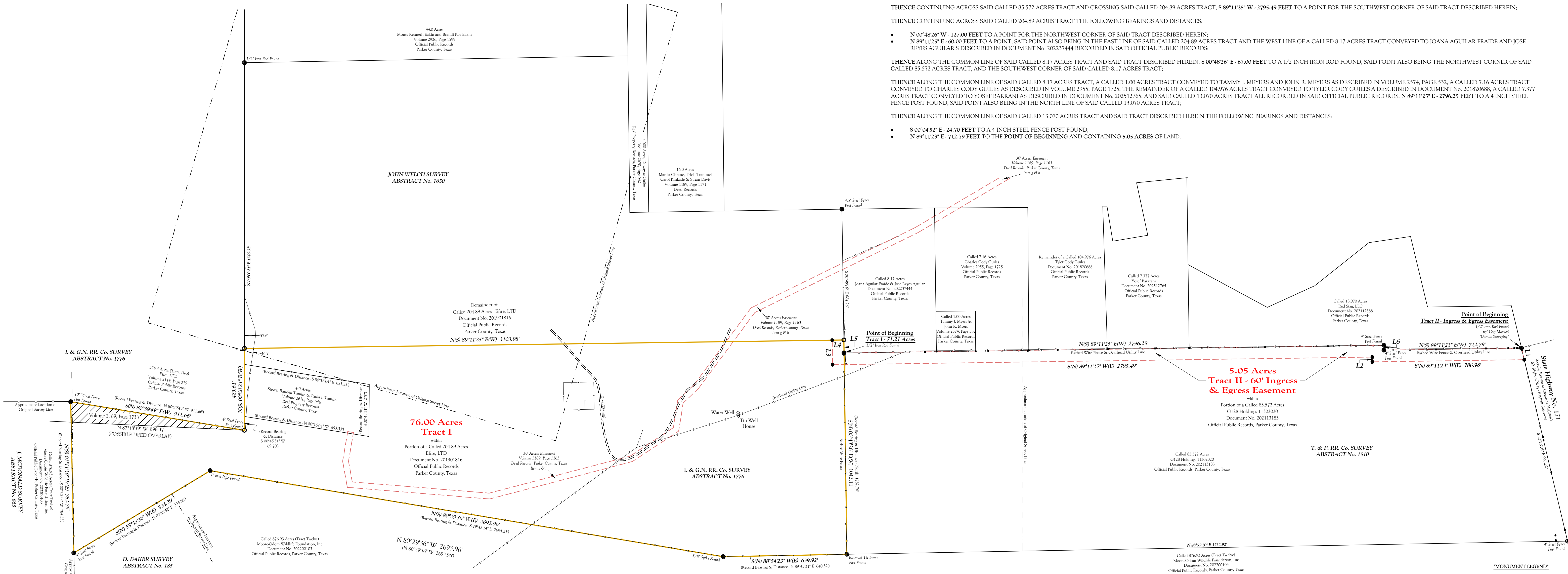
- N 00°48'26" W - 127.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID TRACT DESCRIBED HEREIN;
- N 89°11'25" E - 60.00 FEET TO A POINT, SAID POINT ALSO BEING IN THE EAST LINE OF SAID CALLED 204.89 ACRES TRACT AND THE WEST LINE OF A CALLED 8.17 ACRES TRACT CONVEYED TO JOANA AGUILAR FRAIDE AND JOSE
REYES AGUILAR S DESCRIBED IN DOCUMENT No. 20237444 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID CALLED 8.17 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN, S 00°48'26" E - 67.00 FEET TO A 1/2 INCH IRON ROD FOUND, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID
CALLED 85.572 ACRES TRACT, AND THE SOUTHWEST CORNER OF SAID CALLED 8.17 ACRES TRACT;

THENCE ALONG THE COMMON LINE OF SAID CALLED 8.17 ACRES TRACT, A CALLED 1.00 ACRES TRACT CONVEYED TO TAMMY I MEYERS AND JOHN R. MEYERS AS DESCRIBED IN VOLUME 2574, PAGE 532, A CALLED 7.16 ACRES TRACT
CONVEYED TO CHARLES CODY GULES AS DESCRIBED IN VOLUME 2955, PAGE 1725, THE REMAINDER OF A CALLED 104.976 ACRES TRACT CONVEYED TO TYLER CODY GULES A DESCRIBED IN DOCUMENT No. 201820688, A CALLED 7.377
ACRES TRACT CONVEYED TO YOSEF BARRANI AS DESCRIBED IN DOCUMENT No. 202512765, AND SAID CALLED 13.070 ACRES TRACT ALL RECORDED IN SAID OFFICIAL PUBLIC RECORDS, N 89°11'25" E - 2796.25 FEET TO A 4 INCH STEEL
FENCE POST FOUND, SAID POINT ALSO BEING IN THE NORTH LINE OF SAID CALLED 13.070 ACRES TRACT;

THENCE ALONG THE COMMON LINE OF SAID CALLED 13.070 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN THE FOLLOWING BEARINGS AND DISTANCES:

- S 00°04'52" E - 24.70 FEET TO A 4 INCH STEEL FENCE POST FOUND;
- N 89°11'23" E - 712.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.05 ACRES OF LAND.



LINE	BEARING	DISTANCE
L1	S(N) 13°25'05" E(W)	61.48'
L2	N(S) 00°04'52" W(E)	24.70'
L3	N(S) 00°48'26" W(E)	127.00'
L4	N(S) 89°11'25" E(W)	60.00'
L5	S(N) 00°48'26" E(W)	67.00'
L6	S(N) 00°04'52" E(W)	24.70'

I HEREBY CERTIFY THE FOLLOWING:
• THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 4, LAND TITLE SURVEY.
• ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
• TO THE BEST OF MY KNOWLEDGE THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN.
• THIS SURVEY IS BASED ON FIELD DATA COLLECTED ON THE GROUND DECEMBER 18, 2018 AND NOVEMBER 11, 2025.

I ASSUME NO RESPONSIBILITY FOR COPIES OF THIS SURVEY OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE. ORIGINAL COPIES OF THIS SURVEY WILL BE RETAINED IN THE SURVEYORS OFFICE AND MAY BE OBTAINED BY WRITTEN REQUEST. THIS SURVEY DOES NOT PRESUME OWNERSHIP OR TITLE INTEREST REGARDING ANY OF THE LAND SHOWN HEREON, THIS IS A REFLECTION OF PUBLIC RECORDS FOUND AT THE TIME OF THIS SURVEY.

