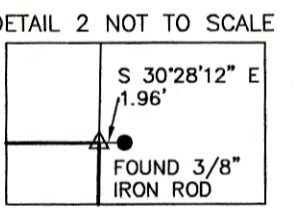
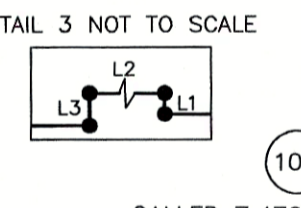
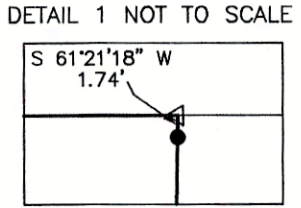
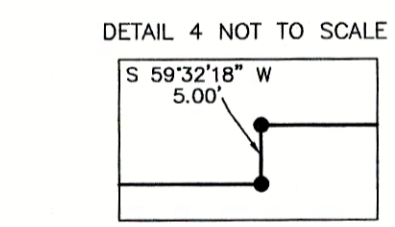


CURVE TABLE

CURVE	CH. BEARING	CHORD	RADIUS	ARC LENGTH	DELTA ANGLE
C1	S 22°24'26" E	252.15'	989.00'	252.83'	14°38'51"
C2	S 29°43'52" E	511.31'	1011.00'	516.92'	29°17'42"
C3	S 37°03'17" E	252.15'	989.00'	252.83'	14°38'51"
C4	S 60°16'17" W	226.73'	5779.50'	226.75'	2°14'52"

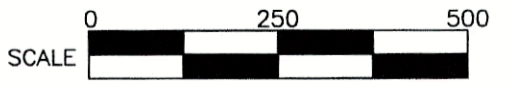
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 59°32'18" E	3.00'
L2	N 30°27'42" W	200.00'
L3	S 59°32'18" W	8.00'
L4	S 59°32'18" W	5.00'



ALTA / NSPS LAND TITLE SURVEY LEGEND

- = POWER POLE
- = GUY WIRE
- = SIGN
- = FENCE POST
- = TELEPHONE PEDESTAL
- = STORM SEWER MANHOLE
- = WATER VALVE IN CONCRETE CASING
- = FIRE HYDRANT
- = WATER METER
- = SANITARY SEWER MANHOLE
- = GAS RISER
- = CHAIN LINK FENCE
- = SILT FENCE
- = BARBED WIRE FENCE
- = OVERHEAD ELECTRIC LINE
- = 1/2" IRON ROD FOUND "WALLACE GROUP" (UNLESS OTHERWISE NOTED)
- = 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "CP&Y"
- D.R.M.C.T. = DEED RECORDS McLENNAN COUNTY
- O.P.R.M.C.T. = OFFICIAL PUBLIC RECORDS McLENNAN COUNTY
- () = DEED CALL/PLATTED CALL



ALTA/ACSM LAND TITLE SURVEY

**A 219.648 ACRE TRACT OF LAND,
SITUATED IN THE
TOMAS DE LA VEGA GRANT, ABSTRACT NO. 43
CITY OF WACO, McLENNAN COUNTY, TEXAS**

CP&Y 200 W. Hwy 6, Suite 620, Waco, Texas 76712
254.772.9272 TBPLS 10194124

WORK ORDER: WFI2000458 FIELDBOOK # 1322
DIGITAL FILE: WFI2000458-ALTA DRAWN BY: MDH

LEGAL DESCRIPTION

BEING A 219.648 ACRE, TRACT OF LAND SITUATED IN THE TOMAS DE LA VEGA GRANT, ABSTRACT NO. 43, McLENNAN COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF THAT CALLED 1,064.016 TRACT OF LAND DESCRIBED IN DEED TO WACO INDUSTRIAL FOUNDATION, AS RECORDED IN VOLUME 1573, PAGE 793 OF THE DEED RECORDS OF McLENNAN COUNTY, TEXAS (D.R.M.C.T.) AND ALL OF THAT CALLED 500 BY 800 FOOT TRACT OF LAND DESCRIBED IN DEED TO WACO INDUSTRIAL FOUNDATION, AS RECORDED IN VOLUME 398, PAGE 183 OF THE OFFICIAL PUBLIC RECORDS OF McLENNAN COUNTY, TEXAS (O.P.R.M.C.T.); SAID 219.648 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch capped iron rod found and stamped "Wallace Group" being the west corner of Lot 2, Block 2 Sanderson Farms Addition, according to the Final Plat thereof, As recorded in McLennan County Clerks File Number 2015030737 of said O.P.R.M.C.T., also lying in the south Right of Way (ROW) line of Concord Road (85 foot wide ROW);

THENCE along north line hereof being the west and south lines of said Lot 2 the following two (2) courses and distances:

1. S 29° 46' 04" E, along said west line a distance of 1,059.93 feet, to a 1/2 inch iron rod found for the south corner of said Lot 2;
2. N 60° 13' 44" E, along said south line a distance of 2,005.84 feet, to a 1/2 inch capped iron rod found and stamped "Wallace Group" for the southeast corner of said Lot 2 lying in the east line hereof and the west ROW line of Aviation Parkway (variable width ROW). From which a 5/8 inch iron rod found being a point of tangency of said west ROW line bears N 29° 48' 20" W, a distance of 609.60 feet;

THENCE along the east line hereof and the west ROW line of said Aviation Parkway the Following five (5) courses and distances:

1. S 29° 48' 20" E, a distance of 860.65 feet, to a 1/2 inch capped iron rod found and stamped "Wallace Group" for the beginning of a non-tangent curve to the right having a central angle of 14° 38' 51", a radius of 989.00 feet and a chord bearing S 22° 24' 26" E, a chord distance of 252.15 feet;
2. Along said non-tangent curve to the right, an arc distance of 252.83 feet, to a 1/2 inch capped iron rod found and stamped "Wallace Group" for point of return curvature to the left having a central angle of 29° 17' 42", a radius of 1,011.00 feet and a chord bearing S 29° 43' 52" E, a chord distance of 511.31 feet;
3. Along said curve to the left, an arc distance of 516.92 feet to a 1/2 inch capped iron rod found and stamped "Wallace Group" for a point of return curvature to the right having a central angle of 14° 38' 51", a radius of 989.00 feet and a chord bearing S 37° 03' 17" E, a chord distance of 252.15 feet;
4. Along said curve to the right, an arc distance of 252.83 feet to a 1/2 inch capped iron rod found and stamped "Wallace Group" being the end of said curve;
5. S 29° 45' 37" E, a distance of 644.67 feet, to a point for corner being the northeast corner of that called 9.960 acre tract of land described in deed to Balcones Distilling, LLC, as recorded in McLennan County Clerks File Number 2017001879 of said O.P.R.M.C.T. From which a 1/2 inch iron rod found lying in the west ROW line of said Aviation Parkway at southeast corner of Lot 1, Block 1 of the Aviation Addition according to the Final Plat thereof, as recorded in Volume 644, Page 64 of said O.P.R.M.C.T. bears S 29° 45' 37" E, a distance of 1,382.79 feet;

THENCE S 61° 21' 18" W, along the north line of said 9.960 acre tract being the east line hereof passing at a distance of 1.74 feet a 1/2 inch iron rod found and continuing for a total distance of 621.41 feet, to a 3 inch chain link fence corner post at the northwest corner of said 9.960 acre tract;

THENCE S 29° 48' 52" E, along the west line of said 9.960 acre tract and continuing along the east line hereof passing at a distance of 700.00 feet, a 1/2 inch capped iron rod found and stamped "Wallace Group" being the westerly common corner of said 9.960 acre tract and said Lot 1, Block 1, and continuing along the west line of said Lot 1, Block 1 a total distance of 1,404.05 feet, to a 5/8 inch iron rod found lying on the south line of said 1,064.016 acre tract and in the north ROW line of U.S. Highway 84 (variable width ROW) the same being the southwest corner of said Lot 1, Block 1.

THENCE S 61° 23' 44" W, along the common line of said 1,064.016 acre tract and said U.S. Highway 84 passing at a distance of 315.84 feet, a 3/8 inch iron rod found at the southeast common corner of said 1,064.016 acre tract and said 500 by 800 foot tract, and continuing along the common line of said 500 by 800 foot tract and said U.S. Highway 84 a total distance of 1,031.00 feet, to 1/2 inch capped iron rod found and stamped "Wallace Group" at the beginning of a curve to the left having a central angle of 2° 14' 52", a radius of 5,779.50 and a chord bearing S 60° 16' 17" W, a chord distance of 226.73 feet;

THENCE along said curve to the left passing at an arc distance of 81.64 feet the common southerly corner of said 1,064.016 acre tract and said 500 by 800 foot tract, from which a 3/8 inch iron rod found bears S 30° 28' 12" E, a distance of 1.96 feet, and continuing a total arc distance of 226.75 feet, to a 5/8 inch iron rod found for the end of said curve

THENCE S 59° 04' 09" W, along the common line of said 1,064.016 acre tract and U.S. Highway 84 a distance of 54.94 feet to a 1/2 inch capped iron rod found and stamped "Wallace Group" being the southeast corner of Lot 1, Block 2 of the Sanderson Farms Addition according to the Final Plat thereof, as recorded in County Clerks File Number 2006010228 of said O.P.R.M.C.T.

THENCE along the east and north lines of said Lot 1, Block 2 being the south line hereof, the following two courses and distances:

1. N 30° 26' 56" W, along the said east line a distance of 763.49 feet, to a 1/2 inch capped iron rod found and stamped "Wallace Group" for the northeast corner of said Lot 1, Block 2;
2. S 59° 33' 15" W, along said north line a distance of 697.76 feet, to a 1/2 inch capped iron rod found and stamped "Walker Partners" lying in the west line hereof, the east ROW line of Tiley Road (variable width ROW) and the southeast corner of that called 7.476 acre tract of land described in deed to The City of Bellmead, as recorded in McLennan County Clerks File Number 2016036350 of said O.P.R.M.C.T.

THENCE along the common line of the herein described tract and said 7.476 acre tract the following seven courses and distances:

1. N 30° 27' 42" W, a distance of 1,007.97 feet, to a 1/2 inch capped iron rod found and stamped "Walker Partners";
2. N 59° 32' 18" E, a distance of 3.00 feet, to a 1/2 inch capped iron rod found and stamped "Walker Partners";
3. N 30° 27' 42" W, a distance of 200.00 feet, to a 1/2 inch capped iron rod found and stamped "Walker Partners";
4. S 59° 32' 18" W, a distance of 8.00 feet, to a 1/2 inch capped iron rod found and stamped "Walker Partners";

5. N 30° 27' 42" W, a distance of 1,400.00 feet, to a 1/2 inch capped iron rod found and stamped "Walker Partners";
6. S 59° 32' 18" W, a distance of 5.00 feet, to a 1/2 inch capped iron rod found and stamped "Walker Partners";
7. N 30° 27' 42" W, a distance of 1,226.43 feet, to a 5/8 inch capped iron rod set and stamped "CP&Y" for the northwest corner hereof lying in the north line of said 1,064.016 acre tract and on the south ROW line of Ted Maeher Road as described in deed to McLennan County , as recorded in Volume 1030, Page 590 of said D.R.M.C.T.;

THENCE N 22° 40' 18" E, along the common line of said 1,064.016 acre tract and said Ted Maeher Road a distance of 589.46, to a 1/2 inch capped iron rod found and stamped "Wallace Group" lying at the southerly intersection of said Ted Maeher and Concord Roads;

THENCE N 60° 13' 43" E, along the south line of said Concord Road, being the north line hereof a distance of 222.87 feet, to the POINT OF BEGINNING and containing 219.648 acres, more or less.

"SCHEDULE B" ITEMS

TITLE COMMITMENT FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 206975, EFFECTIVE DATE: DECEMBER 8, 2020, ISSUE DATE: DECEMBER 16, 2020

RESTRICTIONS

- 1.) Recorded in Clerk's File Number 2017009902 of the Official Public Records of McLennan County, Texas (DOES AFFECT, AS SHOWN);

EASEMENTS

- 10a.) Any and all easements, building setback lines, conditions, covenants, and restrictions as set forth in the restrictions recorded in Clerk's File Number 2017009902 of the Official Public Records of McLennan County, Texas. (DOES AFFECT, AS SHOWN);
- 10d.) Easement: in favor of the City of Waco, dated September 2, 1988, executed by Waco Industrial Foundation, recorded in Volume 1641, Page 452 of the Deed Records of McLennan County, Texas. Subordination Agreement, dated March 9, 1989, executed by The Tiley Mineral Trust, etal, recorded in Volume 1663, Page 323 of the said Deed Records. (DOES AFFECT, AS SHOWN);
- 10e.) Easement: in favor of Koch Refining Company, dated August 14, 1989, executed by the Waco Industrial Foundation, recorded in Volume 1673, Page 668 of the Deed Records of McLennan County, Texas. (DOES AFFECT, AS SHOWN);
- 10f.) Easement: in favor of the City of Waco, dated July 17, 1990, executed by the Waco Industrial Foundation, recorded in Volume 1696, Page 850 of the Deed Records of McLennan County, Texas. (DOES AFFECT, AS SHOWN);
- 10g.) Easement: in favor of the City of Waco, dated March 8, 2006, executed by the Waco Industrial Foundation, recorded under Clerk's File Number 2006009192 of the Official Public Records of McLennan County, Texas. (DOES AFFECT, AS SHOWN);
- 10h.) Easement: in favor of the City of Waco, dated October 13, 2006, executed by the Waco Industrial Foundation, recorded under Clerk's File Number 2006039478 of the Official Public Records of McLennan County, Texas. (DOES AFFECT, AS SHOWN);
- 10i.) Easement: in favor of the City of Bellmead, dated September 16, 2016, executed by the Waco Industrial Foundation, recorded under Clerk's File Number 2016036350 of the Official Public Records of McLennan County, Texas. (DOES AFFECT, AS SHOWN DEDICATED RIGHT-OF-WAY);

SURVEYORS NOTES:

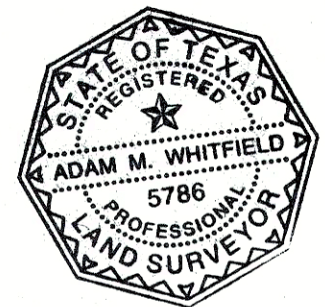
1. The bearings shown hereon are grid bearings and are based on GPS observations, and the Texas State Plane Coordinate System, Central Zone (4203), North American Datum of 1983. All distances and areas shown are based on surface coordinates. To convert to grid divide by the project CSF 1.00012.
2. There are no visible and apparent encroachments of the subject tract, unless otherwise shown.
3. As shown on the survey, there is no observed evidence of current earth moving work, building construction or building additions on the subject tract.
4. Total number of parking spaces: 0
Total number of handicap parking spaces: 0
5. FLOOD NOTE: Said described property is located within an area having a zone designation of ZONE "X" Unshaded by the Secretary of Housing and Urban Development, on Flood insurance Rate Map Numbers 48309C0225D, 48309C0400D, 48309C0380D, and 48309C0215D, with a date of identification of December 20, 2019, in City of Waco, McLennan County, State of Texas, which are the current Flood Insurance Rate Maps for the community in which said property is situated. Said property is not in a special flood hazard area.
6. The address of the subject property is 5619 US Highway 84 Waco, TX 76705; 5487 E US Highway 84, Waco, TX 76705
7. The Gross Land Area of the Subject Parcel is 219.648 acres (9,567,867 sq ft, more or less).
8. There are 3 structures on the subject property.
9. The subject property adjoins Aviation Parkway, Tiley Road, Ted Maeher Road, Concord Road, and US Highway 84.
10. There are no proposed changes to the Street Right-of-Way lines Adjacent to the Subject Parcel.

To Waco Industrial Foundation, a Corporation and First American Title Guaranty Company, a Texas Corporation

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSMNSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 8, 9, 11, 13, 14, 16, and 17 of Table A thereof. The field work was completed on March 18, 2020

Adam M. Whitfield
ADAM M. WHITFIELD, RPLS NO. 5786

DATE: 12-18-2020
December 18, 2020



ALTA/ACSM LAND TITLE SURVEY
A 219.648 ACRE TRACT OF LAND,
SITUATED IN THE
TOMAS DE LA VEGA GRANT, ABSTRACT NO. 43
CITY OF WACO, McLENNAN COUNTY, TEXAS

CP&Y 200 W. Hwy 6, Suite 620, Waco, Texas 76712
254.772.9272 TBPLS 10194124

WORK ORDER WFI2000458 FIELDBOOK # 1322
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