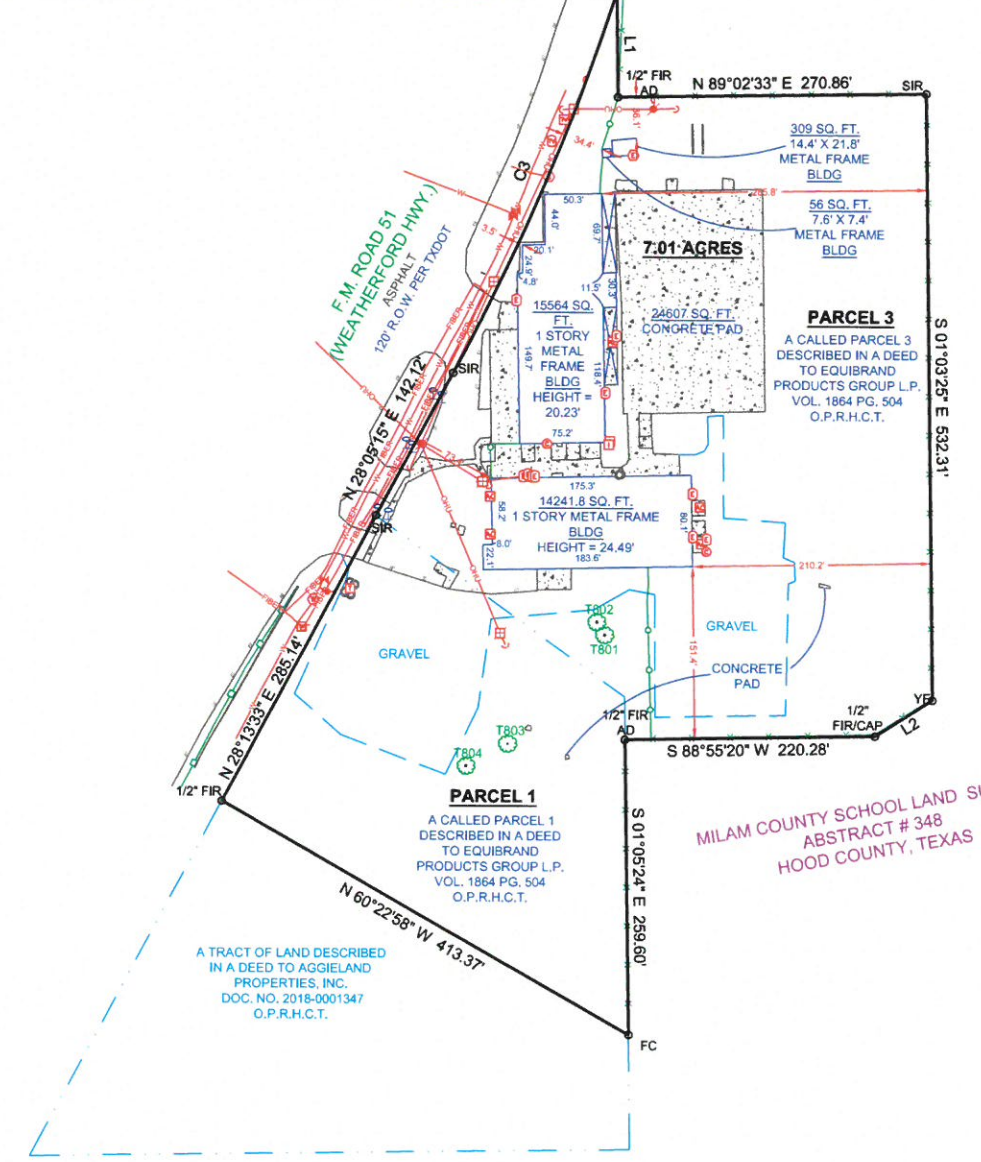


LINE	BEARING	DISTANCE
L1	S 00° 57' 59" E	181.59'
L2	S 57° 31' 00" W	59.67'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C3	363.17'	1970.08'	110° 33' 44"	N 22° 53' 15" E	362.86'



A TRACT OF LAND DESCRIBED IN A DEED TO SJM RANCH, LLC, DOC. NO. 2018-0004948 O.P.R.H.C.T.

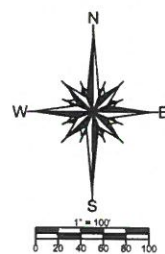
A TRACT OF LAND DESCRIBED IN A DEED TO AGGIELAND PROPERTIES, INC., DOC. NO. 2018-0001347 O.P.R.H.C.T.

MILAM COUNTY SCHOOL LAND SURVEY, ABSTRACT # 348 HOOD COUNTY, TEXAS

Tree ID#	Trunk Diameter	Botanic Name
T802	25"	Live Oak
T801	25"	Live Oak
T803	12"	Pecan
T804	25"	Cottonwood

**LEGEND**

EB	= ELECTRIC TRANSFORMER	R.O.W.	= RIGHT-OF-WAY
PP	= POWER POLE	YF	= CROWS FOOT FOUND
C	= GUY WIRE	FIR	= FOUND IRON ROD
+	= FIRE HYDRANT	SIR	= SET IRON ROD W/CAPPED
W	= WATER VALVE	FC	= FENCE CORNER
EM	= ELECTRIC METER	POB	= POINT OF BEGINNING
GM	= GAS METER	CL	= CHAIN LINK FENCE
ER	= ELECTRIC RISER	GR	= GAURDRAIL
TR	= TELEPHONE RISER	WF	= WIRE FENCE
TV	= TELEPHONE VAULT	OHU	= OVER-HEAD UTILITIES
CV	= CABLE VAULT	WL	= WATERLINE
BFS	= BURIED FIBER OPTIC SIGN	BC	= BURIED CABLE LINE
IR	= IRRIGATION CONTROL	BFO	= BURIED FIBER OPTIC LINE
SL	= SEPTIC TANK LID	AS	= ASPHALT
AC	= AIR CONDITIONER	CON	= CONCRETE
B	= BOLLARD		
AD	= ALUMINUM DISK		



**SCHEDULE "B" ITEMS**

Commitment for Title Insurance (T-7), dated July 7, 2020.  
 Policy Number FTI-190204:  
 10-5 Easement executed by Stetson Massey and Jo Ann Massey, to Brazos Electric Power Cooperative, Inc., filed May 27, 1968, recorded in/under Volume 144 Page 430 of the Real Property Records of Hood County, Texas. (Tracts 2 and 3), does not affect.

**LEGAL DESCRIPTION**

All that certain lot, tract or parcel of land lying and being situated in the City of Granbury, Hood County, Texas, and being part of the Milam County School Land Survey, Abstract Number 348, Hood County, Texas and being all of that called 2.093-acre Parcel 1 and all of a called 4.925-acre Parcel 3 described in a deed to Equibrand Products Group, L.P., recorded in Volume Number 1864, Page 504, Official Public Records of Hood County, Texas, and being more fully described by metes and bounds as follows:  
 BEGINNING at a capped iron rod set stamped "KAZ" in the East line of F.M. Road 51 (also known as Weatherford Highway) and being the Northerly most corner of said 4.925-acre tract;  
 THENCE South 00 degrees 57 minutes 59 seconds East a distance of 91.59 feet to a 1/2-Inch iron rod found with aluminum disk;  
 THENCE North 89 degrees 02 minutes 33 seconds East a distance of 270.86 feet to a capped iron rod set stamped "KAZ";  
 THENCE South 01 degree 03 minutes 25 seconds East a distance of 532.31 feet to a crow's foot found;  
 THENCE South 57 degrees 31 minutes 00 seconds West a distance of 59.67 feet to a capped iron rod found;  
 THENCE South 88 degrees 55 minutes 20 seconds West a distance of 220.28 feet to a 1/2-Inch iron rod found with aluminum disk;  
 THENCE South 01 degree 05 minutes 24 seconds East a distance of 259.60 feet to a fence corner found, being the Northeast corner of a tract of land described in a deed to Aggieldand Properties, Inc., recorded in Document Number 2018-0001347, Official Public Records of said Hood County;  
 THENCE along the common line of this and said Aggieldand Properties, Inc. tract, North 60 degrees 22 minutes 58 seconds West a distance of 413.37 feet to a 1/2-inch iron rod found in the said East line of F.M. Road 51, also being the Northwest corner of said Aggieldand Properties, Inc. tract;  
 THENCE along the East line of said F.M. Road 51, North 28 degrees 13 minutes 33 seconds East a distance of 285.14 feet to a capped iron rod set stamped "KAZ";  
 THENCE continuing along the East line of said F.M. 51, North 28 degrees 05 minutes 15 seconds East a distance of 142.12 feet to a capped iron rod set stamped "KAZ" at the beginning of a non-tangent curve to the left;  
 THENCE continuing along the East line of said F.M. 51, along said curve to the left whose long chord bears North 22 degrees 53 minutes 15 seconds East, a distance of 362.66 feet and whose radius is 1970.08 feet and an arc length of 363.17 feet to the POINT OF BEGINNING and containing 7.01 acres of land more or less.

**GENERAL NOTES**

1. Surveyor did not abstract property. Survey is based on legal and easement descriptions supplied by others.
2. Nothing in this survey is intended to express an opinion regarding ownership or title.
3. The word certify is understood to be an expression of professional judgement by the surveyor, which is based on his best knowledge, information and belief.
4. This survey is being provided solely for the use of the parties to whom the survey is certified and no license has been created, expressed or implied to copy the survey except as is necessary in conjunction with the transaction to which the parties to whom the survey is certified are parties.
5. The address of the surveyed property is 1301 Weatherford Highway Grandbury, Texas. (ITEM 2)
6. **FLOOD STATEMENT:** I have reviewed the F.E.M.A. Flood Insurance Rate Map for the City of Granbury, Community Number 480357 effective date 4-05-2019 and that map indicates as scaled, that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 185 E of said map. (ITEM 3)
7. No representation is made for the accuracy or completeness of third party Zoning. This firm is not an expert in the interpretation of complex zoning ordinances: compliance is beyond the scope of this survey of this survey. Any user of said information is urged to contact the local agency.
8. The gross land area is 7.01 acres. (ITEM 4)
9. The location of the water and sewer pipeline and other utilities as shown hereon, were determined by the field collection of above-ground structures. No excavation was performed to verify the structures' exact underground location. (ITEM 11)
10. No encroachments found on subject property, other than shown.
11. Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based on the North American Datum of 1983, 2011 Adjustment.
12. No observed changes to right-of-way.

**SURVEYORS CERTIFICATION**

I hereby certify to Chicago Title Insurance Company (GF#FTI-190204), Daniel W. Aston, Trustee and/or his Assigns, Classic Rope, Inc., and Equibrand Products Group, LP.

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/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Table A Items 2, 3, 4, 7a, 7b1, 7b2, 7c, 8, and 11 The field work was completed on July 16, 2020.

Date of Plate July 27, 2020

*KAZ* 7-27-20  
 Kenneth A. Zollinger, RPLS# 5312



**TITLE COMPANY**



1720 WESTMINSTER DENTON, TX 76205 (940)382-3446  
 JOB NUMBER: 200505  
 DRAWN BY: TMM  
 DATE: 07-27-2020  
 R.P.L.S.  
 KENNETH A. ZOLLINGER

ALTA/NSPS LAND TITLE SURVEY  
 1301 WEATHERFORD HIGHWAY  
 GRANBURY, TEXAS 76048



TX FIRM REGISTRATION # 10002100