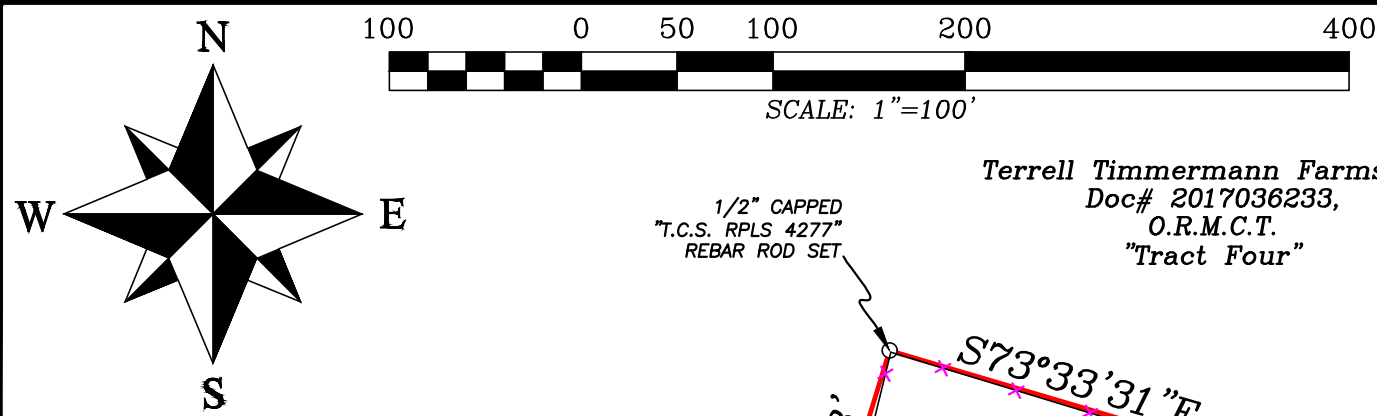




TRACT 1

LEGEND	
●	METER POLE
○	UTILITY POLE
→	DOWN GUY
---	OVERHEAD UTILITY LINE
—	ASPHALT
—	CONCRETE
✕	FENCE



Terrell Timmermann Farms, LP
Doc# 2017036233,
O.R.M.C.T.
"Tract Four"

Petree-Kerr I, Ltd.
Doc# 2006045107,
O.R.M.C.T.

T. Polk Survey,
Abstract# 703,

Terrell Timmermann Farms, LP
Doc# 2017036233,
O.R.M.C.T.
"Tract Four"

John Hennings Survey,
Abstract# 537,

(Portion of)
Secure Covenant Interests, Ltd.
Doc# 2026032215,
O.R.M.C.T.
"Tract 2"
(15.404 ACRES OF LAND
MORE OR LESS)

(Residual of)
Secure Covenant Interests, Ltd.
Doc# 2026032215,
O.R.M.C.T.
"Tract 2"

Legal Description:

Description for a tract of land situated in the John Leach Survey, Abstract Number 545, and the John Hennings Survey, Abstract Number 537, McLennan County, Texas and being a portion of a tract of land described in a deed to as "Tract 2" to Secure Covenant Interests, Ltd., recorded in Document Number 2026032215, Official Records, McLennan County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" capped "T.C.S. RPLS 4277" rebar rod set in the northeast line of Eddie-Gatesville Parkway (Farm to Market 107), an existing 120 feet wide right of way, and in the south line of the Secure Covenant Interests Tract, for the southeast corner of the herein described tract, and from which a 3/8" rebar rod found for a bend in the line of the Secure Covenant Tract bears S73°01'22"E., 401.21 feet;

THENCE N73°01'22"W., 765.32 feet along the northeast line of Eddie-Gatesville Parkway to a 3/8" rebar rod found (Control Monument) for the southwest corner of the Secure Covenant Tract, same being the southerly, southeast corner of a tract of land described in a deed as "Tract Four" to Terrell Timmermann Farms, LP, recorded in Document Number 2017036233, Official Records, McLennan County, Texas;

THENCE N17°03'53"E., 961.93 feet along the common line of the Secure Covenant Tract and the Timmermann Farms Tract to a 1/2" capped "T.C.S. RPLS 4277" rebar rod found (Control Monument) northwest of a 4" steel fence corner post, for the northwest corner of the Secure Covenant Tract;

THENCE S73°33'31"E., 570.76 feet along a common line of the Secure Covenant Tract; the Timmermann Farms Tract, and a tract of land described in a deed to Petree-Kerr I, Ltd., recorded in Document Number 2006045107, Official Records, McLennan County, Texas, being generally along a fence, to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set for the northeast corner of the herein described tract, and from which a 1/2" capped "T.C.S. RPLS 4277" rebar rod found near an old fence corner post at the called westerly corner of the T. Polk Survey, Abstract Number 703 bears S73°33'31"E., 183.24 feet;

THENCE S01°17'28"W., 697.30 feet through the Secure Covenant Tract to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set on the west side of a steel fence post for an angle point;

THENCE S16°05'21"W., 295.97 feet continuing through the Secure Covenant Tract to the POINT OF BEGINNING and containing 15.404 acres of land more or less as surveyed on the ground October 5th, 2026 by Tri Counties Surveying, FIRM# 10194647, File# 26090527-TRACT 1.

Basis for directional control is alignment to the Texas State Plane Coordinate System of 1983(2011) Epoch 2010.00, Texas Central Zone (4203) with a rotation to Grid North using surface distances in U.S. Survey Feet.

Notes:

According to the Flood Insurance Rate Map for McLennan County, Texas, and Incorporated Areas, Community Panel Number 48309C 0675 C, Dated September 26, 2008, this tract is in Zone X, an area not in the 1% annual chance flood.

The easement and right-of-way to Texas Power & Light Company, recorded in Volume 279, Page 633, Deed Records, McLennan County, Texas, does not affect this tract.

The easement and right-of-way to Texas Power & Light Company, recorded in Volume 279, Page 634, Deed Records, McLennan County, Texas, affects this tract along Eddy-Gatesville Parkway.

The easement and right-of-way to Southwestern Bell Telephone Company, recorded in Volume 643, Page 119, Real Records, McLennan County, Texas, does not affect this tract.

Highway right of way dedications to the State of Texas, recorded in Volume 634, Page 226, Deed records, McLennan County, Texas; Volume 636, Page 48, and Volume 942, Page 172, Real Records, McLennan County, Texas, was for the establishment and widening of Eddy-Gatesville Parkway (Farm to Market 107), and do not affect this tract.

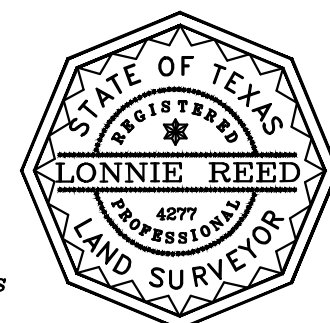
Highway right of way dedication to the State of Texas for widening of Eddy-Gatesville Parkway (Farm to Market 107), in Condemnation Cause Number 29276, State of Texas, does not affect this tract.

The 15' water line easement and right-of-way to Bluebonnet Water Supply Corporation, recorded in Volume 1345, Page 733, Real Records, McLennan County, Texas, affects this tract.

The water line easement to Bluebonnet Water Supply Corporation, recorded in Volume 1353, Page 286; Volume 1360, Page 29, and Volume 1369, Page 298, Real Records, McLennan County, Texas, are for the water tower located off site and do not affect this tract.

The water line easement recorded in Document Number 2000013990, Official Records, McLennan County, Texas, affects this tract and is for providing water to this tract.

This sketch accurately represents on the ground survey performed under my direction and supervision, and shows all property corners, and visible improvements; encroachments, and easements that have been provided to me. This survey has been performed strictly for this transaction only, as indicated by the Guaranty File Number as stated on this drawing, and is not to be used for any other transaction.



Lonnie Reed
10-05-2026



d/b/a TRICO/DELTA JOINT VENTURE
116 LOCUST STREET, AZLE TX 76020
OFFICE: 817-444-2355 FAX: 817-444-4387
tcs4277@gmail.com
FIRM REGISTRATION: 10194647
JOB# 26090527-TRACT 1 GF# 260798