

SCHEDULE A LEGAL DESCRIPTION:

BEING A 544.9 ACRE TRACT, MORE OR LESS, OUT OF THE THEODORE D. MALTBY SURVEY NO. 270, TAYLOR COUNTY, TEXAS, SAME BEING COMPRISED OF TRACT ONE, 290.02 ACRES, AND TRACT TWO, 255.0 ACRES, DESCRIBED IN DOCUMENT NO. 2020-00570 OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS IS GRID NORTH, NAD 83 TEXAS NORTH CENTRAL ZONE BASED ON GPS OBSERVATIONS

BEGINNING AT A FOUND 4 INCH IRON PIPE CORNER POST AT THE NORTHEAST CORNER OF THIS TRACT AND SAID TRACT TWO AT THE INTERSECTION OF THE SOUTH LINE OF COUNTY ROAD 207 AND THE WEST LINE OF COUNTY ROAD 205;

THENCE SOUTH 13 DEGREES 20 MINUTES 06 SECONDS EAST, ALONG THE WEST LINE OF COUNTY ROAD 205, A DISTANCE OF 3133.59 FEET TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "H&T" FOR THE SOUTHEAST CORNER OF SAID TRACT TWO, SAME BEING THE NORTHEAST CORNER OF SAID TRACT ONE, AND BEING AN ANGLE POINT IN THE EAST LINE OF THIS TRACT;

THENCE SOUTH 13 DEGREES 13 MINUTES 27 SECONDS EAST, ALONG THE WEST LINE OF COUNTY ROAD 205, A DISTANCE OF 2693.40 FEET TO A FOUND 3 INCH IRON PIPE CORNER POST AT THE SOUTHEAST CORNER OF SAID TRACT ONE AND THIS TRACT;

THENCE SOUTH 81 DEGREES 07 MINUTES 50 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT ONE, A DISTANCE OF 875.04 FEET TO A FOUND 3/8 INCH IRON ROD AT AN ANGLE POINT IN THE SOUTH LINE OF SAID TRACT ONE AND THIS TRACT;

THENCE SOUTH 81 DEGREES 25 MINUTES 07 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT ONE, A DISTANCE OF 810.61 FEET TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "H&T" FOR AN ANGLE POINT IN THE SOUTH LINE OF SAID TRACT ONE AND THIS TRACT;

THENCE SOUTH 76 DEGREES 38 MINUTES 17 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT ONE, A DISTANCE OF 2933.77 FEET TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "H&T" FOR THE SOUTHWEST CORNER OF THIS TRACT, WHERE A FOUND 5/8 INCH IRON ROD BEARS 0.47° S 76°38' 17" W, AND WHERE A FOUND 3/4 INCH IRON PIPE AT THE SOUTHEAST CORNER OF A 3086.17 ACRE TRACT RECORDED IN VOLUME 1317, PAGE 538, DEED RECORDS, TAYLOR COUNTY, TEXAS, BEARS 8749.99° S 13°21'03" E;

THENCE NORTH 13 DEGREES 21 MINUTES 03 SECONDS WEST, ALONG THE EAST LINE OF SAID 3086.17 ACRE TRACT, A DISTANCE OF 2764.11 FEET TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "H&T" FOR AN ANGLE POINT IN THE WEST LINE OF THIS TRACT, WHERE A FOUND 3/8 INCH IRON ROD BEARS 0.4° S 76°37'32" W, AND WHERE A FOUND 3/4 INCH IRON PIPE AT THE NORTHEAST CORNER OF A 3086.17 ACRE TRACT BEARS 2983.45° S 13°21'03" E;

THENCE NORTH 76 DEGREES 37 MINUTES 32 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT ONE, A DISTANCE OF 908.90 FEET TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "H&T" FOR THE SOUTHWEST CORNER OF SAID TRACT TWO AND AN ANGLE POINT IN THE WEST LINE OF THIS TRACT;

THENCE NORTH 13 DEGREES 21 MINUTES 05 SECONDS WEST, ALONG THE WEST LINE OF SAID TRACT TWO, A DISTANCE OF 2924.21 FEET TO A FOUND 3/8 INCH IRON ROD ON THE SOUTH LINE OF SAID COUNTY ROAD 207 AT THE NORTHWEST CORNER OF SAID TRACT TWO AND THIS TRACT;

THENCE NORTH 76 DEGREES 36 MINUTES 05 SECONDS EAST, ALONG THE SOUTH LINE OF COUNTY ROAD 207, SAME BEING THE NORTH LINE OF SAID TRACT TWO, A DISTANCE OF 3711.88 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF 544.9 ACRES, MORE OR LESS.

NOTES:

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN AN AREA OF 100 YEAR FLOOD, AS INDICATED ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48441C 0450 F, EFFECTIVE DATE: JANUARY 6, 2012. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

THE GROSS LAND AREA IS 544.9 ACRES.

THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK, EXCEPT FOR INSTALLATION OF A NEW WATERLINE AND METERS AS SHOWN.

THERE WAS NO EVIDENCE OF GRAVEYARDS OR CEMETERIES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

REFER TO SCHEDULE B, ITEM 10, COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GF NO. 2026-405-ALD, EFFECTIVE DATE MARCH 8, 2026, ISSUED APRIL 14, 2026:

- m. RIGHT OF WAY GRANT DATED MAY 9, 1957, FROM ALTON ROBERTS TO ONYX REFINING COMPANY, RECORDED IN VOLUME 939, PAGE 37, DEED RECORDS, TAYLOR COUNTY, TEXAS, IS BLANKET IN NATURE AND MAY AFFECT THIS TRACT (PIPELINE POSSIBLY ABANDONED).
- n. RIGHT OF WAY DATED OCTOBER 28, 1981, FROM ALTON ROBERTS TO UNION TEXAS PETROLEUM, RECORDED IN VOLUME 1220, PAGE 692, DEED RECORDS, TAYLOR COUNTY, TEXAS, DOES AFFECT THIS TRACT AS SHOWN.
- o. RIGHT OF WAY EASEMENT DATED JANUARY 18, 2007, FROM MARTHA SUE KIRKMAN, TRUSTEE FOR "THE SAMUEL E. KIRKMAN TRUST B" TO NORTH RUNNELS WATER SUPPLY CORP., RECORDED IN CLERK'S FILE NO. 2007-00016865, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS, IS BLANKET IN NATURE AND MAY AFFECT THIS TRACT.
- p. RIGHT OF WAY EASEMENT DATED JANUARY 18, 2007, FROM MARTHA SUE KIRKMAN, TRUSTEE TO NORTH RUNNELS WATER SUPPLY CORP., RECORDED IN CLERK'S FILE NO. 2007-00016866, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS, IS BLANKET IN NATURE AND MAY AFFECT THIS TRACT.

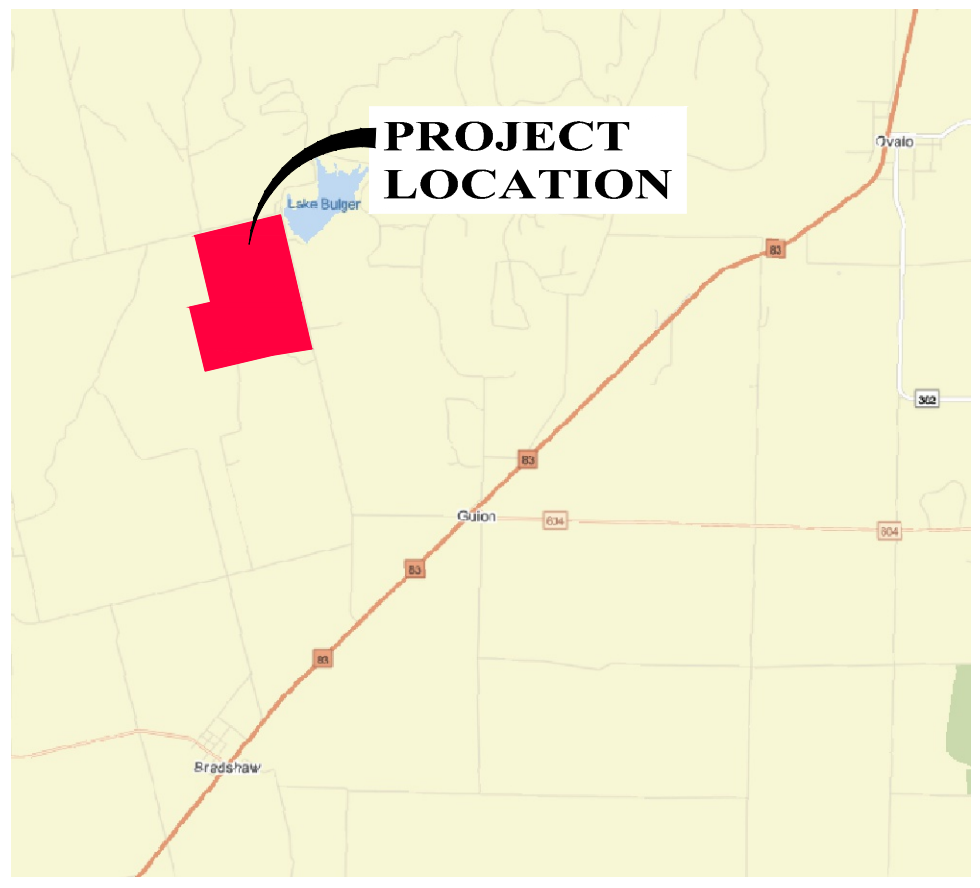
CERTIFICATION:

TO SAI ABILENE 545, LLC, AND 1836 TITLE COMPANY LLC AND FIRST NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 9, 13, 14 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED IN MARCH 2026.



Riley Elmer Griffith
 RILEY ELMER GRIFFITH, R.P.L.S. #5863
 DATE 05/05/2026



LOCATION MAP
NO SCALE

LEGEND

- MONUMENTS AS DESCRIBED IN FIELD NOTES
- ⊙ WATER VALVE
- ⊞ SIGN - WATER LINE
- ⊞ SIGN - PIPELINE
- W — WATER LINE
- BOUNDARY LINE
- ADJOINER LINE
- SECTION LINE
- FENCE
- BP — RRC GIS BURIED PIPELINE

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CARTWRIGHT BROTHERS RANCH
VOLUME 1317, PAGE 538
DEED RECORDS

BRAD & CANDICE FRENCH
DOC NO. 2024-11685
OFFICIAL PUBLIC RECORDS

ALAN & KAREN BICHEY
DOC NO. 2014-05555
OFFICIAL PUBLIC RECORDS

JOHN W.N.A. SMITH SURVEY NO. 271
THEODORE D. MALTBY SURVEY NO. 270

COUNTY ROAD 207
60' RIGHTS OF WAY
VOLUME 1491, PAGE 144
DEED RECORDS

JACINDA SCHRAMPFER
DOC NO. 2017-18562
OFFICIAL PUBLIC RECORDS

WATER VALVE
FLUSH VALVE
WATER LINE SIGN

WATER VALVE
FLUSH VALVE/HOSE CONNECTOR

AIR VALVE

ITEM 6, RIGHT OF WAY
DOCUMENT 2007-0001565
OFFICIAL PUBLIC RECORDS

RED BEARD FARMS, LLC
DOC NO. 2023-20278
OFFICIAL PUBLIC RECORDS

255 ACRE TRACT
VOLUME 3531, PAGE 697
OFFICIAL PUBLIC RECORDS

290.02 ACRE TRACT
VOLUME 2812, PAGE 796
OFFICIAL PUBLIC RECORDS

ITEM 6, RIGHT OF WAY
DOCUMENT 2007-0001566
OFFICIAL PUBLIC RECORDS

ITEM 6, RIGHT OF WAY
DOCUMENT 2007-0001566
OFFICIAL PUBLIC RECORDS

MITCHELL GAS
PIPELINE SIGN

MITCHELL GAS
PIPELINE SIGN

SAGO JAMESON
PIPELINE SIGN

WATER VALVE
HOSE CONNECTOR

RRC GIS BURIED PIPELINE
MAY AFFECT TRACT,
NO EASEMENT PROVIDED

KENNETH & ESTHER STEWART
VOLUME 180, PAGE 538
OFFICIAL PUBLIC RECORDS

Enprotec Hibbs & Todd 402 Cedar Street • Abilene, Texas 79601 • T: (325) 698-5560 • F: (325) 690-3240 • www.eht.com PE Firm Registration No. 1151 • PG Firm Registration No. 50103 • RPLS Firm Registration No. 10011900	9396 PROJECT NO. 05/05/2026 DATE
	A.D.E. DRAWN BY: R.E.G. CHECKED BY: 1 OF 1

2026 ALTA/NSPS LAND TITLE SURVEY
OF
A 544.9 ACRE TRACT
OUT OF
THE THEODORE D. MALTBY SURVEY NO. 270
TAYLOR COUNTY, TEXAS