

FIELD SERVICES: AP 3-28

DRAWN BY: KR

Remainder of
Called 112.6 acres
Paula Dickenson
Int. No. 2003041180
O.P.R.

Lot 26
Blue Cut Ranch Addition
Inst. No. 2014023300
O.P.R.

Lot 1

Called 1.96 acres
Justin Marcus Bardin
Int. No. 2019003510
O.P.R.

Tract Three
11.50 Acres

Called 43.00 acres
Command Decisions, Inc.
Int. No. 2025002329
O.P.R.



BLACKLAND
SURVEYING
P.O. Box 367 Ave. 1, Suite 1000
Coppell, TX 75019-0367
TEL: 972-457-1442
FAX: 972-457-1443

- Legend
- - Power Pole
 - O—E — Overhead Electric
 - - - - - Fence
 - - 1/2" Iron Rod Set "Blackland"
(Unless Otherwise Noted)

Tract Three: Sketch showing 11.50 acres of land out of the C. Cronea Survey, Abstract Number 198, in McLennan County, Texas, being a part of that called 43.00 acre tract described in a deed to Command Decisions, Inc, recorded under Instrument Number 2025002329 of the Official Public Records of McLennan County, Texas.

Bearings are based on the State Plane Coordinate System, Texas Central Zone, NAD 83.

Field Notes Description Attached.

Blackland Surveying LLC. does not make or warrant any flood zone designation.

Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 4830906500, Dated SEPTEMBER 26, 2005, the property shown on this plot appears to be situated in Zone "X". This flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or this company.

D.R. - Deed Records of McLennan County, Texas.

O.P.R. - Official Public Records of McLennan County, Texas.

TITLE COMMITMENT FROM PREVIOUS JOB

Home Abstract and Title Company - G.F. No. 20251739

Effective Date: December 12, 2025.

NOTES ACCORDING TO SCHEDULE "B"

- 10.a.) Easement recorded in Volume 212, Page 559 D.R. - May affect the subject tract.
- 10.b.) Easement recorded in Volume 386, Page 493 D.R. - Blanket easement does appear to affect the subject tract.
- 10.g.) Easement recorded in Volume 457, Page 633 D.R. - Blanket easement does not appear to affect the subject tract.
- 10.h.) Easement recorded in Volume 458, Page 198 D.R. - Easement may affect the subject tract, cannot plot due to vague description.
- 10.i.) Easement recorded in Volume 458, Page 40 D.R. - Blanket easement does appear to affect the subject tract.
- 10.j.) Easement recorded in Volume 480, Page 113 D.R. - Blanket easement does not appear to affect the subject tract.
- 10.k.) Easement recorded in Volume 555, Page 1 D.R. - Blanket easement does not appear to affect the subject tract, cannot plot due to vague description.
- 10.m.) Easement recorded in Volume 719, Page 550 D.R. - Does not affect the subject tract.
- 10.n.) Easement recorded in Volume 719, Page 551 D.R. - Does not affect the subject tract.
- 10.o.) Easement recorded in Volume 724, Page 321 D.R. - Blanket easement does not affect the subject tract.
- 10.p.) Easement recorded in Volume 727, Page 656 D.R. - Does not affect the subject tract.
- 10.q.) Easement recorded in Volume 727, Page 558 D.R. - Does not affect the subject tract.
- 10.r.) Easement recorded in Volume 1083, Page 469 D.R. - Blanket easement does not appear to affect the subject tract and is 10' wide centered on line as installed.
- 10.s.) Easement recorded in Volume 1083, Page 470 D.R. - Blanket easement does appear to affect the subject tract and is 10' wide centered on line as installed.
- 10.t.) Easement recorded in Volume 1259, Page 323 D.R. - Does not appear to affect the subject tract.
- 10.u.) Easement recorded in Volume 1313, Page 214 D.R. - Blanket easement does appear to affect the subject tract.
- 10.v.) Easement recorded in Volume 1456, Page 109 D.R. - Shown Hereon.
- 10.w.) Easement recorded under Instrument Number 2000003676 O.P.R. - Does not appear to affect the subject tract.
- 10.x.) Easement recorded under Instrument Number 2002012128 O.P.R. - Blanket Easement may affect the subject tract.
- 10.y.) Easement recorded under Instrument Number 2018022887 O.P.R. - Blanket easement does affect the subject tract and is 15' wide centered on line as installed.
- 10.z.) Easement recorded under Instrument Number 2018022888 O.P.R. - Blanket Easement may affect the subject tract.

The survey as shown hereon was prepared from an on-the-ground survey performed under my supervision on the 12th day of May 2025.

JACOB R. WATERS, RPLS, No. 6849



SURVEYED: 5/12/2025

Job Number: 25-04-0239