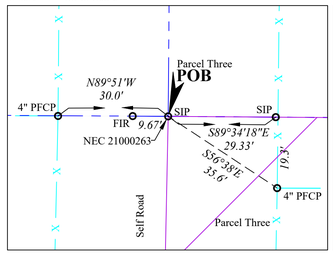
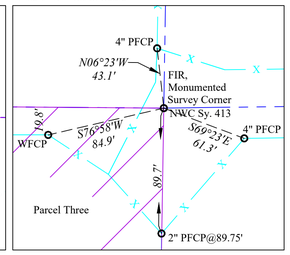
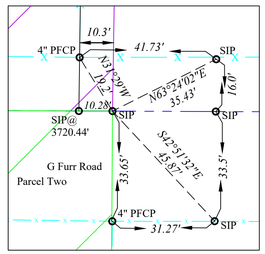
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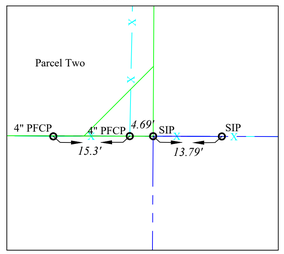
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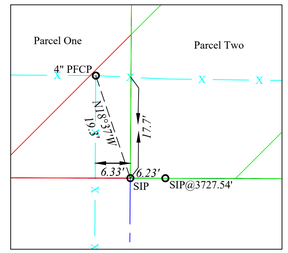
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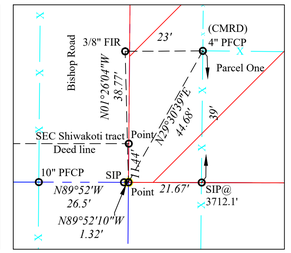
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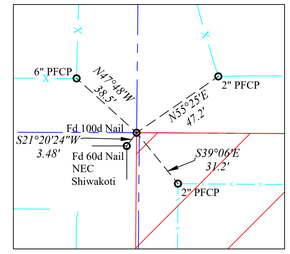
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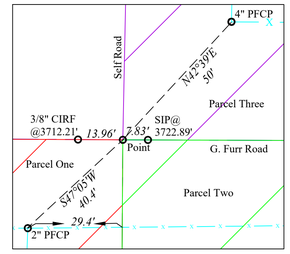
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Insert "G" Not to Scale



Insert "H" Not to Scale



Texan Emigration and Land Company Lands, Survey 314, A-561

Texan Emigration and Land Company Lands, Survey 313, A-560

Texan Emigration and Land Company Lands, Survey 76, A-352

Texan Emigration and Land Company Lands, Survey 65, A-341

Texan Emigration and Land Company Lands, Survey 412, A-619

Texan Emigration and Land Company Lands, Survey 64, A-340

Texan Emigration and Land Company Lands, Survey 413, A-620

Texan Emigration and Land Company Lands, Survey 317, A-564

Texan Emigration and Land Company Lands, Survey 316, A-563

Texan Emigration and Land Company Lands, Survey 315, A-562

Texan Emigration and Land Company Lands, Survey 318, A-565

Texan Emigration and Land Company Lands, Survey 326, A-573

Texan Emigration and Land Company Lands, Survey 327, A-574

Texan Emigration and Land Company Lands, Survey 325, A-572

Texan Emigration and Land Company Lands, Survey 346, A-593

WDVL
Thomas C. Thompson et ux,
Barbara P. Thompson
26 November 2018
Inst. #2018-18003479 OPR
Tract No. One
(11.60 Ac)

WDVL
Portafolio Diversificado
Alpha Limited Partnership
10 June 2025
Inst. #25001591 OPR
Tract 2 (117.56 Ac)

WDVL
Jerry Lynn Henning et ux,
Martha Ann Henning
02 June 2005
Vol. 970 Pg.407 OPR
Tract 1 (280 Ac)

WDVL
James Christopher Carter and Bryan James Carter
26 January 2021
Inst. #21000263 OPR
(28.849 Ac)

SWD
Sabio Management, LLC
09 June 2025
Inst. #25001574 OPR
Tract No. One (28.849 Ac)

SWD
Sabio Management, LLC
09 June 2025
Inst. #25001574 OPR
Tract No. Four (25.0 Ac)

SWD
Sabio Management, LLC
09 June 2025
Inst. #25001574 OPR
Tract No. Three (25.0 Ac)

WD
Adam Telford et ux,
Elizabeth Roll and
Jonathan P. Jackson et ux,
Allison Jackson
15 February 2019
Inst. #19000382 OPR

WD
Evelyn Altmiller
29 January 2021
Inst. #21000306 OPR
(960 Ac)

WD
Bishnu Shiwakoti
19 November 2018
Inst. #18003468 OPR
(324.007 Ac)

WD
Evelyn Altmiller
29 January 2021
Inst. #21000306 OPR
(960 Ac)

WD
Ancil L. Creel, Jr. et ux,
Cathryn G. Creel and
Samuel P. Creel et ux,
Rachael K. Creel
15 September 2011
Vol.1105 Pg.154 OPR
Tract No. One (320 Ac)

PD&BOS
Donna Jean Haile
14 January 2000
Vol.867 Pg.493 OPR
Item 2.02.01.03 (320 Ac)

PD&BOS
Donna Jean Haile
14 January 2000
Vol.867 Pg.493 OPR
Item 2.02.01.02 (320 Ac)

WDVL
Daniel Fykes
14 March 2019
Inst. #19000575 OPR

Paul Michael Lukert et ux
per appraisal district

Parcel Three
321.38 Acres

Parcel Two
320.24 Acres

Parcel One
320.58 Acres

N:7160057.22
E:1853715.70 NAD 83
NCTZ (4202)

POC

POB
Parcel Three

POB
Parcel Two

POB
Parcel One

Fd 100d Nail
Heard Road
CIRF
Dunagan Road
Bishop Road
Ferguson Road
S. Furr Road
Jeffery Road
Self Road
G Furr Road
Parcel Three
Parcel Two
Parcel One

CIRF "5560"
3/8" FIR (CMRD)
(CMRD) 3/8" FIR @3082.45'
FIR
SIP
PP
Gate
Water Well
Pond per aerial
Ponds per aerial
Trail per aerial
Cistern
14'x38.2' Frame Barn
14'x38.2' Frame Cover
42'x42' Pole Barn
12'x42' Cover
38'x63'Pole Barn
38'x16.5' Cover Barn
40'x8' Shipping container
Dirt road
Gravel road
6'x6' Concrete water trough
Pond per aerial
Barbed wire fence
Barbed wire fence not on line see Survey Note #1
gravel surfaced county road
G Furr Road per signs gravel surfaced county road
Fd Screwdriver
SEC Sy 413
3/8" CIRF
Fd 100d Nail
Fd 60d Nail NEC Shiwakoti
2" PFCP
PFCP
Fence is 19.3' South of line
Fence is 19.8' South of line
Fence is 23.2' East of line
Fence is 12.4' West of line
Fence is 12.3' East of line
Fence is 17.7' North of line
Fence is 39' North of line
Padgett-True Road per appraisal district interactive GIS map

N89°29'21"W 76.62' (76.98')
N00°26'40"E 3724.87'
S89°40'57"E 3687.20' (3686.57' per 25001591)
S89°34'18"E 3713.81' (3733.33')
N89°15'34"E 3774.50' (3733.33')
N01°22'51"E 3852.35'
685.12'
N01°10'36"E 3767.57' (3733.33')
S00°05'51"W 3754.96' (3733.33')
S89°40'42"E 3726.17'
N89°45'51"W 3730.72'
S89°45'51"E 3730.72'
N89°43'56"W 3787.12'
N89°45'51"E 3798.33' (3733.33')
S89°53'31"W 3737.33'
N00°29'46"E 3748.36' (3733.0')
S00°22'49"W 3739.31'
N00°22'49"E 3739.31' No fence along this line
S00°20'01"W 3735.86' (3703.93')
N89°34'47"W 3751.47'
N89°49'01"W 3733.77' (3733.33')
S00°26'57"W 3736.57' (3733.33')
S00°19'47"W 3745.01'
S89°48'58"E 3718.03'
2353.35' (2352.95')
S89°49'59"E
S89°50'06"E 7517.41'
S00°46'18"W 3741.87'

SURVEY NOTES:

1. This survey is made subject to any rights that may exist in adjoining land owners to any portion of the subject property that may constitute accretion, the length of time any fence has been located on the subject property or adjoining property, conflicts in interest, any enforceable rights of adjoining owners and any claims of adverse possession. Please seek legal counsel in these regards.
2. Adjoining tract data is for informational purposes only and does not represent a complete survey of those lands. Possible conflicts in adjoining property lines may arise from a current survey of those parcels. This plat represents a survey of the boundaries and improvements of the parcels cited in request for survey. This plat does not represent a complete survey of adjoining lands.
3. The surveyor has made no investigation or independent search for lease lines, easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that a current title search may disclose.
4. Coordinates shown hereon are for general locative purposes only and are not the controlling feature for the position shown hereon.
5. This plat or map represents a survey of the surface of the tract of land as cited in request survey and was performed from an actual survey made upon the surface of the earth. A survey or investigation for sub-surface features was not performed. The surveyor does not state that there is or is not any underground or subsurface structure's features or other objects manmade or natural below the surface of the tract as shown hereon.
6. Digital products shared are not the final survey document. Digital products are shared for convenience purposes for review only. The physical paper or hard copies of this survey are the final survey documents. Surveyor is not responsible for any minute or minuscule ambiguity that is able to be seen by zooming in on a digital product that would not be visible on the final hard copy of the survey plat.

Legend
MP= Meter Pole
FIR = Fd. 1\2 inch Rebar
SIP = Set 1\2 inch Rebar with plastic cap marked 5560
PFCP = Pipe fence corner post
PP- Power Pole
PR= Patent Records
FIP = Fd. 1 inch Pipe
-X- = Barbed Wire Fence
-ET- = Overhead Electric and Telephone Line
UGT= Underground phone Line
CROW = Concrete ROW Marker
(CM) = Controlling Monument
(CMRD)= Controlling monument of record diginity

Proprietary Assets Notice:
This plat and its accompanying field notes, which have been digitally saved, are the exclusive proprietary assets of this surveyor and Owen Surveying Company and therefore all rights for its use are hereby reserved. Any alteration or changes to the original digital copy which is not authorized in writing by this surveyor and Owen Surveying Company is strictly prohibited. Any Alteration to any digital copy of said plat or field notes shall make the unauthorized copy null and void. This surveyor and Owen Surveying Company are not liable for any document that has been altered by any means from its original which was signed, approved and provided by this surveyor and company to its customer. This surveyor and Owen Surveying reserve the right to seek independent legal redress and demand damages for any individual or company making any unauthorized alterations or changes to the original document or any person or company intentionally making use of a document that is known to have unauthorized alterations. If any person becomes aware or has knowledge of any unauthorized use or alteration of this plat or field notes, then that person shall promptly notify this surveyor or Owen Surveying of such unauthorized use or alteration or that person shall become liable for the unauthorized use.

The undersigned does hereby state to Evelyn Altmiller, that the map or plat is based upon an on the ground survey on 04 May 2026, and reflects the boundaries of the parcels as cited in request for survey. Parcels One, Two and Three adjoin a public roadway as shown hereon.

This Plat and description was prepared for the exclusive use of the person or persons named in the above statements. Said statement does not extend to any unnamed person without an express restating by the surveyor naming said person. This survey was prepared for the transaction as dated hereon, and IS NOT to be used in any other transactions, and the copyrights are reserved.

STATE OF TEXAS REGISTERED ERIC BRENNAN 5560 PROFESSIONAL LAND SURVEYOR

ERIC BRENNAN, TEXAS
REGISTERED PROFESSIONAL
LAND SURVEYOR
NUMBER 5560

NOTE:
This plat revised to correct labeling and to add water well to plat.

NOTE:
For Metes and Bounds descriptions, please see accompanying documents.

This tract has offsite controlling monuments.

Parcel One: 320.58 Acres
Parcel Two: 320.24 Acres
Parcel Three: 321.38 Acres
Total: 962.20 Acres

Boundary Survey of Three Parcels being 962.20 Acres in the Texas Emigration and Land Company Lands, Survey 316, Abstract Number 563, and Survey 317, Abstract Number 564, and Survey 64, Abstract Number 340, County of Young, State of Texas

Basis of Bearings is NAD83 NCTZ (4202) Grid North Bearings and Distances reflect Surface Measurements

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BOUNDARY PLAT: YOUNG COUNTY
DRAWN BY: CH CHECKED BY: EB
Scale 1" = 500' Date 06 May 2026 Rev 13 May 2026 Print Number Y-454BR1

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PRESIDENT
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FAX 254-559-7372

ERIC BRENNAN, RPLS 5560

Firm No. 10069000
www.owensurveying.com

METES AND BOUNDS DESCRIPTION
Parcel One, 320.58 Acre Tract

All that certain 320.58 acre tract or parcel of land situated in the Texan Emigration & Land Company Lands, Survey 317, Abstract Number 564, County of Young, State of Texas, said tract being part of a called 960 acre tract as described in deed to Evelyn Altmiller, filed 29 January 2021, and recorded in clerks instrument number 21000306 of the Official Public Records of said Young County, and being more particularly described as follows;

COMMENCING at a found 3/8 inch iron rod in Bishop Road, said rod being the southeast corner of Tract No. One, a called 11.60 acre tract as described in deed to Thomas C. Thompson et ux, Barbara P. Thompson, filed 26 November 2018, and recorded in county clerks instrument number 18003479 of said official public records, and said rod being the southwest corner of Tract 2, a called 117.56 acre tract as described in deed to Portafolio Diversificado Alpha Limited Partnership, filed 10 June 2025, and recorded in county clerks instrument number 25001591 of said official public records, and said rod being the northwest corner of Tract No. One, a called 28.849 acre tract as described in deed to Sabio Management LLC, filed 09 June 2025 and recorded in county clerks instrument number 25001574 of said official public records, from said rod, a 1\2 inch iron rod with a plastic cap marked “5560” being the northwest corner of the Texan Emigration & Land Company Lands, Survey 313, Abstract Number 560, same being the southwest corner of the Texan Emigration & Land Company Lands, Survey 76, Abstract Number 352 bears North 89 degrees 29 minutes 21 seconds West, a distance of 76.62 feet, said beginning rod also having NAD83 NCTZ (4202) Grid Coordinates of N:7160057.22, E:1853715.70;

THENCE: South 89 degrees 40 minutes 57 seconds East, a distance of 3687.20 feet to a set 1/2 inch rebar in Self Road for the northeast corner of a called 28.849 acre tract as described in deed to James Christopher Carter and Bryan James Carter, filed 26 January 2021, and recorded in county clerks instrument number 21000263 of said official public records, from said rebar, a 4 inch pipe fence corner post on the west side of said Self Road bears North 89 degrees 51 minutes West, a distance of 30.0 feet, and from said rebar, a 4 inch pipe fence corner post on the east line of said Self Road bears South 56 degrees 38 minutes East, a distance of 35.6 feet;

THENCE: South 01 degrees 10 minutes 36 seconds West, with the east line of said Carter tract, and with said Self Road, and passing at 685.12 feet a found 3/8 inch iron rod being the southeast corner of said Carter tract, same being the northeast corner of Tract No. Four, a called 25.0 acre tract as described in said Sabio tract, and continuing on said course leaving said Carter tract, a total distance of 3767.57 feet to the **POINT OF BEGINNING** at the intersection of said Self Road and G Furr Road for the northeast corner of the tract being described herein, said point, from said point, a 2 inch pipe fence corner post on the south side of said G Furr Road bears South 47 degrees 05 minutes West, a distance of 40.4 feet, and from said point, a 4 inch pipe fence corner post at the northeast side of said road intersection bears North 42 degrees 30 minutes East, a distance of 50.0 feet, and from said point, a set 1\2 inch rebar bears South 89 degrees 45 minutes 51 seconds East, a distance of 7.83 feet;

THENCE: South 00 degrees 22 minutes 49 seconds West, a distance of 3739.31 feet to a set 1/2 inch rebar for the southeast corner of this tract, from said rebar, a 4 inch pipe fence corner post bears North 18 degrees 37 minutes West, a distance of 19.3 feet, and from said rebar, another pipe fence corner post bears South 00 degrees 28 minutes 57 seconds West, a distance of 3736.51 feet, and from said rebar, a set 1\2 inch rebar bears South 89 degrees 49 minutes 01 seconds East, a distance of 6.23 feet;

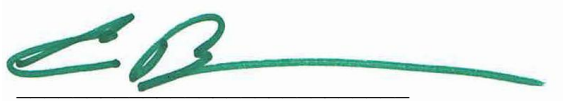
THENCE: North 89 degrees 49 minutes 01 seconds West, and passing at 3712.10 feet a set 1/2 inch rebar on the east side of Bishop Road, and continuing on said course, a total distance of 3733.77 feet to a point in said Bishop Road for the bounded southwest corner of this tract, from said point, a set 1\2 inch rebar bears North 89 degrees 52 minutes 10 seconds West, a distance of 1.32 feet, and from said point, a 10 inch pipe fence corner post on the west side of Bishop Road bears North 89 degrees 52 minutes West, a distance of 26.5 feet, and from said point, another 10 inch pipe fence corner post bears North 89 degrees 34 minutes 47 seconds West, a distance of 3751.47 feet, and from said point, a 4 inch pipe fence corner post on the east side of said Bishop Road bears North 29 degrees 30 minutes 39 seconds East, a distance of 44.68 feet, and from said rebar, a found 3\8 inch rod in said Bishop Road bears North 01 degrees 26 minutes 04 seconds West, a distance of 38.77 feet;

THENCE: North 00 degrees 29 minutes 46 seconds East, with said Bishop Road, and passing at 11.44 feet a point being the southeast corner of a called 324.007 acre tract as described in deed to Bishnu Shiwakoti, filed 19 November 2018, and recorded in county clerks instrument number 18003468 of said official public records, and continuing on said course with said Bishop Road a total distance of 3748.36 feet to a found 100d nail at the intersection of said Bishop Road and said G Furr Road for the northwest corner of this tract, from said nail, a 2 inch pipe fence corner post at the southeast side of said intersection bears South 39 degrees 06 minutes East, a distance of 31.2 feet, and from said nail, a 2 inch pipe fence corner post at the northeast side of said intersection bears North 55 degrees 25 minutes East, a distance of 47.2 feet, and from said nail, a 6 inch pipe fence corner post at the northwest side of said intersection bears North 47 degrees 48 minutes West, a distance of 38.5 feet, and from said nail, a found iron rod at the intersection of said G Furr Road and Ferguson Road bears North 89 degrees 43 minutes 56 seconds West, a distance of 3787.12 feet and from said nail, a found 60d nail being the northeast corner of said Shiwakoti tract bears South 21 degrees 20 minutes 24 seconds West, a distance of 3.48 feet;

THENCE: South 89 degrees 40 minutes 42 seconds East, with said G Furr Road, and passing at 3712.21 feet a found 3\8 inch iron rod with a cap, and continuing on said course a total distance of 3726.17 feet to the **POINT OF BEGINNING** and containing 320.58 acres of land.

NAD83 NCTZ (4202) Grid North Bearings and Distances reflect surface measurements.





Eric Brennan, Texas Registered
Professional Land Surveyor
Number 5560
Dated 06 May 2026

OWEN SURVEYING CO.
P. O. BOX 336, BRECKENRIDGE, TX 76424

MICHAEL DAVIS,
PRESIDENT
OFFICE 254-559-9898
FAX 254-559-7372

ERIC BRENNAN, RPLS 5560

Firm No. 10069000
www.owensurveying.com

METES AND BOUNDS DESCRIPTION
Parcel Two, 320.24 Acre Tract

All that certain 320.24 acre tract or parcel of land situated in the Texan Emigration & Land Company Lands, Survey 316, Abstract Number 563, County of Young, State of Texas, said tract being part of a called 960 acre tract as described in deed to Evelyn Altmiller, filed 29 January 2021, and recorded in clerks instrument number 21000306 of the Official Public Records of said Young County, and being more particularly described as follows;

COMMENCING at a found 3/8 inch iron rod in Bishop Road, said rod being the southeast corner of Tract No. One, a called 11.60 acre tract as described in deed to Thomas C. Thompson et ux, Barbara P. Thompson, filed 26 November 2018, and recorded in county clerks instrument number 18003479 of said official public records, and said rod being the southwest corner of Tract 2, a called 117.56 acre tract as described in deed to Portafolio Diversificado Alpha Limited Partnership, filed 10 June 2025, and recorded in county clerks instrument number 25001591 of said official public records, and said rod being the northwest corner of Tract No. One, a called 28.849 acre tract as described in deed to Sabio Management LLC, filed 09 June 2025 and recorded in county clerks instrument number 25001574 of said official public records, from said rod, a 1\2 inch iron rod with a plastic cap marked “5560” being the northwest corner of the Texan Emigration & Land Company Lands, Survey 313, Abstract Number 560, same being the southwest corner of the Texan Emigration & Land Company Lands, Survey 76, Abstract Number 352 bears North 89 degrees 29 minutes 21 seconds West, a distance of 76.62 feet, said beginning rod also having NAD83 NCTZ (4202) Grid Coordinates of N:7160057.22, E:1853715.70;

THENCE: South 89 degrees 40 minutes 57 seconds East, a distance of 3687.20 feet to a set 1/2 inch rebar in Self Road for the northeast corner of a called 28.849 acre tract as described in deed to James Christopher Carter and Bryan James Carter, filed 26 January 2021, and recorded in county clerks instrument number 21000263 of said official public records, from said rebar, a 4 inch pipe fence corner post on the west side of said Self Road bears North 89 degrees 51 minutes West, a distance of 30.0 feet, and from said rebar, a 4 inch pipe fence corner post on the east line of said Self Road bears South 56 degrees 38 minutes East, a distance of 35.6 feet;

THENCE: South 01 degrees 10 minutes 36 seconds West, with the east line of said Carter tract, and with said Self Road, and passing at 685.12 feet a found 3/8 inch iron rod being the southeast corner of said Carter tract, same being the northeast corner of Tract No. Four, a called 25.0 acre tract as described in said Sabio tract, and continuing on said course leaving said Carter tract, a total distance of 3767.57 feet to the **POINT OF BEGINNING** at the intersection of said Self Road and G Furr Road for the northwest corner of the tract being described herein, said point, from said point, a 2 inch pipe fence corner post on the south side of said G Furr Road bears South 47 degrees 05 minutes West, a distance of 40.4 feet, and from said point, a 4 inch pipe fence corner post at the northeast side of said road intersection bears North 42 degrees 30 minutes East, a distance of 50.0 feet;

THENCE: South 89 degrees 45 minutes 51 seconds East, with said G Furr Road, and passing at 7.83 feet a set 1\2 inch rebar, and continuing on said course, and passing at 3720.44 feet a set 1\2 inch rebar, and continuing on said course a total distance of 3730.72 feet to a set 1/2 inch rebar for the bounded northeast corner of this tract, from said rebar, a found screwdriver in said G Furr Road being the southeast corner of the Texan Emigration and Land Company Lands, Survey 413, Abstract Number 620 bears South 89 degrees 45 minutes 51 seconds East, a distance of 3798.33 feet, from which a found 3\8 inch rod with a cap at the intersection of said G Furr Road and S Furr Road and Jeffrey Road bears North 89 degrees 53 minutes 31 seconds East, a distance of 3737.33 feet, and from said rebar, a set 1/2 inch rebar on the north side of said G Furr Road bears North 63 degrees 24 minutes 02 seconds East, a distance of 35.43 feet, and from said rebar, a 4 inch pipe fence corner post on the north side of said G Furr Road bears North 31 degrees 29 minutes West, a distance of 19.2 feet, from said rebar, another set 1/2 inch rebar on the south side of said G. Furr Road bears South 42 degrees 51 minutes 32 seconds East, a distance of 45.87 feet;

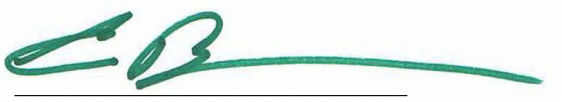
THENCE: South 00 degrees 20 minutes 01 seconds West, and passing at 33.65 feet a 4 inch pipe fence corner post on the south side of said G Furr Road being the occupied northwest corner of a tract as described in deed to Daniel Fykes, filed 14 March 2019, and recorded in county clerks instrument number 19000575 of said official public records, and continuing on said course with the west line of said Fykes tract, a total distance of 3735.86 feet to a set 1/2 inch rebar for the bounded southeast corner of this tract, same being the southwest corner of said Fykes tract, from said rebar, a pipe fence corner post bears South 00 degrees 19 minutes 47 seconds West, a distance of 3745.01 feet, and from said rebar, a pipe fence corner post being the southeast corner of said Fykes tract, bears South 89 degrees 49 minutes 59 seconds East, a distance of 2353.35 feet, and from said rebar, a found 3\8 inch rod in said S Furr Road bears South 89 degrees 50 minutes 06 seconds East, a distance of 7517.41 feet, and from said rebar, a set 1\2 inch rebar bears South 89 degrees 49 minutes 59 seconds East, a distance of 13.79 feet;

THENCE: North 89 degrees 49 minutes 01 seconds West, and passing at 4.69 feet a 4 inch pipe fence corner post, and continuing on said course and passing at 3727.54 a set 1/2 inch rebar, and continuing on said course, a total distance of 3733.77 feet to a set 1/2 inch rebar for the southwest corner of this tract, from said rebar, a pipe fence corner post bears South 00 degrees 28 minutes 57 seconds West, a distance of 3736.51 feet, from said rebar, a 4 inch pipe fence corner post bears North 18 degrees 37 minutes West, a distance of 19.3 feet;

THENCE: North 00 degrees 22 minutes 49 seconds East, a distance of 3739.31 feet to the **POINT OF BEGINNING** and containing 320.24 acres of land.

NAD83 NCTZ (4202) Grid North Bearings and Distances reflect surface measurements.





Eric Brennan, Texas Registered
Professional Land Surveyor
Number 5560
Dated 06 May 2026

OWEN SURVEYING CO.
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PRESIDENT
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METES AND BOUNDS DESCRIPTION
Parcel Three, 321.38 Acre Tract

All that certain 321.38 acre tract or parcel of land situated in the Texan Emigration & Land Company Lands, Survey 64, Abstract Number 340, County of Young, State of Texas, said tract being part of a called 960 acre tract as described in deed to Evelyn Altmiller, filed 29 January 2021, and recorded in clerks instrument number 21000306 of the Official Public Records of said Young County, and being more particularly described as follows;

COMMENCING at a found 3/8 inch iron rod in Bishop Road, said rod being the southeast corner of Tract No. One, a called 11.60 acre tract as described in deed to Thomas C. Thompson et ux, Barbara P. Thompson, filed 26 November 2018, and recorded in county clerks instrument number 18003479 of said official public records, and said rod being the southwest corner of Tract 2, a called 117.56 acre tract as described in deed to Portafolio Diversificado Alpha Limited Partnership, filed 10 June 2025, and recorded in county clerks instrument number 25001591 of said official public records, and said rod being the northwest corner of Tract No. One, a called 28.849 acre tract as described in deed to Sabio Management LLC, filed 09 June 2025 and recorded in county clerks instrument number 25001574 of said official public records, from said rod, a 1\2 inch iron rod with a plastic cap marked “5560” being the northwest corner of the Texan Emigration & Land Company Lands, Survey 313, Abstract Number 560, same being the southwest corner of the Texan Emigration & Land Company Lands, Survey 76, Abstract Number 352 bears North 89 degrees 29 minutes 21 seconds West, a distance of 76.62 feet, said beginning rod also having NAD83 NCTZ (4202) Grid Coordinates of N:7160057.22, E:1853715.70;

THENCE: South 89 degrees 40 minutes 57 seconds East, a distance of 3687.20 feet to a set 1/2 inch rebar in Self Road for the **POINT OF BEGINNING** and the northwest corner of the tract being described herein, said rebar being the northeast corner of a called 28.849 acre tract as described in deed to James Christopher Carter and Bryan James Carter, filed 26 January 2021, and recorded in county clerks instrument number 21000263 of said official public records, from said rebar, a 4 inch pipe fence corner post on the west side of said Self Road bears North 89 degrees 51 minutes West, a distance of 30.0 feet, and from said rebar, a 4 inch pipe fence corner post on the east line of said Self Road bears South 56 degrees 38 minutes East, a distance of 35.6 feet;

THENCE: South 89 degrees 34 minutes 18 seconds East, and passing at 29.33 feet a set 1/2 inch rebar on the east side of said Self Road, and continuing on said course, a total distance of 3713.81 feet to a found iron rod for the northeast corner of this tract, same being the monumented northwest corner of a tract as described in deed to Adam Telford et al, filed 15 February 2019 and recorded in county clerks instrument number 19000382 of said official public records, from said rebar, a wood fence corner post bears South 76 degrees 58 minutes West, a distance of 84.9 feet, and from said rod, a 4 inch pipe fence corner post bears South 69 degrees 23 minutes East, a distance of 61.3 feet, from said rod, a 4 inch pipe fence corner post bears North 06 degrees 23 minutes West, a distance of 43.1 feet, and from said rod, a found iron rod with plastic cap in Dunagan Street bears North 89 degrees 15 minutes 34 seconds East, a distance of 3774.50 feet;

THENCE: South 00 degrees 55 minutes 17 seconds West, and passing at 89.7 feet a 2 inch pipe fence corner post, and continuing on said course, a total distance of 3754.86 feet to a set 1/2 inch rebar in G Furr Road for the southeast corner of this tract, from said rebar, a found screwdriver in said G Furr Road bears South 89 degrees 45 minutes 51 seconds East, a distance of 3798.33 feet, from which a found 3\8 inch rod at the intersection of said G Furr Road and S Furr Road and Jeffrey Road bears North 89 degrees 53 minutes 31 seconds East, a distance of 3737.33 feet, and from said rebar, a set 1/2 inch rebar on the north side of said G Furr Road bears North 63 degrees 24 minutes 02 seconds East, a distance of 35.43 feet, and from said rebar, a 4 inch pipe fence corner post bears North 31 degrees 29 minutes West, a distance of 19.2 feet, and from said rebar, another set 1/2 inch rebar on the south side of said G Furr Road bears South 42 degrees 51 minutes 32 seconds East, a distance of 45.87 feet, and from said rebar, a pipe fence corner post on the south side of said G Furr Road being the occupied northwest corner of a tract as described in deed to Daniel Fykes, filed 14 March 2019, and recorded in county clerks instrument number 19000575 of said official public records bears, South 00 degrees 20 minutes 01 seconds West, a distance of 33.65 feet;

THENCE: North 89 degrees 45 minutes 51 seconds West, with said G Furr Road, and passing at 3722.89 feet a set 1\2 inch rebar, and continuing on said course a total distance of 3730.72 feet to a point at the intersection of said G Furr Road and said Self Road for the southwest corner of this tract, from said point, a 2 inch pipe fence corner post on the south side of said G Furr Road bears South 47 degrees 05 minutes West, a distance of 40.4 feet, and from said point, a 4 inch pipe fence corner post at the northeast side of said intersection bears North 42 degrees 30 minutes East, a distance of 50.0 feet, and from said point, a found 3\8 inch rod with a cap bears North 89 degrees 40 minutes 24 seconds West, a distance of 13.96 feet;

THENCE: North 01 degrees 10 minutes 36 seconds East, with said Self Road, and passing at 3082.45 feet a found 3\8 inch rod being the southeast corner of said Carter tract, and continuing on said course with the east line of said Carter tract, a total distance of 3767.57 feet to the **POINT OF BEGINNING** and containing 321.38 acres of land.

NAD83 NCTZ (4202) Grid North Bearings and Distances reflect surface measurements.





Eric Brennan, Texas Registered
Professional Land Surveyor
Number 5560
Dated 06 May 2026