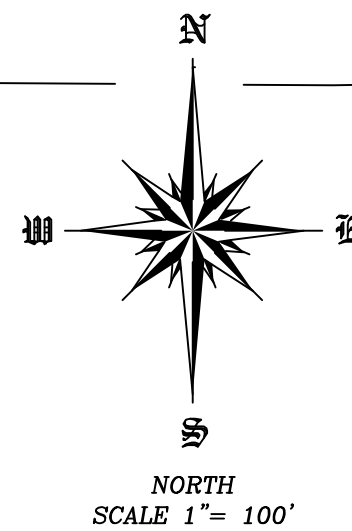


NOTES:

1. The original copy will have original signatures, stamp seal and an impression seal.
2. Copyright 2023, Surdukan Surveying, Inc.
3. This survey is being provided solely for the use of the current parties.
4. This survey is subject to all easements of record.
5. The basis of bearings, are derived from ALLTERRA CENTRAL RTK Network, Texas State Plane Coordinates System, NAD83, North Central Zone, NAD 83 (CORS96) Epoch 2002.0.



LEGEND

- R.M. = REFERENCE MONUMENT
CIRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)
CIRF = CAPPED 1/2" IRON ROD FOUND (4613)
IRF = IRON ROD FOUND
D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
□ = FENCE POST
◆ = SIGN
☐ = TELEPHONE BOX
SCS LAKE = SOIL CONSERVATION SERVICE LAKE

FLOODPLAIN NOTE:
According to the Flood Insurance Rate Map (FIRM) Map No. 48085C0130 J, dated June 2, 2009, prepared by Federal Emergency Management Agency (FEMA) for Collin County, Texas, portions of this tract lie with in Zone A (Shaded Without Base Flood Elevation) and Zone X (Unshaded), GRAPHICALLY LOCATED ON SURVEY

CALLLED 106,949 ACRES
GOLDEN RANCHES CELINA 169, LP
INSTRUMENT NO. 2022000076620
O.P.R.C.C.T.

CALLLED 50,645 ACRES
JAN & JOHN E. PIPPARD JR.
INSTRUMENT NO. 2023000023607
O.P.R.C.C.T.

CALLLED 30.00 ACRES
BARBARA & CLYDE W. BUTLER JR.
INSTRUMENT NO. 19940216000128460
O.P.R.C.C.T.

COUNTY ROAD NO. 173

ASPHALT PAVEMENT

POINT OF BEGINNING

LEGAL DESCRIPTION

BEING a tract of land situated within Collin County, Texas, being in the George McPherson Survey, Abstract No. 574 and the Robert R. Harris Survey, Abstract No. 410, being part of a called 175.77 acre tract of land conveyed to Mesquaque Ranch, LLC as recorded in instrument No. 20160226000226180 of the Official Public Records of Collin County, Texas, and being more particularly described in metes and bounds as follows:
COMMENCING in the intersection of County Road No. 173 and County Road No. 174 at a 1/2" iron rod found for the eastern most northeast corner of the called 175.77 acre tract of land;
THENCE S 01°31'56" E with the centerline of County Road No. 174 and the east line of the called 175.77 acre tract of land a distance of 414.56' to a Mag Nail with shiner stamped "4613" set for the POINT OF BEGINNING;
THENCE S 88°28'04" W across the called 175.77 acre tract of land passing a 1/2" iron rod with yellow plastic cap stamped "4613" set for reference at a distance of 1,550.00' and continuing for a total distance of 1825.29' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner on the north side of said Soil Conservation Services lake;
THENCE N 15°56'54" E the west line of the called 175.77 acre tract of land for a distance of 308.06' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;
THENCE N 88°28'04" E across the called 175.77 acre tract of land passing at 732.76' a 1/2" iron rod with yellow plastic cap stamped "4613" set for reference and continuing for a total distance a distance of 1732.76' to the POINT OF BEGINNING, and containing 522,730 Square Feet or 12,000 acres of land.

EASEMENT NOTES:

From Commitment prepared by First American Title Guaranty Company, G.F. NO. 2018-385431-RU with an effective date of July 24, 2023 and issued August 3, 2023.

- e. Easement Agreement for Flood Control Structures granted by Thomas Robinson and Cora Robinson to Collin County Soil Conservation District, filed 11/17/1955, recorded in Volume 506, Page 376, Real Property Records, Collin County, Texas. DOES NOT AFFECT THIS TRACT.
- f. Ten foot (10') wide Easement Right-Of-Way for Water Pipeline granted by James R. Hadden and wife Velma O. Hadden to Gunter Water Supply Corp., filed 04/14/1972, recorded in Volume 817, Page 406, Real Property Records, Collin County, Texas. MAY AFFECT THIS TRACT, NO EVIDENCE OF A WATER LINE WAS FOUND DURING THE ON THE GROUND SURVEY.
- h. Thirty foot (30') wide easement described in Electric Line Easement and Right of Way granted by Charles E. Bray and Nicki Bray to Grayson Collin Electric Cooperative, Inc., filed 06/07/2006, recorded in cc# 2006060700077220, Real Property Records, Collin County, Texas. DOES NOT AFFECT THIS TRACT.
- i. Affidavit to the Public executed by Charles E. Bray for On-Site Waste Water System, filed 08/28/2006, recorded in cc# 20060828001232650, Real Property Records, Collin County, Texas. DOES NOT AFFECT THIS TRACT
- j. Affidavit to the Public executed by Nicki Bray for On-Site Waste Water System, filed 02/25/2008, recorded in cc# 20080225000215740, Real Property Records, Collin County, Texas. DOES NOT AFFECT THIS TRACT
- k. Easement Agreement for Flood Control Structures granted by Thomas Robinson, et ux, to Collin County Soil Conservation District, recorded in Volume 506, Page 374, Real Property Records, Collin County, Texas. DOES NOT AFFECT THIS TRACT.
- l. Easement granted by Thomas Robinson Estate to Collin County Soil Conservation District, filed 10/13/1959, recorded in Volume 557, Page 367, Real Property Records, Collin County, Texas. DOES AFFECT THIS TRACT
- n. Easement granted by Daniel L. Hunt to Marilee Special Utility District, filed 01/30/2017, recorded in cc# 20170130000125910, Real Property Records, Collin County, Texas. MAY AFFECT THIS TRACT, NO EVIDENCE OF A WATER LINE WAS FOUND DURING THE ON THE GROUND SURVEY.
- o. Terms, provisions, conditions, and easement contained in Temporary Access Easement Agreement by and between Mesquaque Ranch, LLC and John E. Pippard Jr., filed 03/08/2023, recorded in cc# 2023000023608, Real Property Records, Collin County, Texas. DOES NOT AFFECT THIS TRACT.

SURVEYOR'S CERTIFICATE

TO: Mesquaque Ranch, LLC, a Texas limited liability company, Bistund LLC, a Texas limited liability company, First National Bank of America, Reunion Title, and First American Title Guaranty Company:

I hereby certify that this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies.

Ingress to and egress from the subject property is provided by County Road No. 174 and this road is asphalt pavement maintained by Collin County. County Road No. 174 is not a dedicated Right Of Way.

This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition IV Survey.

David J. Surdukan R.P.L.S. No. 4613



BOUNDARY SURVEY
12,000 ACRES
G. McPHERSON SURVEY
ABSTRACT NO. 574
R.R. HARRIS SURVEY
ABSTRACT NO. 410
COLLIN COUNTY, TEXAS

G.F. No. 2018-385431-RU

SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-6200
FIRM NO. 10069500

REVISED: AUGUST 29, 2023
DATE: JULY 14, 2023

JOB No. 2023-85 12ac

SCALE 1" = 100'