

Field notes for:

Parts of the JONATHAN HIGHTOWER SURVEY, Abstract No. 49, the HENRY FIELDS SURVEY, Abstract No. 31, and the P. BERNARDI SURVEY, Abstract No. 10 situated in Somervell County, Texas...

The basis for bearings is the Texas Coordinate System North Central Zone NAD 83 (2011).

Beginning at a 5/8" aluminum capped iron found marked "Vaughn" for the southwest corner of said 160 acres tract, and for the southeast corner of the 62-77/100 acres tract described in the deed to William Howell, Jr. and wife, Cynthia Ann Howell recorded in volume 21, page 354 of the Deed Records of Somervell County, Texas...

Thence north 30 degrees-59 minutes-23 seconds east, along the northeasterly line of said 62-77/100 acres tract, for the southwesterly line of said 160 acres tract, 1066-58/100 feet to a 1/2" iron found.

Thence north 30 degrees-02 minutes-43 seconds east, continuing along the northeasterly line of said 62-77/100 acres tract, for the southwesterly line of said 160 acres tract, 136-86/100 feet to a 5/8" aluminum capped iron found marked "Vaughn" for the southeast corner of the 19-27/100 acres tract described in the deed to Lisa Sheridan Cummings recorded in Document No. 20210807 of the Official Public Records of Somervell County, Texas.

Thence north 30 degrees-21 minutes-20 seconds west, along the northeasterly line of said 19-27/100 acres tract, for the southwesterly line of said 160 acres tract, 1457-26/100 feet to a 1/2" iron found for the northeast corner of said 19-27/100 acres tract, and for the southwesterly corner of the 6-51/100 acres tract described in the deed to Drew B. Chambers recorded in Document No. 20150734 of the Official Public Records.

Thence north 29 degrees-19 minutes-29 seconds west, along the northeasterly line of said 6-51/100 acres tract, for the southwesterly line of said 160 acres tract, 754-23/100 feet to a 1/2" iron found for the northeast corner of said 6-51/100 acres tract, for the southeasterly line of F. M. Highway No. 205.

Thence northeasterly, along the southeasterly line of said F. M. Highway No. 205, the following:

north 62 degrees-22 minutes-10 seconds east 100-62/100 feet to a 1/2" iron found; north 51 degrees-18 minutes-15 seconds east 101-20/100 feet to a 1/2" iron found; north 59 degrees-39 minutes-16 seconds east 792-98/100 feet to a 1/2" iron found at the beginning of a curve to the right having a radius of 2496-48/100 feet; along said curve to the right an arc length of 599-10/100 feet to a 1/2" iron found at its end. The long chord of said 599-10/100 feet arc is north 66 degrees-43 minutes-55 seconds east 597-06/100 feet; north 73 degrees-19 minutes-13 seconds east 1142-45/100 feet to a 1/2" iron found at the beginning of a curve to the left having a radius of 2914-79/100 feet; along said curve to the left an arc length of 566-13/100 feet to a 2" fence corner post in the northeast line of said 100 acres tract, for the northwest corner of the 15-0/100 acres tract described in the deed to Paul Steven Morrow, and Shelly Renee Morrow recorded in volume 961, page 81 of the Official Public Records, from which a 1/2" iron found bears south 40 degrees-50 minutes-09 seconds east 0-66/100 of a foot. The long chord of said 566-13/100 feet arc is north 67 degrees-51 minutes-00 seconds east 565-24/100 feet.

Thence south 23 degrees-03 minutes-07 seconds east, along the southwesterly line of said 15-00/100 acres tract, for the northeasterly line of said 100 acres tract, 433-75/100 feet, for a 5/8" aluminum capped iron found for a re-entrant corner of said 15-00/100 acres tract, and for a southeasterly corner of said 100 acres tract.

Thence south 59 degrees-05 minutes-06 seconds west, along a northwesterly line of said 15-00/100 acres tract, for a southeasterly line of said 100 acres tract, 196-03/100 feet to a 1/2" iron found for the most westerly northwest corner of said 15-00/100 acres tract, and for a re-entrant corner of said 100 acres tract.

Thence south 30 degrees-43 minutes-32 seconds east, along a southwesterly line of said 15-00/100 acres tract, for the northeasterly line of said 100 acres tract, to and along the southwesterly line of the 159-89/100 acres tract described in the deed to Paul Steven Morrow, and Shelly Renee Morrow recorded in Document No. 20121292 of the Official Public Records, 3160-71/100 feet to a 1/2" iron found for the southwest corner of said 159-89/100 acres tract, and for the southeast corner of said 100 acres tract. In the northwesterly line of the 1436-21/100 acres tract described in the deed to Emily Roesser Parker Trust recorded in volume 84, page 96 of the said Deed Records.

Thence south 64 degrees-21 minutes-51 seconds west, along a northwesterly line of said 1436-21/100 acres tract, for the southeasterly line of said 100 acres tract, 930-17/100 feet to a 1/2" iron found for a re-entrant corner of said 1436-21/100 acres tract, and for the southwest corner of said 100 acres tract.

Thence north 30 degrees-15 minutes-54 seconds west, along a northwesterly line of said 1436-21/100 acres tract, for the southwesterly line of said 100 acres tract, 531-21/100 feet to a 1/2" iron found for a northeast corner of said 1436-21/100 acres tract, and for the southeasterly corner of said 160 acres tract.

Thence south 59 degrees-25 minutes-48 seconds west, along a northwesterly line of said 1436-21/100 acres tract, for the southeasterly line of said 160 acres tract, 1283-38/100 feet to a concrete monument found marked "P" for the northwest corner of said 1436-21/100 acres tract, and for the northeast corner of the 176-25/100 acres tract described in the deed to William R. Howell, Jr. and wife Cynthia Ann Roberts Howell recorded in volume 76, page 516 of the said Official Public Records.

Thence south 58 degrees-56 minutes-07 seconds west, along the northwesterly line of said 176-26/100 acres tract, for the southeasterly line of said 160 acres tract, 818-49/100 feet to the place of beginning and containing 242-766 acres.

Sketch showing parts of the JONATHAN HIGHTOWER SURVEY, Abstract No. 49, the HENRY FIELDS SURVEY, Abstract No. 31, and the P. BERNARDI SURVEY, Abstract No. 10 situated in Somervell County, Texas.

We marked the corners as shown hereon. The location of the improvements relative to the Tract lines is as shown hereon.

The visible conditions along the Tract lines are as shown hereon.

The basis for bearings is the Texas Coordinate System, North Central Zone, NAD 83 (2011). The lengths shown hereon are horizontal ground lengths.

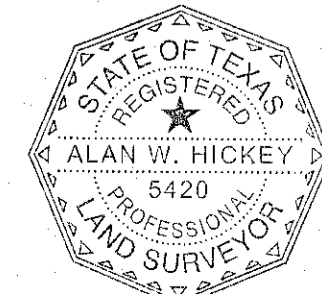
Surveyed on the ground in January, 2025. BROOKES BAKER SURVEYORS

To: William G. Mackey, Frances Y. Dent and husband Robert E. Dent, Minnie B. Gambriel, and Fidelity National Title Insurance Company GF. No. 025-62663, effective date April 4, 2025.

The undersigned hereby certifies that this survey is true and correct, was made on the ground under my supervision and (a) all corners are marked as shown; (b) shows all visible and apparent easements, encroachments and protrusions; (c) I have examined the Flood Insurance Rate Map for Somervell County, Texas and Incorporated Areas Map No. 48425C0125D, effective date September 21, 2023, and it appears that A part of the subject property lies within Zone A, the 100-year flood plain.

BROOKES BAKER SURVEYORS

Alan W. Hickey Registered Professional Land Surveyor No. 5420 January 29, 2026

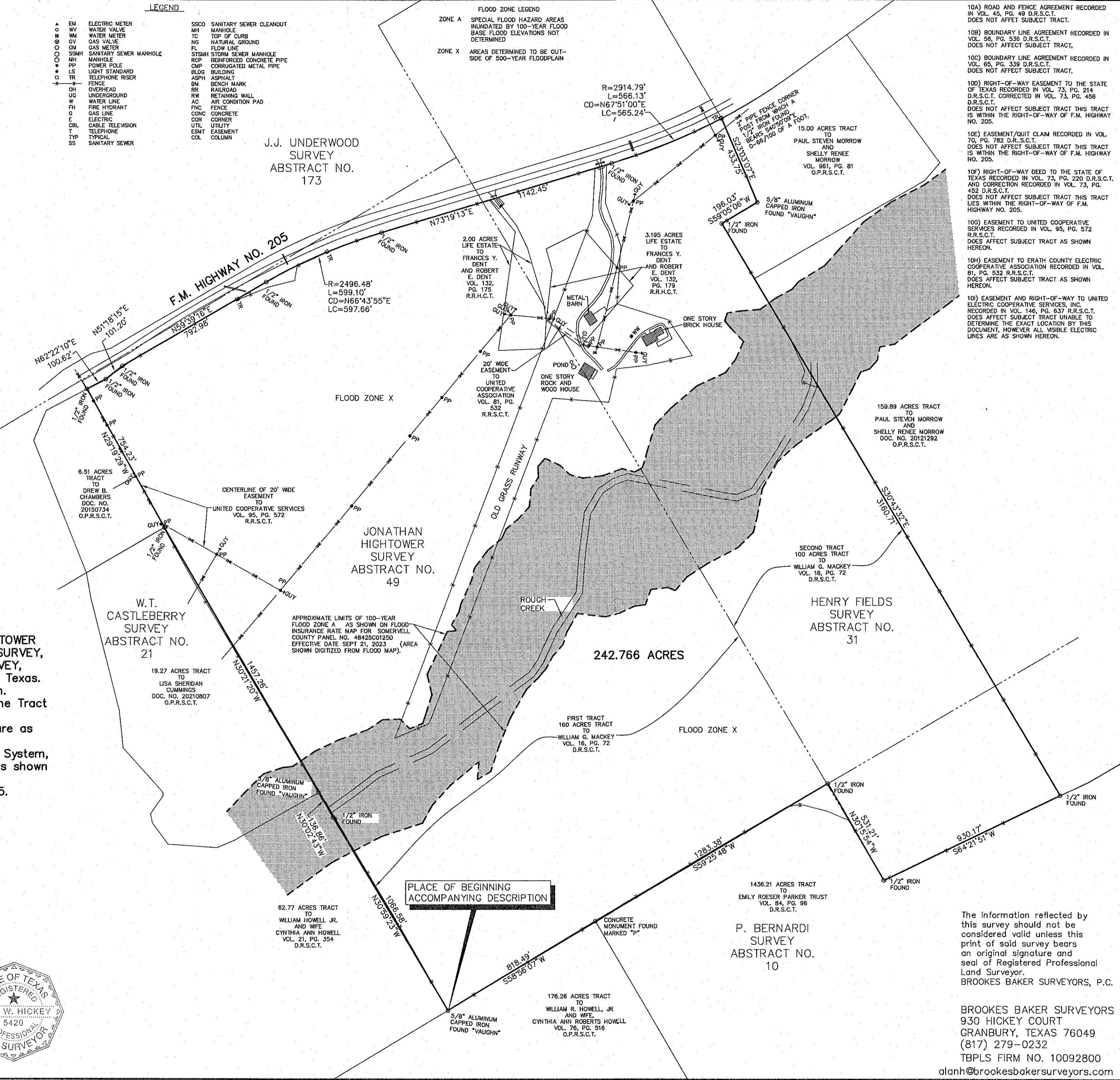


GRAPHIC SCALE IN FEET FILE NAME: DON26-HIGHSUR.DWG DRAWN BY: DBC

LEGEND table listing symbols for various features like electric meter, water valve, gas valve, manhole, etc.

J.J. UNDERWOOD SURVEY ABSTRACT NO. 173

FLOOD ZONE LEGEND ZONE A SPECIAL FLOOD HAZARD AREAS INUNDED BY 100-YEAR FLOOD... ZONE X AREAS DETERMINED TO BE OUT-SIDE OF 500-YEAR FLOODPLAIN



- 10A) ROAD AND FENCE AGREEMENT RECORDED IN VOL. 45, PG. 49 D.R.S.C.T. DOES NOT AFFECT SUBJECT TRACT. 10B) BOUNDARY LINE AGREEMENT RECORDED IN VOL. 58, PG. 536 D.R.S.C.T. DOES NOT AFFECT SUBJECT TRACT. 10C) BOUNDARY LINE AGREEMENT RECORDED IN VOL. 65, PG. 339 D.R.S.C.T. DOES NOT AFFECT SUBJECT TRACT. 10D) RIGHT-OF-WAY EASEMENT TO THE STATE OF TEXAS RECORDED IN VOL. 73, PG. 214 D.R.S.C.T. CORRECTED IN VOL. 73, PG. 456 D.R.S.C.T. DOES NOT AFFECT SUBJECT TRACT THIS TRACT IS WITHIN THE RIGHT-OF-WAY OF F.M. HIGHWAY NO. 205. 10E) EASEMENT/QUIT CLAIM RECORDED IN VOL. 70, PG. 782 D.R.S.C.T. DOES NOT AFFECT SUBJECT TRACT THIS TRACT IS WITHIN THE RIGHT-OF-WAY OF F.M. HIGHWAY NO. 205. 10F) RIGHT-OF-WAY DEED TO THE STATE OF TEXAS RECORDED IN VOL. 73, PG. 220 D.R.S.C.T. AND CORRECTION RECORDED IN VOL. 73, PG. 452 D.R.S.C.T. DOES NOT AFFECT SUBJECT TRACT THIS TRACT LIES WITHIN THE RIGHT-OF-WAY OF F.M. HIGHWAY NO. 205. 10G) EASEMENT TO UNITED COOPERATIVE SERVICES RECORDED IN VOL. 95, PG. 572 R.R.S.C.T. DOES AFFECT SUBJECT TRACT AS SHOWN HEREON. 10H) EASEMENT TO ERATH COUNTY ELECTRIC COOPERATIVE ASSOCIATION RECORDED IN VOL. 81, PG. 532 R.R.S.C.T. DOES AFFECT SUBJECT TRACT AS SHOWN HEREON. 10I) EASEMENT AND RIGHT-OF-WAY TO UNITED ELECTRIC COOPERATIVE SERVICES, INC. RECORDED IN VOL. 146, PG. 637 R.R.S.C.T. DOES AFFECT SUBJECT TRACT UNABLE TO DETERMINE THE EXACT LOCATION BY THIS DOCUMENT, HOWEVER ALL VISIBLE ELECTRIC LINES ARE AS SHOWN HEREON.

PLACE OF BEGINNING ACCOMPANYING DESCRIPTION

The information reflected by this survey should not be considered valid unless this print of said survey bears an original signature and seal of Registered Professional Land Surveyor. BROOKES BAKER SURVEYORS, P.C.

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