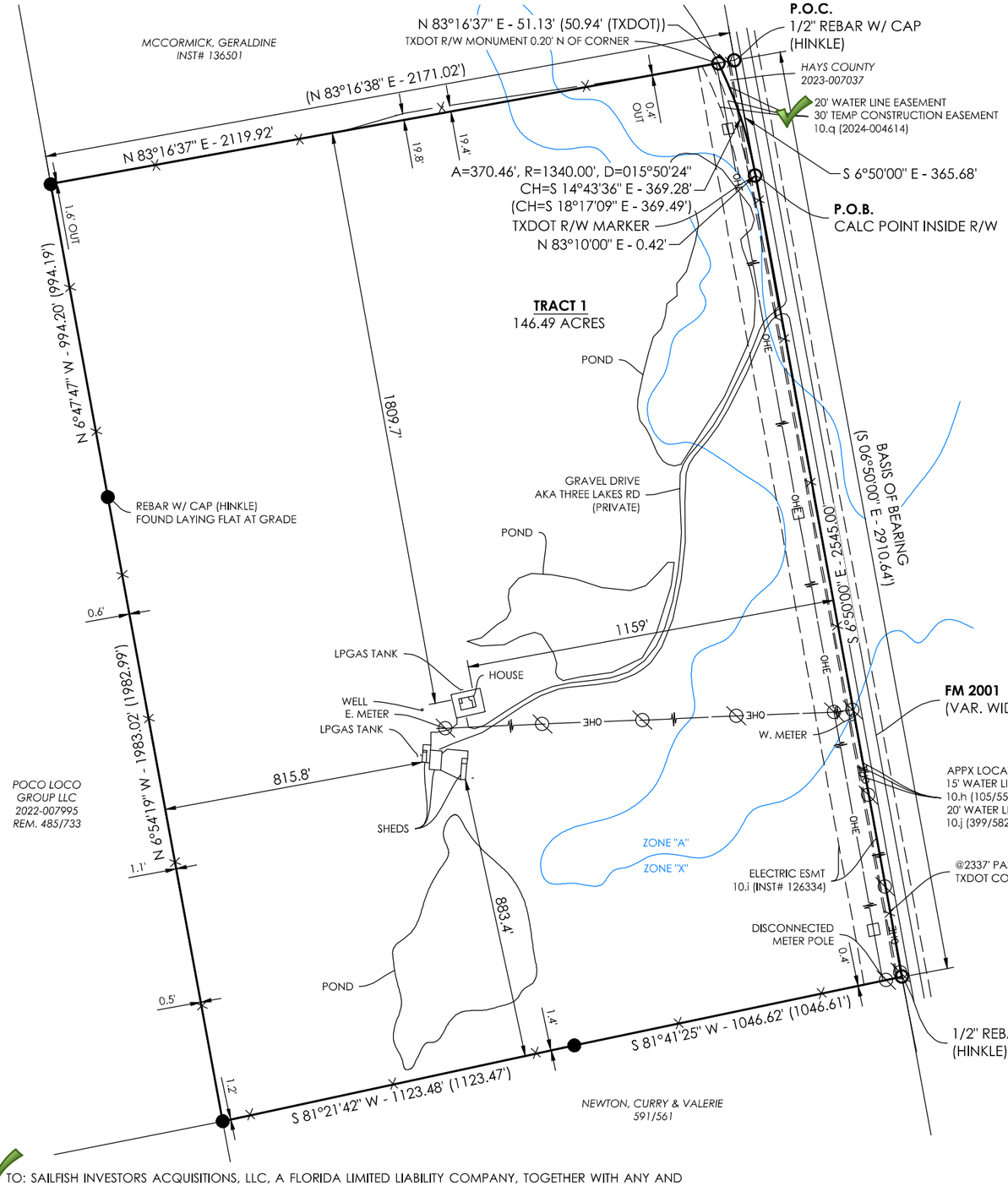

APPROVED
By bhataway at 11:57 am, Oct 31, 2024

No revisions requested.

TO: SAILFISH INVESTORS ACQUISITIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TOGETHER WITH ANY AND ALL SUCCESSORS AND ASSIGNS, AND PROMINENT TITLE:

I, BRADLEY G RUSSELL, RPLS #6349, HEREBY DO CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION ON OR ABOUT SEPTEMBER 20, 2024 AND MEETS OR EXCEEDS THE REASONABLE TECHNICAL STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE ON THE DATE OF SURVEY.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR CATEGORY 1A, CONDITION 4, LAND TITLE SURVEY.

BASIS OF BEARING:
RECORD BEARING OF EAST LINE PER 2020-000068 & 2019-003784, CCOPR.
DISTANCES ARE US SURVEY FEET.

400' 200' 0 400'

LEGEND

- PROPERTY BOUNDARY
- OHE — OVERHEAD ELECTRIC
- EASEMENT / RIGHT-OF-WAY
- X — FENCE
- POWER POLE
- MONUMENT FOUND (NOTED)
- CALCULATED POINT
- SET 5/8" REBAR W/ CAP #6349 (RECORD DIMENSION)

TITLE NOTES

- TRACT 1 HAS DIRECT ACCESS TO FM 2001.
- BY GRAPHIC PLOTTING ONLY, THE DEPICTED PARCEL IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON PANEL 48055C0100E, EFFECTIVE JUNE 19, 2012; AND ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "A" (SPECIAL FLOOD HAZARD AREA, NO BASE FLOOD ELEVATION DETERMINED), AS SHOWN ON PANEL 48055C0125E, EFFECTIVE JUNE 19, 2012.
- TITLE COMMITMENT BY PROMINENT TITLE, LLC, GF NUMBER 2415584JM, EFFECTIVE 08/04/2024.
- DATE OF FIELD SURVEY: 09/20/2024
- ALL FOOTAGES SHOWN HEREON HAVE BEEN SCALED TO GROUND USING A COMBINED ADJUSTMENT FACTOR OF 1.0000940752.
- THE FOLLOWING SCHEDULE B ITEMS ARE BLANKET IN NATURE AFFECTING A PARENT PARCEL:
  - 10.k (367/610), 10.n (495/518), 10.o (497/163)
- THE FOLLOWING SCHEDULE B ITEMS AFFECTING A PARENT PARCEL APPEAR TO BE EXPIRED IN DURATION:
  - 10.p (66/312)
- THE FOLLOWING SCHEDULE B ITEMS DO NOT AFFECT THIS TRACT:
  - 10.l (521/68), 10.m (521/80)

SURVEY NOTE 1: FENCED WESTERLY RIGHT-OF-WAY LINE OF FM 2001 FALLS ~2-3 FEET INSIDE OF THE MONUMENTED EAST PROPERTY LINE. 0.07 ACRES OF THIS TRACT LIES WITHIN THE FM2001 RIGHT-OF-WAY AS MONUMENTED BY TXDOT.

SURVEY NOTE 2: RECORD DIMENSIONS SHOWN HEREON ARE PER DOCUMENT 2019-003784, WHICH HAS A MORE RECENT SURVEY DESCRIPTION OF THE PARENT PARCEL THAN THE VESTING DEED IN 2020-000068.

TRACT 1

146.49 ACRES OUT OF THE SAMUEL B CARSON SURVEY, ABSTRACT NUMBER 86, CALDWELL COUNTY, TEXAS. BEING ALL OF THAT CERTAIN CALLED 146.657 ACRES IN TRUSTEE'S DISTRIBUTION DEED DATED DECEMBER 23, 2019, EXECUTED BY SUZANNE FREID CARPER, AS TRUSTEE OF THE FREID FAMILY TRUST DATED APRIL 19, 2013, TO SUZANNE FREID CARPER, TRUSTEE OF THE MOE FREID BYPASS TRUST DATED APRIL 19, 2013, RECORDED IN DOCUMENT NUMBER 2020-000068, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, BEING FURTHER DESCRIBED AS A 146.628 ACRE TRACT, IN A DEED OF TRUST TO DOMINIQUE VARNER, RECORDED IN DOCUMENT NUMBER 2019-003784, OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, SAVE AND EXCEPT ALL OF THAT CERTAIN 0.1415 ACRE TRACT CONVEYED TO HAYS COUNTY, IN COOPERATION WITH TXDOT AND THE TEXAS TRANSPORTATION COMMISSION, IN A DEED DATED FEBRUARY 8, 2023, RECORDED IN DOCUMENT NUMBER 2023-007037, OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH REBAR WITH CAP (HINKLE) FOUND AT THE NORTHEAST CORNER OF SAID 146.657 ACRE TRACT AND SAID 0.1415 ACRE HAYS COUNTY TRACT, IN THE WESTERLY RIGHT-OF-WAY LINE OF FM 2001;

THENCE S 06°50'00" E WITH THE EAST LINE OF SAID 146.657 ACRE TRACT, ALONG THE EAST LINE OF SAID HAYS COUNTY TRACT A DISTANCE OF 365.68 FEET TO A CALCULATED POINT INSIDE THE FM 2001 RIGHT-OF-WAY FOR THE POINT OF BEGINNING, FROM WHICH A TXDOT RIGHT-OF-WAY MARKER BEARS S 83°10'00" W A DISTANCE OF 0.42 FEET;

THENCE CONTINUE S 06°50'00" E WITH THE EAST LINE OF SAID 146.657 ACRE TRACT, WITHIN THE MONUMENTED RIGHT-OF-WAY LINE OF FM 2001, AT 2337 FEET PASS 1.8 FEET EASTERLY OF A CONCRETE TXDOT RIGHT-OF-WAY MONUMENT, CONTINUING AN OVERALL DISTANCE OF 2544.84 FEET TO A 1/2 INCH REBAR WITH CAP (HINKLE) FOUND AT THE SOUTHEAST CORNER OF SAID 146.657 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A TRACT GRANTED TO CURRY & VALERIE NEWTON, RECORDED IN VOLUME 591, PAGE 561, OFFICIAL RECORDS OF CALDWELL COUNTY, TEXAS;

THENCE WITH THE SOUTH LINE OF SAID 146.657 ACRE TRACT AND THE NORTH LINE OF SAID NEWTON TRACT, ALONG A FENCE THE FOLLOWING TWO (2) COURSES:
S 81°41'25" W A DISTANCE OF 1046.62 FEET TO A 5/8 INCH REBAR WITH CAP (#6349) SET FOR AN ANGLE POINT,
AND S 81°21'42" W A DISTANCE OF 1123.48 FEET TO A 5/8 INCH REBAR WITH CAP (#6349) SET AT THE BASE OF A FENCE CORNER POST, SAME BEING THE SOUTHWEST CORNER OF SAID 146.657 ACRE TRACT AND THE SOUTHEAST CORNER OF THE REMAINDER OF A TRACT GRANTED TO BILLIE BETH WILLIAMS IN VOLUME 485, PAGE 733, OFFICIAL RECORDS OF CALDWELL COUNTY, TEXAS, NOW BEING A TRACT GRANTED TO POCO LOCO GROUP LLC, RECORDED IN DOCUMENT NUMBER 2022-007995, OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS;

THENCE WITH THE WEST LINE OF SAID 146.657 ACRE TRACT AND THE EAST LINE OF SAID POCO LOCO GROUP LLC TRACT, ALONG A FENCE THE FOLLOWING TWO (2) COURSES:
N 06°54'19" W A DISTANCE OF 1983.02 FEET TO A 5/8 INCH REBAR WITH CAP (#6349) SET IN A FENCE FOR AN ANGLE POINT,
AND N 06°47'47" W A DISTANCE OF 994.20 FEET TO A 5/8 INCH REBAR WITH CAP (#6349) SET AT THE BASE OF A FENCE CORNER POINT, SAME BEING THE NORTHWEST CORNER OF SAID 146.657 ACRE TRACT AND THE SOUTHWEST CORNER OF A TRACT GRANTED TO GERALDINE MCCORMICK TTEE, RECORDED IN INSTRUMENT NUMBER 136501, OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS;

THENCE N 83°16'37" E WITH THE NORTH LINE OF SAID 146.657 ACRE TRACT AND THE SOUTH LINE OF SAID MCCORMICK TRACT, ALONG A FENCE A DISTANCE OF 2119.92 FEET TO A POINT AT THE BASE OF A TXDOT RIGHT-OF-WAY MONUMENT, FROM WHICH A 1/2 INCH REBAR WITH CAP (HINKLE) FOUND AT THE NORTHEAST CORNER OF SAID 146.657 ACRE TRACT BEARS N 83°16'37" E A DISTANCE OF 51.13 FEET, SAME BEING THE WEST CORNER OF SAID HAYS COUNTY TRACT;

THENCE WITH THE WEST LINE OF SAID HAYS COUNTY TRACT, ACROSS AND THROUGH AND SEVERING SAID 146.657 ACRE TRACT, 370.46 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1340.00 FEET, A DELTA ANGLE OF 15°50'57", AND A CHORD BEARING S 14°43'36" E A DISTANCE OF 369.28 FEET, TO A TXDOT RIGHT-OF-WAY MARKER;

THENCE N 83°10'00" E A DISTANCE OF 0.42 FEET, RETURNING TO THE POINT OF BEGINNING.

CONTAINING 146.49 ACRES, MORE OR LESS, 0.07 ACRES OF WHICH LIES WITHIN THE PRESENT MARGINS OF FM2001 AS MONUMENTED BY TXDOT.

I, BRADLEY G RUSSELL, RPLS #6349, HEREBY DO CERTIFY THAT THIS DESCRIPTION IS BASED ON A SURVEY THAT WAS CONDUCTED UNDER MY DIRECT SUPERVISION ON OR ABOUT SEPTEMBER 20, 2024, AND MEETS OR EXCEEDS THE REASONABLE TECHNICAL STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE ON THE DATE OF SURVEY. BEARINGS ARE BASED UPON THE RECORD EAST LINE OF SAID 146.657 ACRE TRACT BEING S 6°50'00" E. DISTANCES SHOWN HEREON HAVE BEEN SCALED TO GROUND USING A COMBINED ADJUSTMENT FACTOR OF 1.0000940752.

RECORD INFORMATION

SEAL

STATE OF TEXAS
REGISTERED
BRADLEY G RUSSELL
6349
PROFESSIONAL
LAND SURVEYOR

X

10/28/2024

TSPS CATEGORY 1-A LAND TITLE SURVEY
300 THREE LAKES RD
KYLE, TX

COUNTY PARCEL ID: 14803
GF #: 2415584JM

CLIENT:
SAILFISH INVESTORS ACQUISITIONS LLC

ISSUE DATE:	10/28/2024
PROJECT NO:	24200510
CONTACT:	B.RUSSELL

1000 Ledgelawn Dr.
Conway, Arkansas 72034
Crafton Tull
501.328.3316 t 501.328.3325 f
www.craftontull.com

CONTACT INFORMATION:
Bradley G. Russell
Crafton Tull (10193715)
1000 Ledgelawn Dr.
Conway, AR 72034

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DELTA	DESCRIPTION	DATE

SHEET NO.:
1 OF 1

DRAWING: G:\24200510_TX\SAILFISHINVEST\ENERGY\24200510.DWG
LAYOUT: 8.5X14 TEXAS , LAST SAVED: BR1169, 10/28/2024 2:25:41 PM
LAST PLOTTED BY: BRAD RUSSELL, 10/28/2024 2:25:52 PM [PLOTTED BY:" VALID ON HARD COPY ONLY]