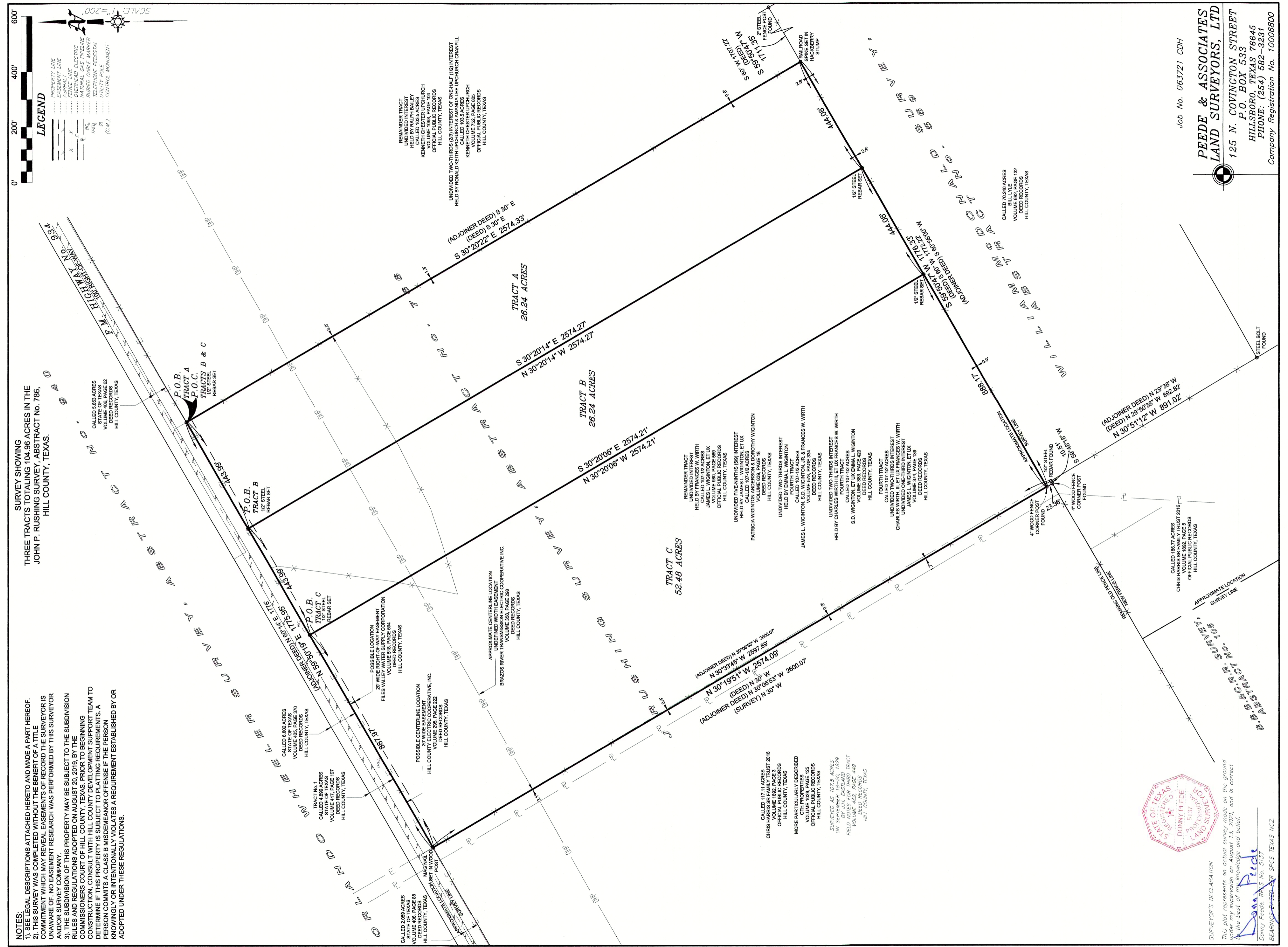
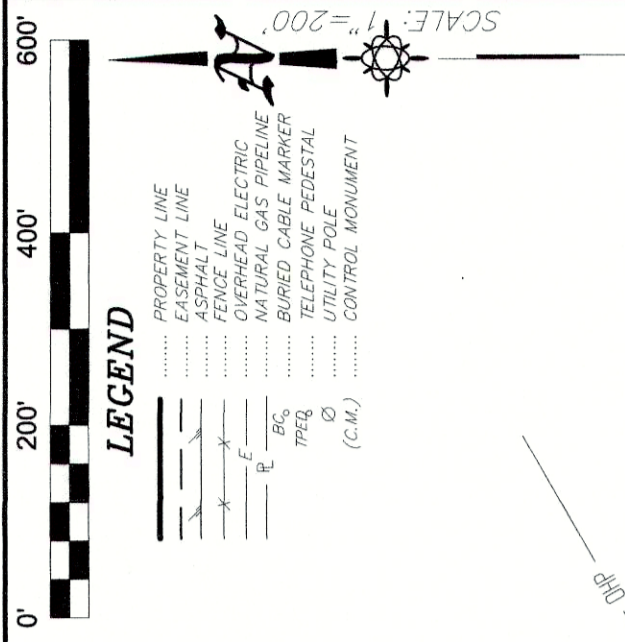


NOTES:
 1. SEE LEGAL DESCRIPTIONS ATTACHED HERETO AND MADE A PART HEREOF.
 2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY REVEAL EASEMENTS OF RECORD THE SURVEYOR IS UNAWARE OF. NO EASEMENT RESEARCH WAS PERFORMED BY THIS SURVEYOR AND/OR SURVEY COMPANY.
 3. THE SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS ADOPTED ON AUGUST 20, 2019, BY THE COMMISSIONERS COURT OF HILL COUNTY, TEXAS. PRIOR TO BEGINNING CONSTRUCTION, CONSULT WITH HILL COUNTY DEVELOPMENT SUPPORT TEAM TO DETERMINE IF THIS PROPERTY IS SUBJECT TO PLATTING REQUIREMENTS. A PERSON COMMITS A CLASS B MISDEMEANOR OFFENSE IF THE PERSON KNOWINGLY OR INTENTIONALLY VIOLATES A REQUIREMENT ESTABLISHED BY OR ADOPTED UNDER THESE REGULATIONS.

SURVEY SHOWING
 THREE TRACTS TOTALING 104.96 ACRES IN THE
 JOHN P. RUSHING SURVEY, ABSTRACT NO. 786,
 HILL COUNTY, TEXAS.



SURVEYOR'S DECLARATION
 This plat represents an actual survey made on the ground under my supervision on August 13, 2021, and is correct to the best of my knowledge and belief.

Donny Peede
 Donny Peede, R.A.S. No. 5137
 BEARINGS: RECALCULATED PER SPCS TEXAS INC.

Job No. 063721 CDH
PEEDE & ASSOCIATES
LAND SURVEYORS, LTD
 125 N. COVINGTON STREET
 P.O. BOX 533
 HILLSBORO, TEXAS 76645
 PHONE: (254) 582-3231
 Company Registration No. 10006800

PEEDE & ASSOCIATES LAND SURVEYORS, LTD

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HILLSBORO, TEXAS 76645

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TRACT C

LEGAL DESCRIPTION

52.48 Acres

John P. Rushing Survey, Abstract No. 786

Hill County, Texas

All that certain tract or parcel of land lying and situated in the John P. Rushing Survey, Abstract No. 786, Hill County, Texas, being a portion of that certain tract of land described as 107-1/2 acres in the General Warranty Deed from Frances W. Wirth to James L. Wiginton and wife, Charlene Wiginton, undivided interest, dated July 3, 1998, recorded in Volume 980, Page 589 of the Official Public Records of Hill County, Texas, said tract previously described in the Warranty Deed from James L. Wiginton and wife, Charlene Wiginton to Frances W. Wirth, Denton J. Wiginton, Patricia Wiginton Anderson and Dorothy Wiginton, undivided five-ninths (5/9) interest, executed October 21, 1983, recorded in Volume 639, Page 18 of the Deed Records of Hill County, Texas, said tract previously described as Fourth Tract and called 107-1/2 acres in the deed from Emma L. Wiginton to James L. Wiginton, S.D. Wiginton, Jr. and Frances W. Wirth, undivided two-thirds (2/3) interest, executed January 31, 1979, recorded in Volume 578, Page 334 of the Deed Records of Hill County, Texas, said tract previously described as Fourth Tract and called 107-1/2 acres in the Deed from Charles Wirth, III and wife, Frances W. Wirth to S.D. Wiginton and wife, Emma L. Wiginton, undivided two-thirds (2/3) interest, executed May 6, 1953, recorded in Volume 383, Page 420 of the Deed Records of Hill County, Texas, said tract previously described as Fourth Tract and called 107-1/2 acres in the Deed from J.C. Ellison and wife, Martha Ann Ellison to Charles Wirth, III and wife, Frances W. Wirth, undivided two-thirds (2/3) interest, and James L. Wiginton and wife, Charlene Wiginton, undivided one-third (1/3) interest, executed May 17, 1952, recorded in Volume 374, Page 139 of the Deed Records of Hill County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" steel rebar set lying in the southerly right-of-way line of F.M. Highway No. 934, a 100 foot-wide right-of-way, at the intersection with the easterly line of said 107-1/2 acre tract, for the westerly line of that certain tract of land described as 103.5 acres in the Gift Deed from Ralph Bailey to Kenneth Chester Upchurch, undivided interest, dated May 17, 2000, recorded in Volume 1068, Page 104 of the Official Public Records of Hill County, Texas, said tract previously described as 103.5 acres in the Special Warranty Deed from Ronald Keith Upchurch and Amanda Lee Upchurch Cranfill to Kenneth Chester Upchurch, undivided two-thirds (2/3) of one-half (1/2) interest, dated February 14, 1992, recorded in Volume 752, Page 805 of the Deed Records of Hill County, Texas, being the southeast corner of that certain tract of land described as 6.802 acres in the Right-of-Way Deed from S.D. Wiginton and wife, Emma L. Wiginton to the State of Texas, executed September 1, 1956, recorded in Volume 405, Page 370 of the Deed Records of Hill County, Texas, said tract later described as Tract No. 1 and called 4.899 acres in the Right-of-Way Deed from S.D. Wiginton and wife, Emma L. Wiginton to the State of Texas, executed March 3, 1958, recorded in Volume 417, Page 197 of the Deed Records of Hill County, Texas, being the southwest corner of that certain tract of land described as 5.853 acres in the Right-of-

Way Deed from Mrs. R.D. Bailey to the State of Texas, executed September 5, 1956, recorded in Volume 406, Page 62 of the Deed Records of Hill County, Texas;

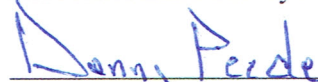
THENCE South 59 degrees 50 minutes 19 seconds West over and across said 107-1/2 acre tract along the southerly right-of-way line of said Highway, 887.98 feet to the POINT OF BEGINNING of the herein described tract;

THENCE South 30 degrees 20 minutes 06 seconds East over and across said 107-1/2 acre tract, 2574.21 feet to a 1/2" steel rebar set lying on the northerly line of that certain tract of land described as 70.240 acres in the Warranty Deed with Vendor's Lien from Judy Anne Root to Bill Lyle, dated February 20, 1987, recorded in Volume 682, Page 132 of the Deed Records of Hill County, Texas, being the approximate southerly line of said Rushing Survey for the approximate northerly line of the William McDonald Survey, Abstract No. 569, said corner bears South 59 degrees 50 minutes 47 seconds West 888.16 feet from a railroad spike set in a hackberry stump, being the southeast corner of said 107-1/2 acre tract and the southwest corner of said 103.5 acre tract;

THENCE South 59 degrees 50 minutes 47 seconds West along the southerly line of said 107-1/2 acre tract for the approximate common line between said Surveys and partially along the northerly line of said 70.240 acre tract, 888.17 feet to a 4" wood fence corner post found lying on the easterly line of that certain tract of land surveyed as 107.5 acres on September 18-20, 1929 by J.H. Eastland, the field notes of which are described as Third Tract in Volume 462, Page 449 of the Deed Records of Hill County, Texas, being the southwest corner of said 107-1/2 acre tract, said corner bears North 30 degrees 19 minutes 51 seconds West 23.36 feet and South 59 degrees 48 minutes 18 seconds West 10.51 feet from a 1/2" steel rebar found for the called southeast corner of that certain tract of land described as 117.11 acres in the General Warranty Deed from the Estate of Christopher James Harris to the Chris Harris Sr Family Trust 2016, dated December 9, 2016, recorded in Volume 1892, Page 3 of the Official Public Records of Hill County, Texas, said tract being more particularly described in the Warranty Deed with Vendor's Lien from Ernest L. Psencik, Sr. and wife, Bertha E. Psencik to CTH Properties, dated July 12, 1999, recorded in Volume 1028, Page 125 of the Official Public Records of Hill County, Texas;

THENCE North 30 degrees 19 minutes 51 seconds West over and across the called 117.11 acre tract along the common line between said 107-1/2 acre tract and said surveyed 107.5 acre tract and generally along a fence, 2574.09 feet to a mag nail set in a wood post lying in the southerly right-of-way line of said Highway on the westerly line of said 107-1/2 acre tract for an ell corner of said 4.899 acre and said 6.802 acre tracts, being the northeast corner of said called 117.11 acre tract;

THENCE North 59 degrees 50 minutes 19 seconds East over and across said 107-1/2 acre tract along the southerly right-of-way line of said Highway, 887.97 feet to the point of beginning and containing 52.48 acres of land as surveyed on the ground September 16, 2021 as Job Number 063721TC by Peede & Associates Land Surveyors, Ltd. See survey map attached hereto and made a part hereof.



Donny Peede, RPLS No. 5137
Job No. 063721TC CDH