

DARDEN CANYON RANCH

Being 1278.30 acres out of the remainder of a 24608.9 acre tract of land as described in a General Warranty Deed to Triad Land Investments, LLC as recorded in Volume 130, Page 902 Official Public Records of Motley County, Texas and being all or parts of the following original patent surveys:

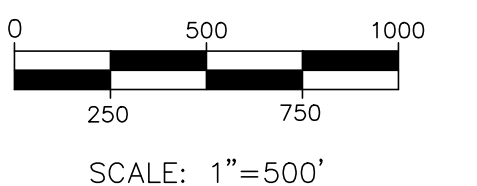
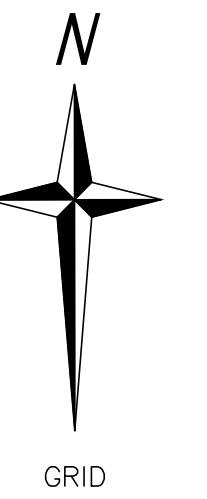
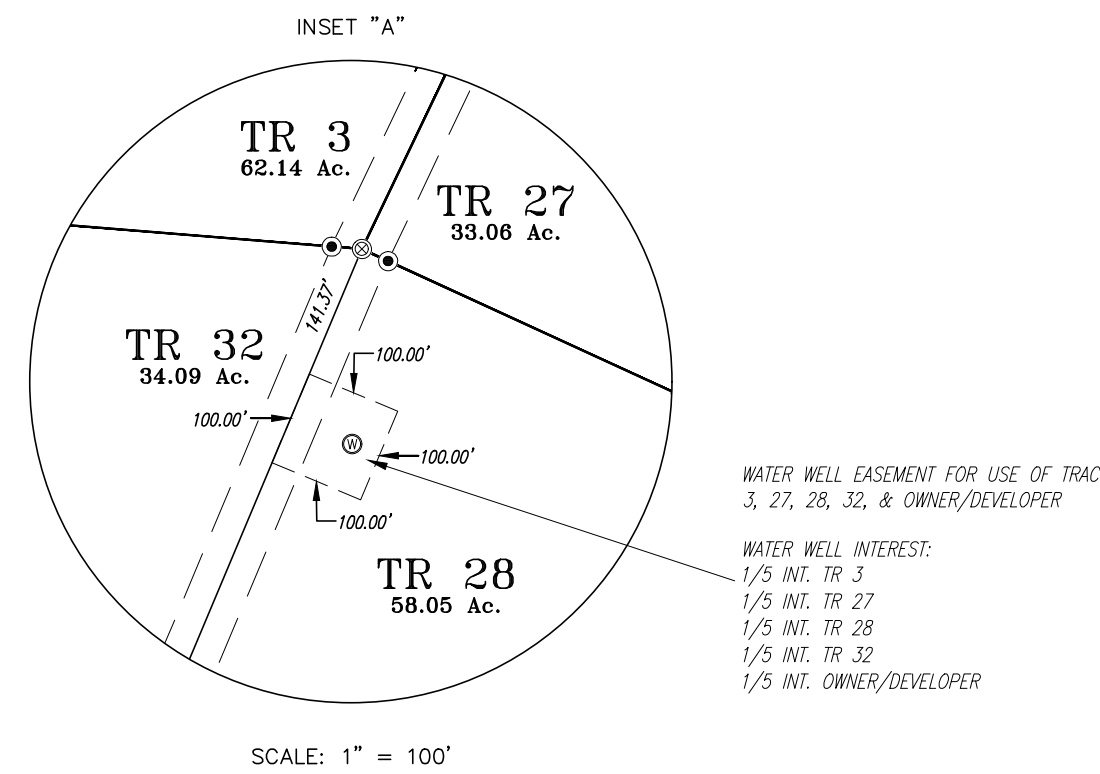
John H. Gibson Survey No. 117, Abstract No. 110

John H. Gibson Survey No. 118, Abstract No. 1461

Matador Cattle Co. Survey, Block M, Survey No. 105, Abstract No. 479

Matador Cattle Co. Survey, Block M, Survey No. 104, Abstract No. 478

Matador Cattle Co. Survey, Block M, Survey No. 108, Abstract No. 482



LEGEND

- FOUND SURVEY NAIL
- FOUND FENCE CORNER AS NOTED
- FOUND 1-1/2" I.P.
- SET 5/8" I.R. W/PLASTIC CAP STAMPED "NES 10194410"
- SET 5/8" I.R. W/ALUMINUM CAP STAMPED "NES 10194410"
- WATER WELL
- CABLE PEDESTAL
- PROPERTY LINE
- TRACT LINE
- APPROX. PATENT LINE
- 2300
- CONTOUR LINES
- ROAD CENTERLINE
- BARBED WIRE FENCE
- OVERHEAD ELECTRIC LINE

EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
[L1]	715.70	S84°55'39"E
[L2]	151.29	S89°29'13"E
[L3]	102.45	S47°49'43"E
[L4]	102.82	S27°44'32"E
[L5]	206.21	S04°06'01"E
[L6]	258.07	S01°46'05"E
[L7]	363.64	S04°22'27"E
[L8]	603.02	S04°46'15"E
[L9]	1329.70	S00°05'29"W
[L10]	127.28	S16°44'56"W
[L11]	97.33	S52°13'57"W
[L12]	68.01	S40°42'52"W
[L13]	104.54	S15°11'51"W
[L14]	986.24	S06°21'32"W

NOTES

- THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, BASED UPON RTK/GNSS OBSERVATIONS, REFERENCED TO N.A.D. 83, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, ADJUSTED TO HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. SCALE = 1:1000125048320
- THIS SURVEY MEETS OR EXCEEDS THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS MINIMUM STANDARDS FOR LAND TITLE SURVEYS.
- THIS TRACT LIES WITHIN AN UNMAPPED AREA ACCORDING TO F.E.M.A. RECORD, WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORD COURSE IS EXPRESSED IN PARENTHESIS, I/E, 1680.61' (1680.00'). COURSE VALUE PER DEED VOL. 130, PG. 94 (O.P.R.M.C.T.) [COURSE VALUE PER DEED VOL. 126, PG. 722 O.P.R.M.C.T.]
- ORIGINAL SURVEY LINES AND/OR CORNERS SHOWN HEREON ARE APPROXIMATE. ANY ACRES SHOWN FOR THE ORIGINAL SURVEYS ARE ALSO APPROXIMATE AND SHOULD NOT BE RELIED UPON AS OFFICIALLY APPROVED QUANTITIES. THE POSSIBILITY OF EXCESS ACRES WITHIN THE ORIGINAL SURVEYS SHOWN HEREON IS NOT ADDRESSED BY THIS SURVEY.
- THIS SURVEY, PLAT, DRAWING, OR EXHIBIT DOES NOT REPRESENT NOR INTEND TO REPRESENT A COMPLETE SET OF ALL LOCAL, STATE, AND FEDERAL REGULATIONS. IT IS THE RESPONSIBILITY OF ANY INDIVIDUAL OR ENTITY THAT HAS AN INTEREST IN THIS PROPERTY OR TRACT(S), NOT THE SURVEYOR, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS, AND REGULATIONS RELATING BUT NOT LIMITED TO BUILDING, CONSTRUCTION, DEVELOPMENT, IMPROVEMENT, ENVIRONMENTAL IMPACTS, OR ANY OTHER MODIFICATION UPON THE SUBJECT PROPERTY OR TRACT(S).
- THIS EXHIBIT IS THE COMPANION TO A WRITTEN COURSE DESCRIPTION.

BASED ON A FIELD SURVEY CONDUCTED ON THE GROUND BETWEEN FEBRUARY THROUGH NOVEMBER, 2025

		631 WATER STREET KERRVILLE TX 78028 830-217-7100		wellbornengineering.com FRM# 10194410 T.B.P.E.L.S.	
WELLBORN ENGINEERING & SURVEYING		PROJECT: WES: 25-037	SCALE: 1"=500'	FIELD: JS/NS	DRAFTING: BM CHECKED: GMB
		LAST FIELD VISIT: 11.12.2025 LAST DRAFT REVISION: 12.04.2025			SHEET NO. 1 of 1

The features shown on this plan/exhibit/drawing were created from aerial photography, GIS data, and limited on-the-ground survey. Therefore, the distances, dimensions, locations, elevations, and quantities identified on this sheet are only approximate.