0' 300' 600' 900'

SCALE: 1" = 300'

SYMBOL LEGEND

- SET 1/2" IRON ROD W/ TPS CAP
- FOUND SURVEY MONUMENT

DETAIL VIEW
SCALE: 1" = 200'

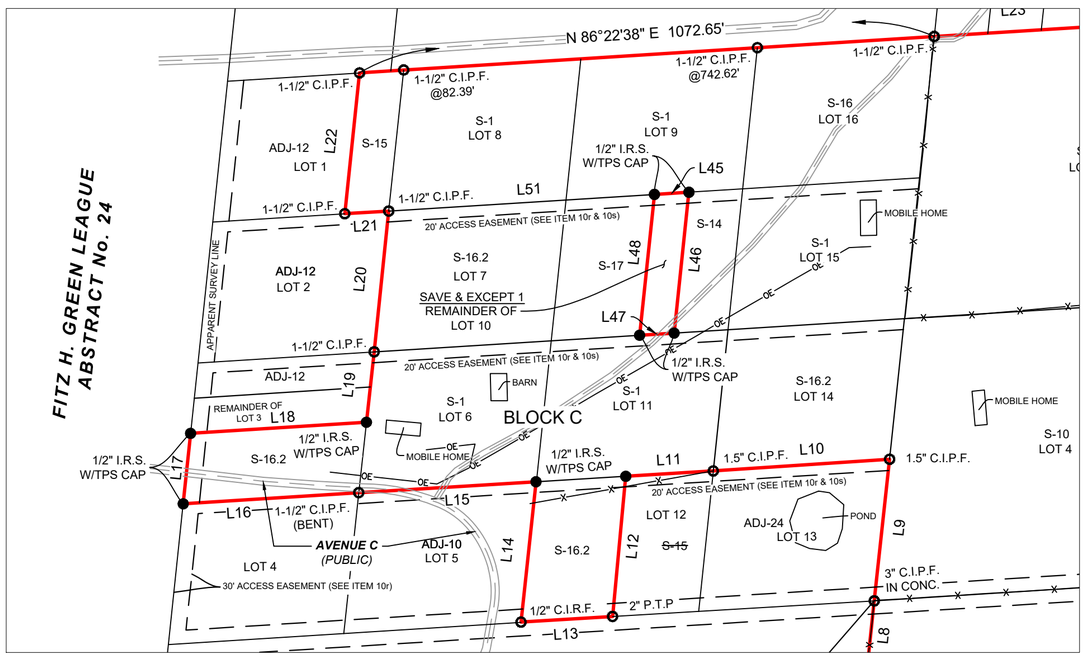
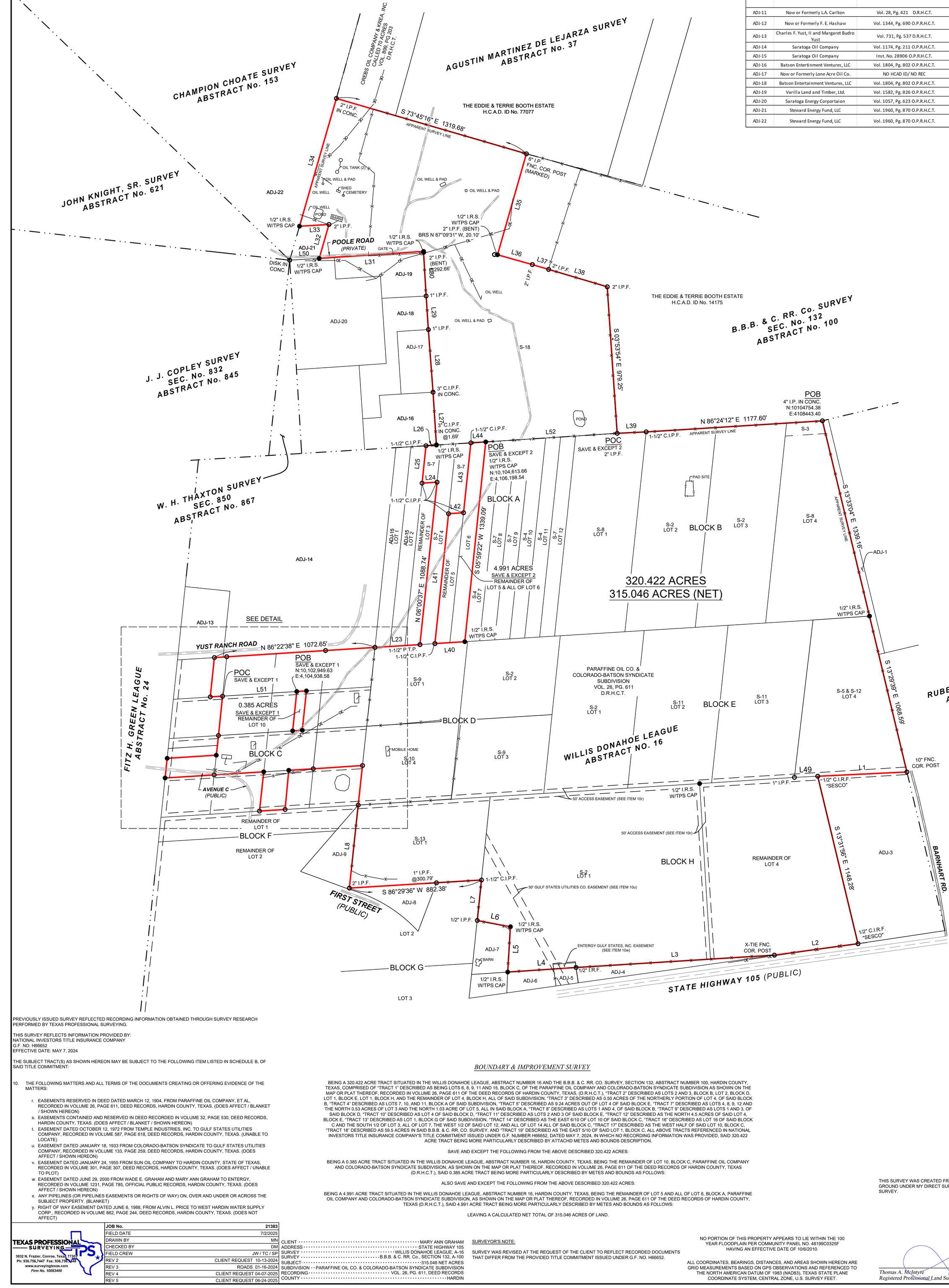


Exhibit Item No.	Owner	Recording	Description
S-1	Mary Ann Graham	Recording not Provided in Title Commitment	Tract 1: Lots 6, 8, 9, 11 and 15, Block C
S-2	Mary Ann Graham	Recording not Provided in Title Commitment	Tract 2: Lots 2 and 3, Block B; Lot 2, Block D; Lot 1, Block E; Lot 1, Block H; the remainder of Lot 4, Block H
S-3	Mary Ann Graham	Recording not Provided in Title Commitment	Tract 3: Called 0.50 acres out of Lot 4, Block B
S-4	Mary Ann Graham	Recording not Provided in Title Commitment	Tract 4: Lot 7, 10 and 11, Block A
S-5	Mary Ann Graham	Recording not Provided in Title Commitment	Tract 5: Called 9.24 acres out of Lot 4, Block E
ADJ-24	Charlotte Rose Caruthers Price	Recording not Provided in Title Commitment	Tract 6: Lot 13, Block C
S-7	Mary Ann Graham	Recording not Provided in Title Commitment	Tract 7: Lots 4, 8, 9, 12, the North 0.53 acres of Lot 3, and the North 1.03 acres of Lot 5, Block A
S-8	Mary Ann Graham	Recording not Provided in Title Commitment	Tract 8: Lots 1 and 4, Block B
S-9	Mary Ann Graham	Recording not Provided in Title Commitment	Tract 9: Lots 1 and 3 Block D
S-10	Mary Ann Graham	Recording not Provided in Title Commitment	Tract 10: Lot 4, Block D
S-11	Mary Ann Graham	Recording not Provided in Title Commitment	Tract 11: Lots 2 and 3, Block E
S-12	Mary Ann Graham	Recording not Provided in Title Commitment	Tract 12: North 4.5 acres out of Lot 4, Block E
S-13	Mary Ann Graham	Recording not Provided in Title Commitment	Tract 13: Lot 1, Block G
S-14	Mary Ann Graham	Recording not Provided in Title Commitment	Tract 14: East 6/10 of an acre of Lot 10, Block C
ADJ-25	Charlotte Price	Recording not Provided in Title Commitment	Tract 15: East 1/2 of Lot 12, Block C
S-16.1	Mary Ann Graham	Recording not Provided in Title Commitment	Tract 16: Lot 16, Block C;
S-16.2	Mary Ann Graham and J.R. Bevil Heirs	Recording not Provided in Title Commitment	Tract 16: South 1/2 of Lot 3, all of Lot 7, West 1/2 Lot 12, and all of Lot 14, Block C
S-17	Mary Ann Graham and J.R. Bevil Heirs	Recording not Provided in Title Commitment	Tract 17: West 1/2 Lot 10, Block C
S-18	Mary Ann Graham and J.R. Bevil Heirs	Recording not Provided in Title Commitment	Tract 18: Called 59.50 acres
S-19	Mary Ann Graham and J.R. Bevil Heirs	Recording not Provided in Title Commitment	Tract 19: East 5/10 of an acre Lot 1, Block C
ADJ-1	Michael C. Kindle and Donna L. Kindle	Inst. No. 35851 O.P.R.H.C.T.	called 1.474 acres
ADJ-2	~~Fina Oil and Chemical Company~~	~~Vol. 839, Pg. 694 D.R.H.C.T.~~	~~Lot 4, Block E~~
ADJ-3	William Ard and Victoria Ard	Inst. No. 20803 O.P.R.H.C.T.	Called 15.089 acres
ADJ-4	Loryie E. Burch and Vidor L. Burch	Inst. No. 107910 O.P.R.H.C.T.	Part of Lots 2 & 3, Block H
ADJ-5	Entergy Gulf States, Inc.	NO REC INFO	Batson Substation (Ref. Easement - V. 1231, P. 785)
ADJ-6	Michael C. Kindle and Donna L. Kindle	Vol. 1353, Pg. 86 O.P.R.H.C.T.	Called 0.934 acres
ADJ-7	C.L. Kindle & Michael Carrel Kindle	Vol. 196, Pg. 573 D.R.H.C.T. & Vol. 1301, Pg. 188 O.P.R.H.C.T.	Called 2.53 acres (Net)
ADJ-8	Richard Dale Childress, Jr.	Vol. 905, Pg. 315 D.R.H.C.T.	Called 1.80 acres
ADJ-9	Beneficial Texas, Inc.	Vol. 1528, Pg. 599 O.P.R.H.C.T.	Called 2.17 acres
ADJ-10	Martha Bevil Buchanan Wright, et al	Inst. No. 99865 O.P.R.H.C.T.	Tract 1: ~~Called 2 acres - Lot 14, Block C; Called 3.40 acres - Lot 7 & West 1/2 of Lot 10, Block C; Called 1.0 acres - South 1/2 of Lot 3, Block C; Called 1.5 acres - West 1/2 of Lot 12, Block C;~~ Called 2 acres - Lot 5, Block C
ADJ-11	Now or Formerly L.A. Carlton	Vol. 28, Pg. 421 D.R.H.C.T.	~~Called 1/2 acre; East portion of Lot 12, Block C~~
ADJ-12	Now or Formerly F. E. Hashaw	Vol. 1344, Pg. 690 O.P.R.H.C.T.	Called 4 acres; West 1-1/2 acres of Lot 1, Block C; Lot 2, Block C; North 1/2 of an acre of Lot 3, Block C
ADJ-13	Charles F. Yust, II and Margaret Budro Yust	Vol. 731, Pg. 537 D.R.H.C.T.	Tract 1: Called 3.21 acres
ADJ-14	Saratoga Oil Company	Vol. 1174, Pg. 211 O.P.R.H.C.T.	Tract 1: Called 40 acres, S&E 4.99 acres
ADJ-15	Saratoga Oil Company	Inst. No. 28906 O.P.R.H.C.T.	Tract 2: Lots 1 & 2, Block A
ADJ-16	Batson Entertainment Ventures, LLC	Vol. 1804, Pg. 802 O.P.R.H.C.T.	Tract 10: Called 3.44 acres
ADJ-17	Now or Formerly Lone Acre Oil Co.	NO HCAD ID/ NO REC	Called 1 acres
ADJ-18	Batson Entertainment Ventures, LLC	Vol. 1804, Pg. 802 O.P.R.H.C.T.	Tract 4: Called 3.73 acres
ADJ-19	Varilla Land and Timber, Ltd.	Vol. 1582, Pg. 826 O.P.R.H.C.T.	Tract VII: Called 2 acres
ADJ-20	Saratoga Energy Corportaion	Vol. 1057, Pg. 623 O.P.R.H.C.T.	Called 9 acres
ADJ-21	Steward Energy Fund, LLC	Vol. 1960, Pg. 870 O.P.R.H.C.T.	Little & Mitchell 1 Acre: Called 1 acres
ADJ-22	Steward Energy Fund, LLC	Vol. 1960, Pg. 870 O.P.R.H.C.T.	Gulf Fee Tract: Lots 9 & 10, J.B. Hooks Subdivision (V. 23, P. 599, D.R.H.C.T.)

LINE	BEARING	DISTANCE
L1	S 87°16'12" W	595.34'
L2	S 82°12'07" W	562.44'
L3	S 86°26'21" W	1,325.17'
L4	S 86°09'46" W	456.73'
L5	N 03°26'12" E	302.60'
L6	N 79°16'10" W	225.00'
L7	N 05°55'27" E	271.25'
L8	N 06°03'50" E	556.33'
L9	N 06°12'17" E	265.35'
L10	S 86°13'01" W	329.28'
L11	S 86°29'34" W	163.36'
L12	S 05°21'55" W	262.20'
L13	S 86°26'57" W	170.94'
L14	N 06°05'45" E	262.88'
L15	S 86°29'34" W	330.89'
L16	S 86°22'09" W	327.71'
L17	N 05°59'22" E	131.90'
L18	N 86°22'43" E	328.34'
L19	N 06°15'49" E	131.95'
L20	N 05°54'53" E	263.67'
L21	S 86°32'16" W	82.06'
L22	N 05°59'30" E	263.77'
L23	N 86°26'24" E	300.61'
L24	S 86°21'38" W	100.03'
L25	N 06°00'17" E	250.54'
L26	N 86°20'14" E	69.47'
L27	N 03°37'19" W	353.04'
L28	N 04°19'48" W	419.07'
L29	N 03°43'15" W	224.07'
L30	N 03°18'58" W	297.90'
L31	S 86°09'27" W	697.49'
L32	N 16°06'42" E	235.41'
L33	S 86°35'18" W	196.91'
L34	N 16°06'42" E	886.84'
L35	S 16°00'08" W	700.00'
L36	S 74°16' E	241.43'
L37	S 73°24'31" E	113.11'
L38	S 73°28'59" E	407.75'
L39	N 87°05'18" E	193.28'
L40	S 86°21'01" W	199.86'
L41	N 05°59'50" E	870.67'
L42	N 86°18'18" E	100.39'
L43	N 05°57'50" E	468.19'
L44	N 86°16'40" E	99.59'
L45	N 86°24'42" E	64.42'
L46	S 05°59'22" W	263.80'
L47	S 86°24'42" W	64.42'
L48	N 05°59'22" E	263.80'
L49	S 87°10'57" W	155.43'
L50	S 86°36'16" W	196.89'
L51	N 86°25'10" E	495.89'
L52	S 86°16'40" W	878.40'



PREVIOUSLY ISSUED SURVEY REFLECTED RECORDING INFORMATION OBTAINED THROUGH SURVEY RESEARCH PERFORMED BY TEXAS PROFESSIONAL SURVEYING.

THIS SURVEY REFLECTS INFORMATION PROVIDED BY:
NATIONAL INVESTORS TITLE INSURANCE COMPANY
G.F. NO. H66652
EFFECTIVE DATE: MAY 7, 2024

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

- r. EASEMENTS RESERVED IN DEED DATED MARCH 12, 1904, FROM PARAFFINE OIL COMPANY, ET AL, RECORDED IN VOLUME 26, PAGE 611, DEED RECORDS, HARDIN COUNTY, TEXAS. (DOES AFFECT / BLANKET / SHOWN HEREON)
- s. EASEMENTS CONTAINED AND RESERVED IN DEED RECORDED IN VOLUME 32, PAGE 530, DEED RECORDS, HARDIN COUNTY, TEXAS. (DOES AFFECT / BLANKET / SHOWN HEREON)
- t. EASEMENT DATED OCTOBER 12, 1972 FROM TEMPLE INDUSTRIES, INC. TO GULF STATES UTILITIES COMPANY, RECORDED IN VOLUME 587, PAGE 618, DEED RECORDS, HARDIN COUNTY, TEXAS. (UNABLE TO LOCATE)
- u. EASEMENT DATED JANUARY 18, 1933 FROM COLORADO-BATSON SYNDICATE TO GULF STATES UTILITIES COMPANY, RECORDED IN VOLUME 133, PAGE 259, DEED RECORDS, HARDIN COUNTY, TEXAS. (DOES AFFECT / SHOWN HEREON)
- v. EASEMENT DATED JANUARY 24, 1955 FROM SUN OIL COMPANY TO HARDIN COUNTY, STATE OF TEXAS, RECORDED IN VOLUME 301, PAGE 307, DEED RECORDS, HARDIN COUNTY, TEXAS. (DOES AFFECT / UNABLE TO PLOT)
- w. EASEMENT DATED JUNE 29, 2000 FROM WADE E. GRAHAM AND MARY ANN GRAHAM TO ENTERGY, RECORDED IN VOLUME 1231, PAGE 785, OFFICIAL PUBLIC RECORDS, HARDIN COUNTY, TEXAS. (DOES AFFECT / SHOWN HEREON)
- x. ANY PIPELINES (OR PIPELINES EASEMENTS OR RIGHTS OF WAY) ON, OVER AND UNDER OR ACROSS THE SUBJECT PROPERTY. (BLANKET)
- y. RIGHT OF WAY EASEMENT DATED JUNE 6, 1988, FROM ALVIN L. PRICE TO WEST HARDIN WATER SUPPLY CORP., RECORDED IN VOLUME 862, PAGE 244, DEED RECORDS, HARDIN COUNTY, TEXAS. (DOES NOT AFFECT)

TEXAS PROFESSIONAL SURVEYING — TPS
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JOB No.	21383
FIELD DATE	7/2/2025
DRAWN BY	MN
CHECKED BY	DM
FIELD CREW	JW / TC / SP
REV 2	CLIENT REQUEST 10-13-2024
REV 3	ROADS 01-16-2024
REV 4	CLIENT REQUEST 04-07-2025
REV 5	CLIENT REQUEST 06-24-2025

CLIENT ..... MARY ANN GRAHAM
ADDRESS ..... STATE HIGHWAY 105
SURVEY ..... WILLIS DONAHOE LEAGUE, A-16
SURVEY ..... B.B.B. & C. RR. Co., SECTION 132, A-100
SUBJECT ..... 315.046 NET ACRES
SUBDIVISION .. PARAFFINE OIL CO. & COLORADO-BATSON SYNDICATE SUBDIVISION
RECORDING ..... VOL. 26, PG. 611, DEED RECORDS
COUNTY ..... HARDIN

BOUNDARY & IMPROVEMENT SURVEY

BEING A 320.422 ACRE TRACT SITUATED IN THE WILLIS DONAHOE LEAGUE, ABSTRACT NUMBER 16 AND THE B.B.B. & C. RR. CO. SURVEY, SECTION 132, ABSTRACT NUMBER 100, HARDIN COUNTY, TEXAS, COMPRISED OF "TRACT 1" DESCRIBED AS BEING LOTS 6, 8, 9, 11 AND 15, BLOCK C, OF THE PARAFFINE OIL COMPANY AND COLORADO-BATSON SYNDICATE SUBDIVISION AS SHOWN ON THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 26, PAGE 611 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS, (D.R.H.C.T.), "TRACT 2" DESCRIBED AS LOTS 2 AND 3, BLOCK B, LOT 2, BLOCK D, LOT 1, BLOCK E, LOT 1, BLOCK H, AND THE REMAINDER OF LOT 4, BLOCK H, ALL OF SAID SUBDIVISION, "TRACT 3" DESCRIBED AS 0.50 ACRES OF THE NORTHERLY PORTION OF LOT 4, OF SAID BLOCK B, "TRACT 4" DESCRIBED AS LOTS 7, 10, AND 11, BLOCK A OF SAID SUBDIVISION, "TRACT 5" DESCRIBED AS 9.24 ACRES OUT OF LOT 4 OF SAID BLOCK E, "TRACT 7" DESCRIBED AS LOTS 4, 8, 9, 12 AND THE NORTH 0.53 ACRES OF LOT 3 AND THE NORTH 1.03 ACRE OF LOT 5, ALL IN SAID BLOCK A, "TRACT 8" DESCRIBED AS LOTS 1 AND 4, OF SAID BLOCK B, "TRACT 9" DESCRIBED AS LOTS 1 AND 3, OF SAID BLOCK D, "TRACT 10" DESCRIBED AS LOT 4 OF SAID BLOCK D, "TRACT 11" DESCRIBED AS LOTS 2 AND 3 OF SAID BLOCK E, "TRACT 12" DESCRIBED AS THE NORTH 4.5 ACRES OF SAID LOT 4, BLOCK E, "TRACT 13" DESCRIBED AS LOT 1, BLOCK G OF SAID SUBDIVISION, "TRACT 14" DESCRIBED AS THE EAST 6/10 OF LOT 10 OF SAID BLOCK C, "TRACT 16" DESCRIBED AS LOT 16 OF SAID BLOCK C AND THE SOUTH 1/2 OF LOT 3, ALL OF LOT 7, THE WEST 1/2 OF SAID LOT 12, AND ALL OF LOT 14 ALL OF SAID BLOCK C, "TRACT 17" DESCRIBED AS THE WEST HALF OF SAID LOT 10, BLOCK C, "TRACT 18" DESCRIBED AS 59.5 ACRES IN SAID B.B.B. & C. RR. CO. SURVEY, AND "TRACT 19" DESCRIBED AS THE EAST 5/10 OF SAID LOT 1, BLOCK C, ALL ABOVE TRACTS REFERENCED IN NATIONAL INVESTORS TITLE INSURANCE COMPANY'S TITLE COMMITMENT ISSUED UNDER G.F. NUMBER H66652, DATED MAY 7, 2024, IN WHICH NO RECORDING INFORMATION WAS PROVIDED, SAID 320.422 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHD METES AND BOUNDS DESCRIPTION.

SAVE AND EXCEPT THE FOLLOWING FROM THE ABOVE DESCRIBED 320.422 ACRES:

BEING A 0.385 ACRE TRACT SITUATED IN THE WILLIS DONAHOE LEAGUE, ABSTRACT NUMBER 16, HARDIN COUNTY, TEXAS, BEING THE REMAINDER OF LOT 10, BLOCK C, PARAFFINE OIL COMPANY AND COLORADO-BATSON SYNDICATE SUBDIVISION, AS SHOWN ON THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 26, PAGE 611 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS (D.R.H.C.T.), SAID 0.385 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

ALSO SAVE AND EXCEPT THE FOLLOWING FROM THE ABOVE DESCRIBED 320.422 ACRES:

BEING A 4.991 ACRE TRACT SITUATED IN THE WILLIS DONAHOE LEAGUE, ABSTRACT NUMBER 16, HARDIN COUNTY, TEXAS, BEING THE REMAINDER OF LOT 5 AND ALL OF LOT 6, BLOCK A, PARAFFINE OIL COMPANY AND COLORADO-BATSON SYNDICATE SUBDIVISION, AS SHOWN ON THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 26, PAGE 611 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS (D.R.H.C.T.), SAID 4.991 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

LEAVING A CALCULATED NET TOTAL OF 315.046 ACRES OF LAND.

SURVEYOR'S NOTE:

SURVEY WAS REVISED AT THE REQUEST OF THE CLIENT TO REFLECT RECORDED DOCUMENTS THAT DIFFER FROM THE PROVIDED TITLE COMMITMENT ISSUED UNDER G.F. NO. H66652.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER COMMUNITY PANEL NO. 48199C0325F HAVING AN EFFECTIVE DATE OF 10/6/2010.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

STATE OF TEXAS REGISTERED THOMAS A. McINTYRE 6921 PROFESSIONAL LAND SURVEYOR

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921