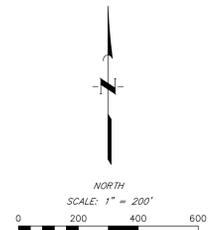
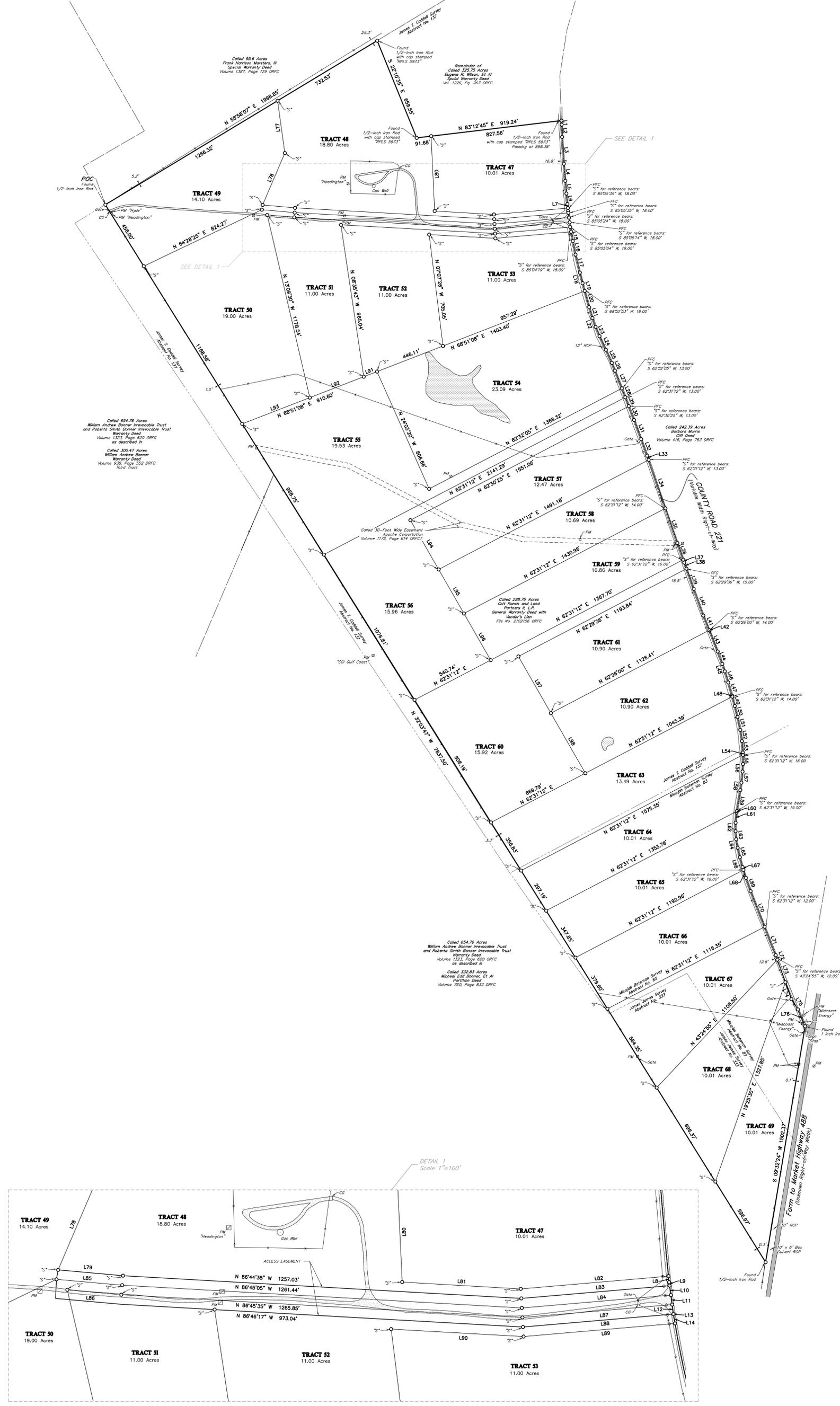


LINE	BEARING	DISTANCE
L1	S 01°46'25" E	25.46
L2	S 02°14'25" E	177.19
L3	S 03°41'11" E	168.55
L4	S 05°25'33" E	102.96
L5	S 04°46'16" E	80.44
L6	S 05°37'47" E	65.96
L7	S 05°53'50" E	25.92
L8	S 05°53'58" E	19.17
L9	S 07°39'59" E	10.83
L10	S 07°39'59" E	30.00
L11	S 07°39'59" E	30.00
L12	S 07°39'59" E	30.00
L13	S 07°39'59" E	30.00
L14	S 09°56'19" E	29.88
L15	S 09°56'19" E	19.44
L16	S 11°27'36" E	86.84
L17	S 13°49'55" E	116.07
L18	S 14°24'59" E	168.89
L19	S 15°18'54" E	50.60
L20	S 15°18'54" E	106.13
L21	S 17°00'21" E	70.92
L22	S 19°29'44" E	58.97
L23	S 24°52'33" E	102.96
L24	S 25°06'17" E	94.02
L25	S 24°30'00" E	90.54
L26	S 23°26'19" E	154.61
L27	S 21°16'08" E	119.51
L28	S 21°16'08" E	60.00
L29	S 21°16'08" E	60.00
L30	S 21°16'08" E	60.00
L31	S 20°28'24" E	128.44
L32	S 19°42'01" E	109.88
L33	S 19°09'03" E	72.18
L34	S 19°09'03" E	154.40
L35	S 19°09'03" E	250.13
L36	S 19°26'02" E	111.37
L37	S 19°26'02" E	154.61
L38	S 19°47'51" E	40.78
L39	S 19°47'51" E	135.32
L40	S 19°47'51" E	135.32
L41	S 22°31'52" E	89.04
L42	S 22°30'25" W	13.00
L43	S 21°11'18" E	140.61
L44	S 20°38'03" E	83.35
L45	S 19°26'19" E	154.61
L46	S 17°06'27" E	72.94
L47	S 16°07'46" E	86.27
L48	S 14°58'27" E	154.61
L49	S 14°58'27" E	61.34
L50	S 14°03'24" E	70.84
L51	S 12°11'14" E	135.14
L52	S 08°25'17" E	71.14
L53	S 04°45'14" E	72.96
L54	S 02°29'03" E	14.27
L55	S 02°29'03" E	58.64
L56	S 03°35'51" W	146.54
L57	S 05°51'35" W	70.09
L58	S 08°05'11" W	47.22
L59	S 09°39'47" W	138.60
L60	S 09°39'47" W	9.02
L61	S 05°21'22" W	84.01
L62	S 00°14'55" W	154.40
L63	S 04°47'46" E	50.54
L64	S 09°31'15" E	54.61
L65	S 13°16'14" E	61.36
L66	S 15°13'52" E	84.00
L67	S 17°20'35" E	158.80
L68	S 17°20'35" E	151.67
L69	S 19°43'32" E	88.94
L70	S 21°28'29" E	240.72
L71	S 21°28'29" E	191.46
L72	S 19°43'32" E	30.20
L73	S 19°43'32" E	150.40
L74	S 19°43'32" E	112.45
L75	S 19°26'02" E	177.17
L76	S 23°03'03" E	114.75
L77	S 07°59'07" W	331.73
L78	S 23°16'21" E	135.73
L79	S 84°54'06" W	205.21
L80	S 02°43'23" W	470.86
L81	S 86°42'48" W	1376.13
L82	S 85°05'35" W	467.23
L83	S 85°05'35" W	466.93
L84	S 85°05'24" W	471.17
L85	S 84°54'06" W	207.68
L86	S 84°54'06" W	170.68
L87	S 85°05'14" W	473.44
L88	S 85°05'04" W	475.70
L89	S 85°04'19" W	475.19
L90	S 86°47'54" W	417.72
L91	S 85°11'08" E	89.33
L92	S 85°11'08" E	358.53
L93	S 85°11'08" E	456.69
L94	S 85°11'08" E	156.38
L95	S 29°54'44" W	319.00
L96	S 29°54'44" W	338.32
L97	S 29°54'44" W	410.82
L98	S 29°54'44" W	435.23



- LEGEND**
- CG CATTLE GUARD
  - DRFC DEED RECORDS OF FREESTONE COUNTY
  - ORFC OFFICIAL RECORDS OF FREESTONE COUNTY
  - PM PIPELINE MARKER
  - POB POINT OF BEGINNING
  - RCP REINFORCED CONCRETE PIPE
  - "5" SET 5/8-INCH IRON ROD
  - "5" (WITH CAP STAMPED "JONES/CARTER")
  - POINT-FOR-CORNER OR ANGLE UNLESS OTHERWISE NOTED
  - SET 5/8-INCH IRON ROD FOR REFERENCE (WITH CAP STAMPED "JONES/CARTER") UNLESS OTHERWISE NOTED
  - ASPHALT
  - GRAVEL
  - POND
  - ADJONER LINE
  - BARRIED WIRE FENCE
  - BOUNDARY LINE
  - EASEMENT
  - ESSEMENT
  - TRACT LINE

- GENERAL NOTES:**
- Bearings shown hereon are based on the Texas Coordinate System of 1983, Central Zone (4203).
  - Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.
  - This survey does not provide a determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
  - According to Map No. 480820005A of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Freestone County, dated August 1, 2007, the subject tract is situated within Unshaded Zone "X", defined as areas determined to be outside the 0.2% annual chance (500-year) floodplain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
  - The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
  - Visible improvements were located with this survey; no subsurface probing, excavation or exploration was performed for this survey; improvements may exist which are not shown hereon.
  - This survey was performed without the benefit of a commitment for title insurance; therefore, easements or encumbrances may exist which are not shown hereon. No research was performed by Jones/Carter.
  - Fences shown hereon are graphic only, with dimensional lines shown at specific locations where they were physically measured. The fence line may meander between said measured locations. The dimensions showing the distance between the fence and the property line also indicates which side of the property line the fence is on.



Subject to the General Notes shown:  
 To: Colt Ranch and Land Partners II, LP.  
 We, Jones/Carter, acting by and through Christopher E. Curtis, a Registered Professional Land Surveyor, hereby certify this survey substantially complies with the current Texas Board of Professional Surveyors minimum standards for a Boundary Survey.  
 Surveyed: July 6, 2021  
 Christopher E. Curtis  
 Registered Professional Land Surveyor  
 6111  
 curtisc@jonescarter.com



**UNRECORDED SUBDIVISION OF THE COLT RANCH AND LAND PARTNERS II BEING 298.76 ACRES OUT OF THE JAMES T. CADDELL SURVEY, A-137 MICAJAH BATEMAN SURVEY, A-83 AND JAMES JAMES SURVEY, A-333 FREESTONE COUNTY, TEXAS JULY 2021**

