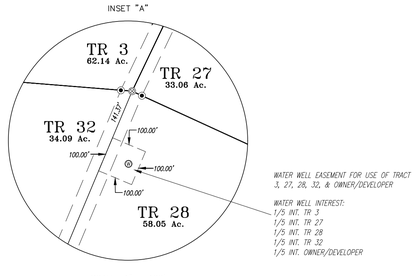
TRIAD LAND INVESTMENTS, LTD

DARDEN CANYON RANCH

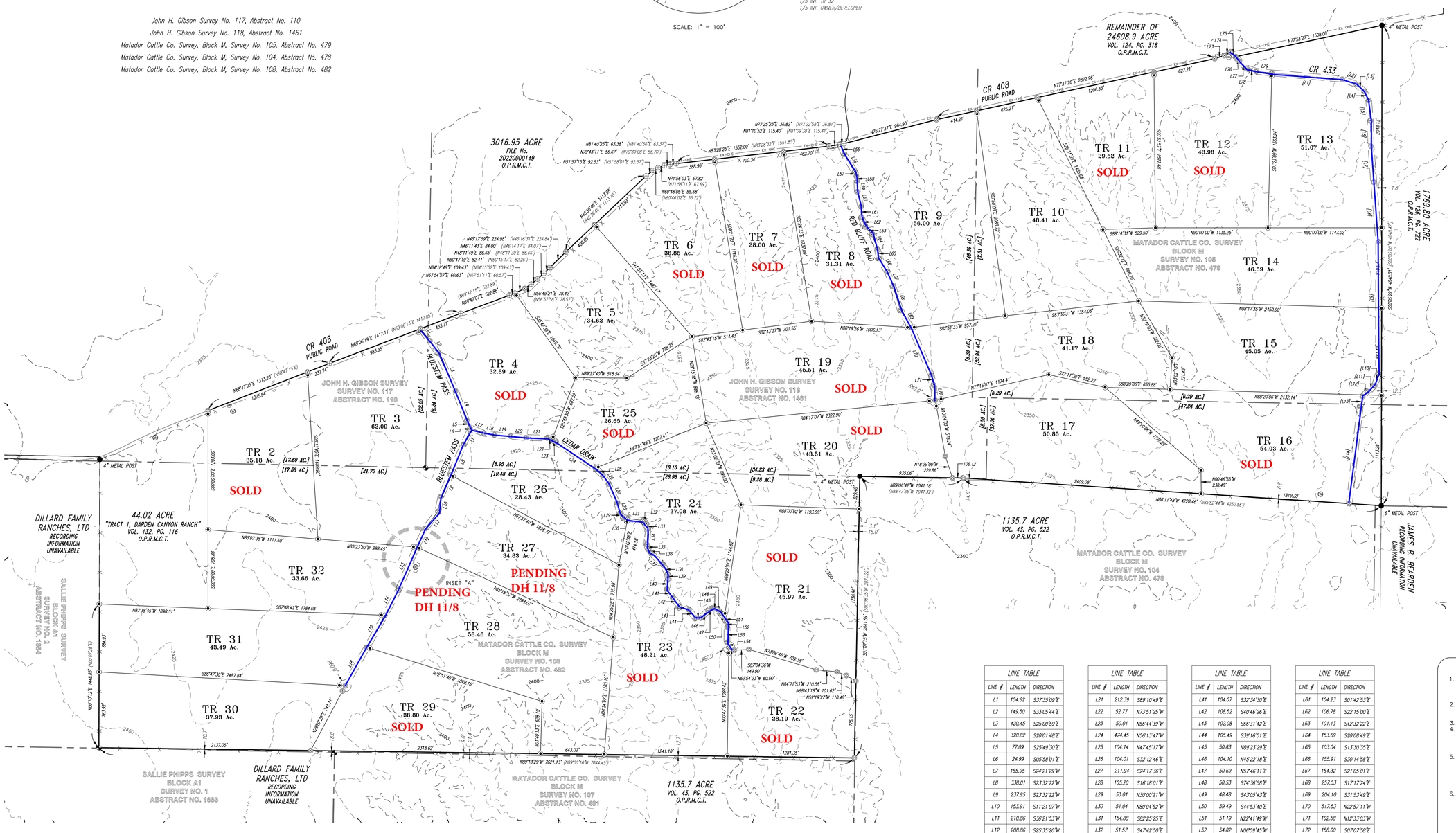
Being 1278.30 acres out of the remainder of a 24608.9 acre tract of land as described in a General Warranty Deed to Triad Land Investments, LLC as recorded in Volume 130, Page 902 Official Public Records of Motley County, Texas and being all or parts of the following original patent surveys:

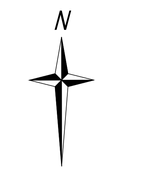
John H. Gibson Survey No. 117, Abstract No. 110
John H. Gibson Survey No. 118, Abstract No. 1461
Matador Cattle Co. Survey, Block M, Survey No. 105, Abstract No. 479
Matador Cattle Co. Survey, Block M, Survey No. 104, Abstract No. 478
Matador Cattle Co. Survey, Block M, Survey No. 108, Abstract No. 482



WATER WELL EASEMENT FOR USE OF TRACT 3, 27, 28, 32, & OWNER/DEVELOPER

WATER WELL INTEREST:
1/5 INT. TR 3
1/5 INT. TR 27
1/5 INT. TR 28
1/5 INT. TR 32
1/5 INT. OWNER/DEVELOPER





0 500 1000
250 750
SCALE: 1"=500'

* LEGEND *

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

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
[L1]	715.70	S84°55'39"E
[L2]	151.29	S69°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

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	154.62	S37°35'09"E
L2	149.50	S33°05'44"E
L3	420.45	S25°00'59"E
L4	320.82	S20°01'48"E
L5	77.09	S25°49'30"E
L6	24.99	S05°58'01"E
L7	155.95	S24°21'29"W
L8	338.01	S23°32'22"W
L9	237.95	S23°32'22"W
L10	153.91	S11°21'07"W
L11	210.86	S36°21'53"W
L12	208.86	S25°35'20"W
L13	469.67	N22°48'29"E
L14	291.19	N28°18'32"E
L15	370.26	N29°16'01"E
L16	444.68	N29°16'01"E
L17	152.14	N68°41'44"W
L18	106.97	N81°08'26"W
L19	164.12	S85°37'52"E
L20	156.56	S84°02'43"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	212.39	S89°10'49"E
L22	52.77	N73°51'25"W
L23	50.01	N56°44'39"W
L24	474.45	N56°13'47"W
L25	104.14	N47°45'17"W
L26	104.01	S32°12'46"E
L27	211.94	S24°17'36"E
L28	105.20	S16°18'01"E
L29	53.01	N30°00'21"W
L30	51.04	N80°04'52"W
L31	154.88	S82°25'25"E
L32	51.57	S47°42'50"E
L33	51.25	S12°25'28"E
L34	158.51	S02°56'01"W
L35	51.96	S15°41'34"E
L36	51.60	S38°18'40"E
L37	161.97	S45°07'13"E
L38	101.41	S27°23'47"E
L39	52.69	S07°57'59"E
L40	102.77	S06°45'20"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	104.07	S32°34'30"E
L42	108.52	S40°46'26"E
L43	102.08	S66°31'42"E
L44	105.49	S39°16'51"E
L45	50.83	N89°23'29"E
L46	104.10	N45°22'18"E
L47	50.69	N57°46'11"E
L48	50.53	S74°36'58"E
L49	48.48	S43°05'43"E
L50	59.49	S44°53'40"E
L51	51.19	N22°41'49"W
L52	54.82	N06°59'45"W
L53	154.38	S00°22'11"W
L54	53.51	S20°20'00"E
L55	106.92	S20°41'14"E
L56	203.44	S31°12'29"E
L57	50.29	S20°50'59"E
L58	50.61	S07°39'36"E
L59	106.28	S01°51'31"E
L60	155.40	S13°15'54"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L61	104.23	S01°42'53"E
L62	106.78	S22°15'00"E
L63	101.13	S42°32'22"E
L64	153.69	S20°08'49"E
L65	103.04	S13°30'35"E
L66	155.91	S30°14'58"E
L67	154.32	S21°05'01"E
L68	257.53	S17°17'24"E
L69	204.10	S31°53'49"E
L70	517.53	N22°57'19"W
L71	102.58	N12°33'03"W
L72	158.00	S07°07'58"E
L73	101.72	N72°20'23"E
L74	74.27	N59°06'01"E
L75	72.06	S47°05'18"E
L76	58.95	S38°11'57"E
L77	101.71	S46°19'51"E
L78	102.12	S71°21'06"E
L79	155.97	S84°33'53"E

* NOTES *

1. 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 = 1.000125048320
2. THIS SURVEY MEETS OR EXCEEDS THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS MINIMUM STANDARDS FOR LAND TITLE SURVEYS.
3. THIS TRACT LIES WITHIN AN UNMAPPED AREA ACCORDING TO F.E.M.A.
4. 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.]
5. ORIGINAL SURVEY LINES AND/OR CORNERS SHOWN HEREON ARE APPROXIMATE. ANY ACREAGE SHOWN FOR THE ORIGINAL SURVEYS ARE ALSO APPROXIMATE AND SHOULD NOT BE RELIED UPON AS OFFICIALLY APPROVED QUANTITIES. THE POSSIBILITY OF EXCESS ACREAGE WITHIN THE ORIGINAL SURVEYS SHOWN HEREON IS NOT ADDRESSED BY THIS SURVEY.
6. 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).
7. THIS EXHIBIT IS THE COMPANION TO A WRITTEN COURSE DESCRIPTION.

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

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.

631 WATER STREET
KERRVILLE TX 78028
830-217-7100
wellbornengineering.com
FIRM# 10194410
T.B.P.E.L.S.

WELLBORN ENGINEERING & SURVEYING

PROJECT:	SCALE:	FIELD:	DRAFTING:	CHECKED:
WES: 25-037	1"=500'	JS/NS	BM	GMB

LAST FIELD VISIT: 11.12.2025
LAST DRAFT REVISION: 12.04.2025

SHEET NO. 1 of 1