

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

Location of Darden Canyon Ranch
NOTE: Map is not to any scale (N.T.S.)



SEWAGE AND WASTE FACILITIES
ALL SEWAGE AND WASTE FACILITIES EXISTING OR TO BE INSTALLED OR CONSTRUCTED WITHIN THE SUBDIVISION SHALL COMPLY WITH ALL APPLICABLE LAWS, RULES, REGULATIONS, COURT PROVISIONS AND REQUIREMENTS AS PRESENTLY EXIST OR AS MAY HEREFTER BE ADOPTED. PRIOR TO THE INSTALLATION OF ANY SEPTIC SYSTEM A PERMIT MUST BE OBTAINED FROM THE COUNTY OF MOTLEY.

ROADS AND STREETS
MOTLEY COUNTY NOT TO MAINTAIN SUBDIVISION ROADS: THE ROADS, STREETS, ALLEYS, DITCHES, BRIDGES, CULVERTS OR ANY OTHER SUCH FACILITIES WITHIN THIS SUBDIVISION MAY BE DEDICATED TO THE USE OF THE OWNERS OF THE LAND IN DARDEN CANYON RANCH BUT SHALL NOT BE DEDICATED TO PUBLIC USE.

THE COUNTY OF MOTLEY SHALL NEVER BE OBLIGED OR OBLIGATED IN ANY WAY TO CONSTRUCT ROADS, STREETS, ALLEYS, DITCHES, BRIDGES, CULVERTS OR ANY OTHER SUCH FACILITY WITHIN THE SUBDIVISION, OR TO MAINTAIN OR REPAIR THE SAME, NOR SHALL THE COUNTY OF MOTLEY EVER BE OBLIGED OR OBLIGATED TO CONSTRUCT, MAINTAIN OR REPAIR ANY NON-COUNTY ROADS WHICH PROVIDE ACCESS TO THE SUBDIVISION.

THE APPROVAL OF MOTLEY COUNTY REGARDING THE FILING OF DARDEN CANYON RANCH, SHOWN AND PLATTED HEREON, SHALL NOT BE CONSIDERED AS ACCEPTANCE OF ANY OBLIGATION WHATSOEVER ON THE PART OF MOTLEY COUNTY FOR THE MAINTENANCE OR REPAIR OF ROADS OR STREETS OR OTHER SUCH FACILITIES WITHIN THIS SUBDIVISION, WHETHER BY IMPLICATION OR OTHERWISE, AND PURCHASERS OF TRACTS OF LAND WITHIN ANY SUCH SUBDIVISION SHALL BE DEEMED TO HAVE HAD ACTUAL NOTICE OF THIS PROVISION PRIOR TO PURCHASE.

ROAD AND EASEMENT NOTATIONS:

- ALL ROADS HAVING CENTER LINES SHOWN AS BOUNDARY LINES BETWEEN TRACTS ARE PRIVATE ROAD EASEMENTS WITH A RIGHT-OF-WAY WIDTH OF SIXTY (60.00) FEET, EXCEPT AS OTHERWISE SHOWN. OWNERS OF THE TRACTS ADJOINING SAID ROADS OWN PROPERTY TO THE CENTERLINE OF SAID ROADS. OWNERS MUST RESERVE A THIRTY (30.00) FOOT WIDE STRIP FROM THE CENTER LINE OF THE ROAD EASEMENT FOR THE BENEFIT OF THE LAND OWNERS IN THIS SUBDIVISION AND THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, FOR ROAD PURPOSES. THE ROAD EASEMENTS ARE NON-EXCLUSIVE, AND ARE TO BE USED IN COMMON WITH THE DEVELOPER, ITS SUCCESSORS, AND ASSIGNS. DEVELOPER, ITS SUCCESSORS, AND ASSIGNS RESERVES THE RIGHT FOR ALL EXISTING ROADS TO BE USED AND RESERVED FOR USE AND ACCESS TO FUTURE DEVELOPMENTS. DEVELOPER RESERVES THE RIGHT AT A FUTURE DATE TO DEDICATE THE ROAD EASEMENTS AS PUBLIC ROADS OR TO CONVEY THE ROAD EASEMENTS TO THIRD PARTIES FOR INGRESS AND EGRESS TO AND FROM THE THIRD PARTIES' PROPERTY. ACCESS TO DARDEN CANYON RANCH SHALL BE FROM COUNTY ROAD 408, A PUBLIC ROAD IN MOTLEY COUNTY, TEXAS.
- SAID ROAD EASEMENTS ARE HEREBY DEDICATED AS UTILITY EASEMENTS AND A TEN (10.00) FOOT WIDE PUBLIC UTILITY EASEMENT IS RESERVED ALONG THE SIDE AND REAR LOT LINES OF ALL TRACTS OF THE DARDEN CANYON RANCH FOR THE BENEFIT OF THE OWNERS OF TRACTS WITHIN THE SUBDIVISION AND DEVELOPER, ITS SUCCESSORS AND ASSIGNS.
- CUL-DE-SACS SHOWN HEREON HAVE A RADIUS OF 60.00', UNLESS OTHERWISE NOTED.

RESTRICTION NOTATION

ALL TRACTS OF THE DARDEN CANYON RANCH SHOWN AND PLATTED HEREON, ARE SUBJECT TO DEED RESTRICTIONS AS FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF MOTLEY COUNTY, TEXAS. ALL TRACTS OF THE DARDEN CANYON RANCH, SHOWN AND PLATTED HEREON, ARE SUBJECT TO EASEMENTS, RESERVATIONS, AND OTHER MATTERS FOUND OF RECORD IN BOOK 130, PAGE 902, OFFICIAL RECORDS OF REAL PROPERTY OF MOTLEY COUNTY, TEXAS.

SURVEYORS 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 = 1/40012046320.
- TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM LIDAR DATA AS ESTABLISHED BY TEXAS NATURAL RESOURCES INFORMATION SYSTEM 2018.
- ORIGINAL SURVEY LINES AND/OR CORNERS SHOWN HEREON ARE APPROXIMATE, UNLESS OTHERWISE NOTED. ANY ACREAGE SHOWN FOR THE ORIGINAL SURVEYS ARE ALSO APPROXIMATE AND SHOULD NOT BE RELIED UPON AS OFFICIALLY APPROVED QUANTITIES. A DILIGENT SEARCH WAS MADE FOR ORIGINAL CORNERS IF THEY FELL ALONG THE BOUNDS OF THIS PROPERTY OR WITHIN THE PROPERTY. ORIGINAL CORNERS FOUND ARE SHOWN HEREON. A SURVEY OF THE SURROUNDING ORIGINAL PATENT CORNERS WAS NOT PERFORMED. THE POSSIBILITY OF EXCESS ACREAGE WITHIN THE ORIGINAL SURVEYS SHOWN HEREON IS NOT ADDRESSED BY THIS SURVEY.
- WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORD COURSE IS EXPRESSED IN PARENTHESIS, E.I. 1680.61' (1680.00'), (COURSE VALUE PER DEED BOOK 130, PAGE 902, O.P.M.C.T.).
- THIS SURVEY MEETS OR EXCEEDS THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS MINIMUM STANDARDS FOR RURAL SUBDIVISION SURVEYS.
- 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.
- 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).

STATE OF TEXAS ~~~
COUNTY OF MOTLEY ~~~
KNOW ALL MEN BY THESE PRESENTS:
THIS FINAL PLAT OF DARDEN CANYON RANCH WAS FILED FOR
RECORD ON THE _____ DAY OF _____, 202____
AT _____ O'CLOCK _____ M. IN VOLUME _____ AT
PAGE _____ OF THE PLAT RECORDS OF MOTLEY
COUNTY, TEXAS.

MOTLEY COUNTY CLERK

STATE OF TEXAS ~~~
COUNTY OF KERR ~~~
TRAD LAND INVESTMENTS, LTD. HAS APPROVED THIS PLAT, AND THE INGRESS/EGRESS EASEMENTS AS SHOWN HEREON:
BY ITS GENERAL PARTNER:

TRAD LAND INVESTMENTS, LTD.
BY ITS GENERAL PARTNER:

GENERAL TRAD, LLC
DAVID E. LEHMANN, VICE PRESIDENT
1001 WATER STREET, SUITE 6200
KERRVILLE, TEXAS 78028
(830)257-5559/257-7692 FAX

STATE OF TEXAS ~~~
COUNTY OF KERR ~~~
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____,
BY DAVID E. LEHMANN, VICE PRESIDENT OF GENERAL TRAD, LLC, GENERAL PARTNER OF TRAD LAND INVESTMENTS, LTD., ON BEHALF OF SAID LIMITED PARTNERSHIP:

SIGNED: _____
NOTARY PUBLIC IN & FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON _____, 20____.

STATE OF TEXAS ~~~
COUNTY OF KERR ~~~
I, THE DEVELOPER AND OWNER OF THE LAND IDENTIFIED BY ABSTRACT NUMBERS RECORDED IN THE VOLUME & PAGE NUMBERS SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A SOLE AUTHORIZED AGENT, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM A CURRENT SURVEY PERFORMED ON THE GROUND AND THAT IT IS INTENDED THAT THE LAND WILL BE SUBDIVIDED AS INDICATED ON THE PLAT. NO PORTION OF THE LAND WITHIN THE SUBDIVISION IS TO BE DEDICATED TO PUBLIC USE. I FURTHER REPRESENT THAT NO LIENS, OTHER THAN VALID PURCHASE MONEY LIENS, AFFECTING THE LAND TO BE SUBDIVIDED ARE IN EFFECT OR OF RECORD, INCLUDING, BUT NOT LIMITED TO, JUDGMENT, TAX AND MECHANICS' AND MATERIAL MANS' LIENS, LIS PENDENS OR BANKRUPTCY NOTICES.

TRAD LAND INVESTMENTS, LTD.
BY ITS GENERAL PARTNER:

GENERAL TRAD, LLC
DAVID E. LEHMANN, VICE PRESIDENT
1001 WATER STREET, SUITE 6200
KERRVILLE, TEXAS 78028
(830)257-5559/257-7692 FAX

STATE OF TEXAS ~~~
COUNTY OF KERR ~~~
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BY DAVID E. LEHMANN, VICE PRESIDENT OF GENERAL TRAD, LLC, GENERAL PARTNER OF TRAD LAND INVESTMENTS, LTD., ON BEHALF OF SAID LIMITED PARTNERSHIP:

SIGNED: _____
NOTARY PUBLIC IN & FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON _____, 20____.

COUNTY OF MOTLEY ~~~
THIS FINAL PLAT OF DARDEN CANYON RANCH WAS
REVIEWED & APPROVED ON THIS THE _____ DAY OF _____, 20____.

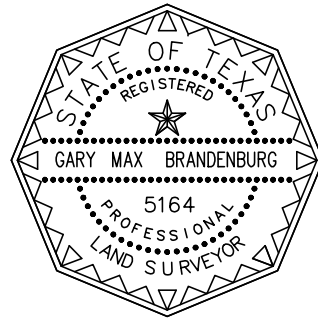
MOTLEY COUNTY JUDGE

* SURVEYOR'S CERTIFICATION *

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED AND REGISTERED IN THE STATE OF TEXAS, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL DIMENSIONAL DETAILS AND RELATIVE BEARINGS ARE CORRECT AS SHOWN, ALL EASEMENTS AND RIGHTS OF WAY OF RECORD ARE AS SHOWN, AND THERE ARE NO ENCROACHMENTS OR OVERLAPS OF IMPROVEMENTS, EXCEPT AS NOTED HEREON.

DATED: DECEMBER 04, 2025

Gary M. Brandenburg, R.P.L.S.
Registration No. 5164

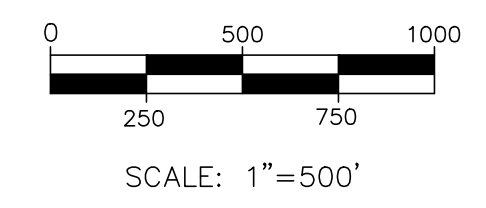
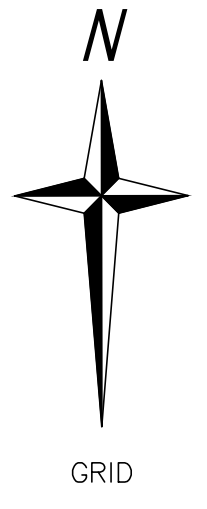
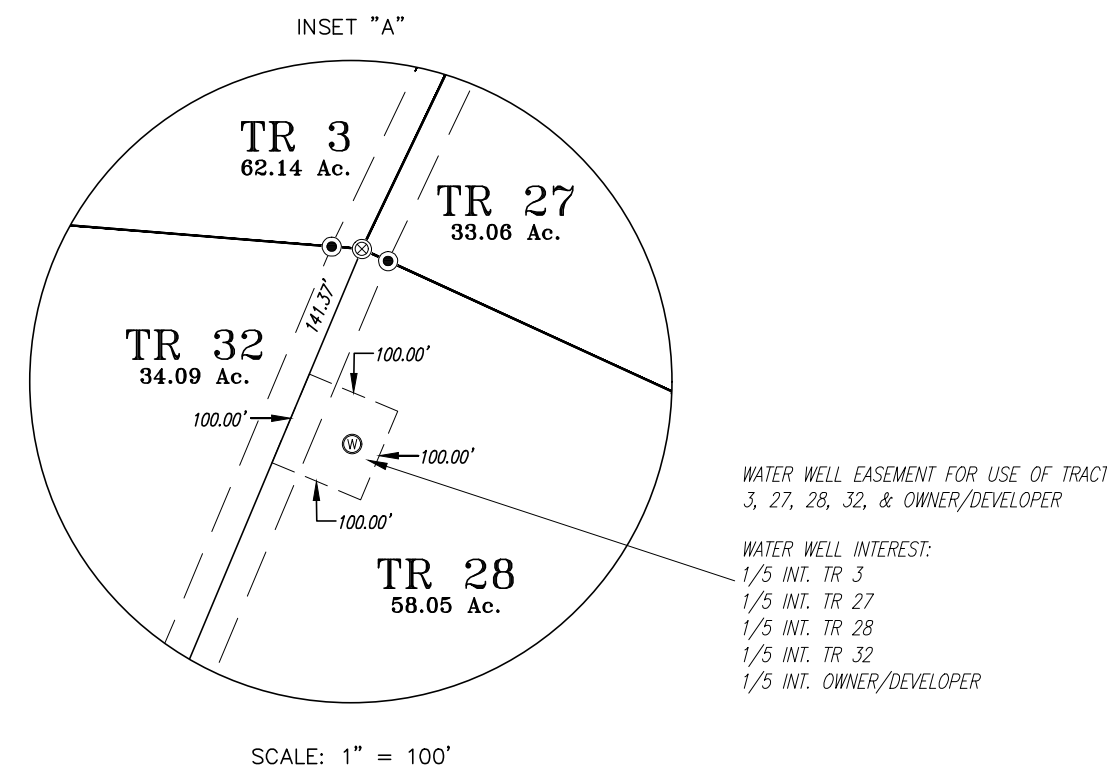


WELLBORN ENGINEERING & SURVEYING	631 WATER STREET KERRVILLE TX 78028 830-217-7100		wellbornengineering.com FIRM# 10194410 T.B.P.L.L.S.	
	PROJECT: WES: 25-037	SCALE: 1"=500'	FIELD: JS/NS	CHECKED: EMB
LAST FIELD VISIT: 11.12.2025 LAST DRAFT REVISION: 12.04.2025			SHEET NO. 1 of 1	

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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
- 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

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- 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. 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.
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- THIS EXHIBIT IS THE COMPANION TO A WRITTEN COURSE DESCRIPTION.

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

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	PROJECT: WES: 25-037	SCALE: 1"=500'	FIELD: J5/N5	CHECKED: EMB
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.