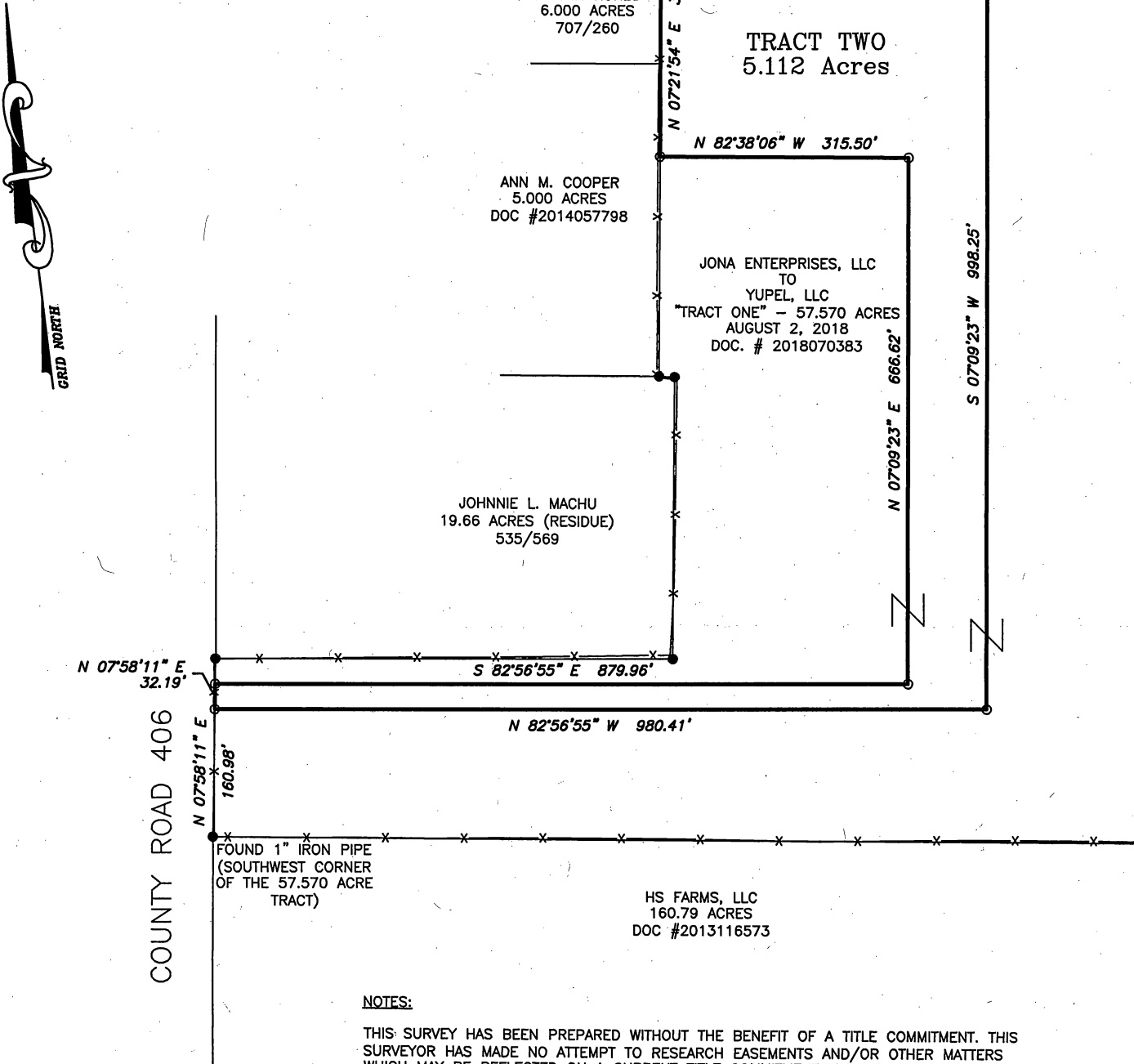


PENDLETON RECTOR SURVEY

ABSTRACT NO. 540

WILLIAMSON COUNTY, TEXAS



NOTES:  
THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THIS SURVEYOR HAS MADE NO ATTEMPT TO RESEARCH EASEMENTS AND/OR OTHER MATTERS WHICH MAY BE REFLECTED ON A CURRENT TITLE COMMITMENT. ANY EASEMENTS ADDRESSED ARE DONE SO WITH RECORD INFORMATION AND MAY NOT BE A COMPLETE REPRESENTATION OF THE SUM OF ALL MATTERS AFFECTING THIS TRACT.

THE FOLLOWING EASEMENT GRANTS THE RIGHT OF INGRESS & EGRESS TO THIS TRACT:

1) TEXAS POWER & LIGHT COMPANY - 490/618

THE FOLLOWING EASEMENT APPLIES AS A BLANKET EASEMENT TO THIS TRACTS:

2) BRUSHY CREEK WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 - 424/006

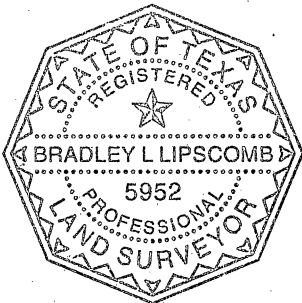
LEGEND

- - IRON ROD FOUND
- - IRON ROD SET
- WITH RED CAP MARKED "TRIAD RPLS 5952"
- P- - OVERHEAD POWERLINE
- X- - BARB WIRE FENCE

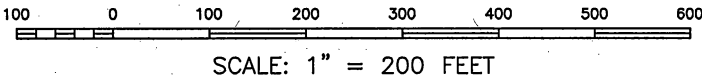
I, BRADLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952 IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO THE TITLE AGENCY, UNDERWRITER, LENDER, MORTGAGE CO. AND/OR PURCHASER THAT THIS SURVEY WAS MADE ON THE GROUND; THIS PLAT HEREON AND THE FIELD NOTES ATTACHED TRULY AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN; THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN; PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AND IS NOT WITHIN THE FLOOD HAZARD AREA ACCORDING TO FLOOD RATE MAP NO. 48491C0545E, WILLIAMSON COUNTY, TEXAS, DATED SEPTEMBER 26, 2008. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 30TH DAY OF AUGUST, 2018.

BRADLEY L. LIPSCOMB, RPLS.



BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE



SCALE: 1" = 200 FEET

TRIAD SURVEYING, INC. FIRM REGISTRATION NO. 10007900  
1311 WEST CAMERON P.O. BOX 1489 ROCKDALE, TX. 76567

TRACT TWO - 5.112 ACRES

A PART OF A CALLED 57.570 ACRE TRACT  
PENDLETON RECTOR SURVEY, A-540  
WILLIAMSON COUNTY, TEXAS

|                          |                    |
|--------------------------|--------------------|
| Completion Date: 8/30/18 | Drawn By: BL       |
| Scale: 1"=200'           | Surveyed by: JR/KW |
| Project No.: S16-163     | Checked by: BL     |



In Re: 5.112 Acres (Tract 2)  
Part of a called 57.570 Acre tract (Tract One)  
Pendleton Rector Survey  
Abstract No. 540  
Williamson County, Texas

All that certain tract or parcel of land situated in Williamson County, Texas, being a part of the Pendleton Rector Survey, Abstract No. 540, being part of a called 57.570 Acre tract (Tract One) conveyed Jona Enterprises, LLC to Yupel, LLC by deed dated August 2, 2018, recorded in Document # 2018070383 of the Official Public Records of Williamson County, Texas and being more particularly described by metes and bounds as follows to wit:

**COMMENCING** at a found 1" iron pipe on the east Right-of-Way line of County Road 406, at the northwest corner of a called 160.79 Acre tract conveyed to HS Farms, LLC in Doc. #2013116573, at the southwest corner of the said 57.570 Acre tract;

***THENCE*** N 07°58'11" E – 160.98' along the common line between the said east Right-of-Way line of County Road 406 and the said 57.570 Acre tract to a set ½" iron rod with red cap marked "Triad RPLS 5952" for the **POINT OF BEGINNING** and the most southerly southwest corner of this tract;

***THENCE*** N 07°58'11" E - 32.19' continuing along the common line between the said east Right-of-Way line of County Road 406 and the said 57.570 Acre tract to a set ½" iron rod with red cap marked "Triad RPLS 5952" for the most southerly northwest corner of this tract;

***THENCE*** entering the said 57.570 Acre tract for division for the following courses and distances:

S 82°56'55" E - 879.96' to a set ½" iron rod with red cap marked "Triad RPLS 5952" for an interior ell corner of this tract;

N 07°09'23" E - 666.62' to a set ½" iron rod with red cap marked "Triad RPLS 5952" for an interior ell corner of this tract;

N 82°38'06" W - 315.50' to a set ½" iron rod with red cap marked "Triad RPLS 5952" on the common line between the said 57.570 Acre tract and a called 5.000 Acre tract conveyed to Ann M. Cooper in Document # 2014057798, for the most northerly southwest corner of this tract;

***THENCE*** N 07°21'54" E - 300.00' along the common line between the said 57.570 Acre tract and the said 5.000 Acre tract and a called 6.000 Acre tract conveyed to Marvin Kokes in

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Rockdale, TX 76567  
(512) 446-3457

Project No. S16-163

Volume 707, Page 260, respectively, to a set ½" iron rod with red cap marked "Triad RPLS 5952" for the most northerly northwest corner of this tract;

**THENCE** re-entering the said 57.570 Acre tract for division for the following courses and distances:

S 82°38'06" E - 414.41' to a set ½" iron rod with red cap marked "Triad RPLS 5952" for the northeast corner of this tract;

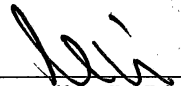
S 07°09'23" W - 998.25' to a set ½" iron rod with red cap marked "Triad RPLS 5952" for the southeast corner of this tract;

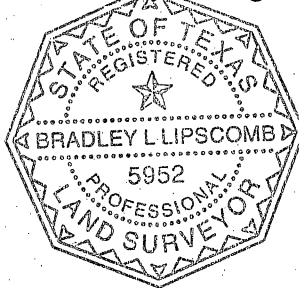
N 82°56'55" W - 980.41' to the **POINT OF BEGINNING** containing within these metes and bounds 5.112 Acres of land.

Bearings are based on the Texas State Plane Coordinate System of 1983, Texas Central Zone.

I, Bradley L. Lipscomb, Registered Professional Land Surveyor No. 5952 in the State of Texas, do hereby certify that this survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 30<sup>th</sup> day of August, 2018.

  
Bradley L. Lipscomb RPLS



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