

EXCEPTIONS FROM COVERAGE:

THIS SURVEY USED THE COMMITMENT FOR TITLE INSURANCE ISSUED BY STUART TITLE GUARANTY COMPANY, G.F. # EFFECTIVE DATE: NOVEMBER 14, 2022 ISSUED DATE: DECEMBER 01, 2022.

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):
DELETED

10.THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):

a. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S POLICY ONLY) THIS EXCEPTION MAY A. BE DELETED AT THE REQUEST OF THE PROPOSED INSURED, UPON A PHYSICAL INSPECTION BY THE TITLE COMPANY AND PAYMENT OF ITS REASONABLE AND ACTUAL COSTS THEREOF. (DOES AFFECT – NOT SURVEY RELATED)

b. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED. (NOT SURVEY RELATED)

c. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENT OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ON THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. IN THE EVENT OF A CONFLICT BETWEEN THIS EXCEPTION AND COVERED RISK '1.(c)', THIS EXCEPTION SHALL CONTROL. (APPLIES TO OWNER'S POLICY ONLY)

d. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS. (DOES AFFECT – NOT SURVEY RELATED)

e. ANY TITLES, EASEMENTS OR RIGHTS ASSERTED BY ANYONE (INCLUDING, BUT NOT LIMITED TO, PERSONS, THE PUBLIC, CORPORATIONS, GOVERNMENTS OR OTHER ENTITIES) TO: (I) LANDS WHICH ARE WATERWARD OF THE MOST EXTREME HIGH WATERLINE OF A RIVER; (II) ACCRETED LAND; (III) LANDS BROUGHT WITHIN THE BOUNDARIES OF THE LAND DESCRIBED ON SCHEDULE A BY AN AVULSIVE MOVEMENT OR WHICH HAVE BEEN FORMED BY ACCRETION TO SUCH PORTION OF AVULSIVE PROPERTY; (IV) LANDS WHICH HAVE DECREASED BY EROSION OR AVULSIVE MOVEMENT OR RELICTION; (V) LANDS WHICH ARE, OR WERE, SUBMERGED LANDS; AND (VI) LANDS WHICH ARE SUBJECT TO A STATUTORY EASEMENT FOR COMMERCE, NAVIGATION AND/OR FISHERY. (LTP ONLY) (DOES AFFECT)

f. REQUIREMENTS OF, CONSEQUENCES OF NONCOMPLIANCE WITH LOCAL GOVERNMENT CODE AND/OR RULES, REGULATIONS, ORDINANCES OF MILAM COUNTY, TEXAS, CONCERNING ROADS, SUBDIVISION OF PROPERTY AND/OR SUBDIVISION LOTS.

g. EASEMENT GRANTED TO NORTH MILAM WATER SUPPLY CORPORATION, DATED JULY 21, 1969, RECORDED IN VOLUME 369, PAGE 10, OF THE DEED RECORDS OF MILAM COUNTY, TEXAS. (DOES AFFECT – UNABLE TO LOCATE)

h. RESERVATION OF ALL OIL, GAS AND OTHER MINERALS IN, ON, UNDER OR THAT MAY BE PRODUCED FROM THE HEREIN DESCRIBED PROPERTY, TOGETHER WITH ALL RIGHTS RELATING THERETO, EXPRESS OR IMPLIED, CONTAINED IN DEED DATED SEPTEMBER 6, 2022, FROM DONMICHAEL LUCAS TRIOLO AS SUCCESSOR TRUSTEE OF THE MICHAEL J. TRIOLO AND KATHERINE J. TRIOLO REVOCABLE LIVING TRUST, THE SURVIVOR'S TRUST "A" AND THE DECEDENT'S TRUST "B" AND KATHERINE TRIOLO (LIFE ESTATE INTEREST) AND DONMICHAEL TRIOLO AND SPOUSE, TIFFANY TRIOLO, TO TRIOLO RANCH PARTNERS LP, A TEXAS LIMITED PARTNERSHIP, AND RECORDED IN DOCUMENT NO. 2022-4209, OF THE OFFICIAL PUBLIC RECORDS OF MILAM COUNTY, TEXAS. SAID MINERAL INTEREST NOT TRACED SUBSEQUENT TO THE DATE OF THE ABOVE CITED INSTRUMENT. (NOT SUREVY RELATED)

i. OIL, GAS AND MINERAL LEASE DATED BETWEEN WILBUR F. CRAWFORD AND WIFE, WINIFERD O. CRAWFORD, AS LESSOR, AND D. A. MCCRARY, AS LESSEE, RECORDED IN VOLUME 80, PAGE 397, OF THE OIL AND GAS RECORDS OF MILAM COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO. (NOT SUREVY RELATED)

j. OIL, GAS AND MINERAL LEASE DATED BETWEEN LEE ROY DOSKOCIL AND WIFE, ANN DOSKOCIL, AS LESSOR, AND W. C. PEMBERTON, AS LESSEE, RECORDED IN VOLUME 115, PAGE 129, OF THE OIL AND GAS RECORDS OF MILAM COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO. (NOT SUREVY RELATED)

k. TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN OIL AND GAS LEASE BY AND BETWEEN LEE ROY DOSKOCIL ETUX, AS LESSOR, AND YEGUA OIL AND GAS COMPANY, AS LESSEE, DATED SEPTEMBER 15, 1997, AND RECORDED IN VOLUME 760, PAGE 682, OF THE OFFICIAL PUBLIC RECORDS OF MILAM COUNTY, TEXAS, AS AMENDED BY INSTRUMENT RECORDED IN VOLUME 843, PAGE 860, OF THE OFFICIAL PUBLIC RECORDS OF MILAM COUNTY, TEXAS. (NOT SUREVY RELATED)

SURVEYORS CERTIFICATE:

TITLE COMMITMENT FILE # XXX,

TO: XXX

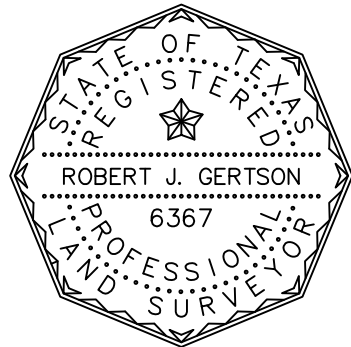
ISSUED DATE XXXXXX 2022, EFFECTIVE DATE XXXXXX, 2022.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AS PER THE LEGAL DESCRIPTION SHOWN HEREON AND SHOWS THE BOUNDARY LINES, THE DIMENSIONS AND THE AREA OF LAND INDICATED HEREON; (I) ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THE LOCATION, SIZE AND TYPE OF SUCH MONUMENTS ARE CORRECTLY SHOWN; (II) THIS SURVEY SHOWS THE SIZE, LOCATION AND TYPE OF BUILDINGS, STRUCTURES AND OTHER VISIBLE IMPROVEMENTS ON THE SUBJECT PROPERTY; (III) THAT THERE ARE NO VISIBLE DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, INTRUSIONS OR PROTRUSIONS, OVERLAPPING OF RIGHT-OF-WAYS EXCEPT AS SHOWN ON THE MAP HEREON.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION IV SURVEY.
THE FIELD WORK WAS COMPLETED IN NOVEMBER, 2022.

DATED THIS THE 2ND DAY OF DECEMBER, 2022

ROBERT J. GERTSON, RPLS# 6367
Atwell LLC
805 Las Cimas Parkway, Ste. 310
Austin, Texas 78746
(512)904-0505
rgertson@atwell-group.com



DR. AAM/EB	CH.	RG	DATE DEC. 02, 2022
P.M. RG			
CAD FILE: 22005539 - TRIOLO FARM_LOT-13.DWG			
JOB 22005539			
SHEET NO. 1 OF 1			
			REVISIONS

LOT 13 - CAT. 1A COND. IV LAND TITLE SURVEY

PROJECT:

10.11 ACRES (440,521 SQUARE FEET)

SITUATED IN THE NEWSOME GWATNEY SURVEY,
ABSTRACT NO. 177, MILAM COUNTY, TEXAS



GENERAL NOTES:

- BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83) TEXAS CENTRAL (4203) ZONE.
- SUBJECT PARCEL CONTAINS A TOTAL AREA OF: 10.11 ACRES (440,521 SQUARE FEET)
- NO ENCROACHMENTS ARE SHOWN ON SURVEY
- MILAM COUNTY CAD PARCEL NUMBER(S) INCLUDED WITHIN THIS BOUNDARY: 76672.
- NO BUILDINGS OBSERVED.

6. ADDRESS(ES): TX

CALLED 110 ACRES
EMIL LANICEK
VOL. 323, PG. 569
O.R.M.C.T.

CALLED 243.59 ACRES
STEPHEN VOGELSANG AND
MARTHA VOGELSANG
VOL. 980, PG. 683
O.R.M.C.T.

CALLED 148.41 ACRE TRACT
TRIOLO RANCH PARTNERS, LP.
DOC. 2022-4209
O.R.M.C.T.

SCALE: 1" = 250'

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L1	S31°41'23"E	30.01'
L2	S18°45'28"W	17.02'
L3	S18°45'30"E	87.41'
L4	S14°59'57"E	41.71'
L5	S19°12'03"W	47.51'
L6	S50°41'39"W	48.73'
L7	S74°13'07"W	47.80'
L8	S86°14'25"W	46.67'
L9	S61°57'32"W	47.88'
L10	S25°51'22"W	30.31'

LEGEND

- SUBJECT PARCEL BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE, AS NOTED
- PROPERTY CORNER FOUND AS NOTED
- IRON ROD SET WITH CAP "ATWELL LLC"
- RECORD DIST./DIRECT.
- POINT-OF-BEGINNING
- RIGHT-OF-WAY
- WITNESS CORNER
- OFFICIAL RECORDS, MILAM COUNTY, TEXAS
- POINT-OF-COMMENCEMENT

LEGAL DESCRIPTION:

BEING 10.11 ACRES (440,521 SQUARE FEET), MORE OR LESS, SITUATED IN THE NEWSOME GWATNEY SURVEY, ABSTRACT NO. 177, MILAM COUNTY, TEXAS, BEING A PORTION OF A CALLED 148.41 ACRE TRACT CONVEYED TO TRIOLO RANCH PARTNERS LP, A TEXAS LIMITED PARTNERSHIP AND ALSO BEING A PORTION OF A CALLED 48.00 ACRE TRACT CONVEYED TO TRIOLO RANCH PARTNERS LP, A TEXAS LIMITED PARTNERSHIP, BOTH RECORDED IN DOCUMENT NO. 2022-4209, OFFICIAL RECORDS OF MILAM COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

COMMENCING, AT A 1/2" IRON ROD WITH '4748' CAP FOUND AT THE NORTHERN CORNER OF A CALLED 243.59 ACRE TRACT, CONVEYED TO STEPHEN VOGELSANG AND MARTHA VOGELSANG IN VOLUME 980, PAGE 683, OFFICIAL RECORDS OF MILAM COUNTY, TEXAS, ALSO BEING AT THE WESTERN CORNER OF A CALLED 110 ACRE TRACT CONVEYED TO EMIL LANICEK IN VOLUME 323, PAGE 569, OFFICIAL RECORDS OF MILAM COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD WITH '4748' CAP FOUND IN THE NORTHEASTERN LINE OF SAID 243.59, BEING AT THE SOUTHERN CORNER OF SAID 148.41 ACRE TRACT, ALSO BEING AT THE WESTERN CORNER OF SAID 48.00 ACRE TRACT, BEARS S32°52'57"E, A DISTANCE OF 1,672.94 FEET;

THENCE, CROSSING THROUGH SAID 148.41 ACRE TRACT, S81°30'29"E, A DISTANCE OF 1,592.14 FEET TO A 1/2" IRON ROD WITH 'ATWELL LLC' CAP SET FOR THE WESTERN CORNER OF THE HEREIN DESCRIBED TRACT AND FOR THE POINT OF BEGINNING;

THENCE, CONTINUING CROSSING THROUGH SAID 148.41 ACRE TRACT, N57°06'19"E, A DISTANCE OF 1,654.03 FEET TO A CALCULATED POINT FOUND IN THE CENTER RIGHT-OF-WAY LINE OF COUNTY ROAD 273 (VARIABLE WIDTH RIGHT-OF-WAY), ALSO BEING IN THE NORTHEASTERN LINE OF SAID 148.41 ACRE TRACT, ALSO BEING IN THE WESTERN LINE OF A CALLED 38.633 ACRES, CONVEYED TO CHANDLER CECILIA DOSKOCIL, RECORDED IN DOCUMENT NO. 2021-4692, OFFICIAL RECORDS OF MILAM COUNTY, TEXAS, AND FOR THE NORTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE CENTER RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 273, ALSO BEING WITH THE SOUTHWESTERN LINE OF SAID 38.633 ACRE TRACT, ALSO BEING WITH THE NORTHEASTERN LINE OF SAID 148.41 ACRE TRACT, S31°41'23"E, A DISTANCE OF 30.01 FEET TO A CALCULATED POINT FOUND FOR THE EASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CROSSING THOUGH SAID 148.41 ACRE TRACT AND SAID 48.00 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
1. S57°06'19"W, 1,359.90 FEET TO A 1/2" IRON ROD WITH 'ATWELL LLC' CAP SET FOR A SOUTHEASTERN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT; AND

2. S32°53'41"E, 1,197.44 FEET TO A CALCULATED POINT FOUND IN THE CENTER LINE OF LITTLE POND CREEK AND FOR A SOUTHEASTERN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING CROSSING THROUGH SAID 48.00 ACRE TRACT, WITH THE CENTER LINE OF LITTLE POND CREEK, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

- S18°45'28"W, 17.02 FEET TO A CALCULATED POINT FOUND FOR A SOUTHEASTERN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;
- S18°45'30"W, 87.41 FEET TO A CALCULATED POINT FOUND FOR A SOUTHEASTERN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;
- S14°59'57"E, 41.71 FEET TO A CALCULATED POINT FOUND FOR A SOUTHEASTERN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;
- S19°12'03"W, 47.51 FEET TO A CALCULATED POINT FOUND FOR A SOUTHEASTERN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;
- S50°41'39"W, 48.73 FEET TO A CALCULATED POINT FOUND FOR A SOUTHEASTERN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;
- S74°13'07"W, 47.80 FEET TO A CALCULATED POINT FOUND FOR A SOUTHEASTERN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;
- S86°14'25"W, 46.67 FEET TO A CALCULATED POINT FOUND FOR A SOUTHEASTERN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;
- S61°57'32"W, 47.88 FEET TO A CALCULATED POINT FOUND FOR A SOUTHEASTERN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT; AND
- S25°51'22"W, 30.31 FEET TO A CALCULATED POINT FOUND FOR THE SOUTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING CROSSING THROUGH SAID 48.00 ACRE TRACT, ALSO CROSSING THROUGH SAID 148.41 ACRE TRACT, N32°53'41"W, A DISTANCE OF 1,371.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.11 ACRES OR 440,521 SQUARE FEET, MORE OR LESS.

BEARING BASIS NOTE
THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 (2011 ADJUSTMENT), CENTRAL ZONE (4203).