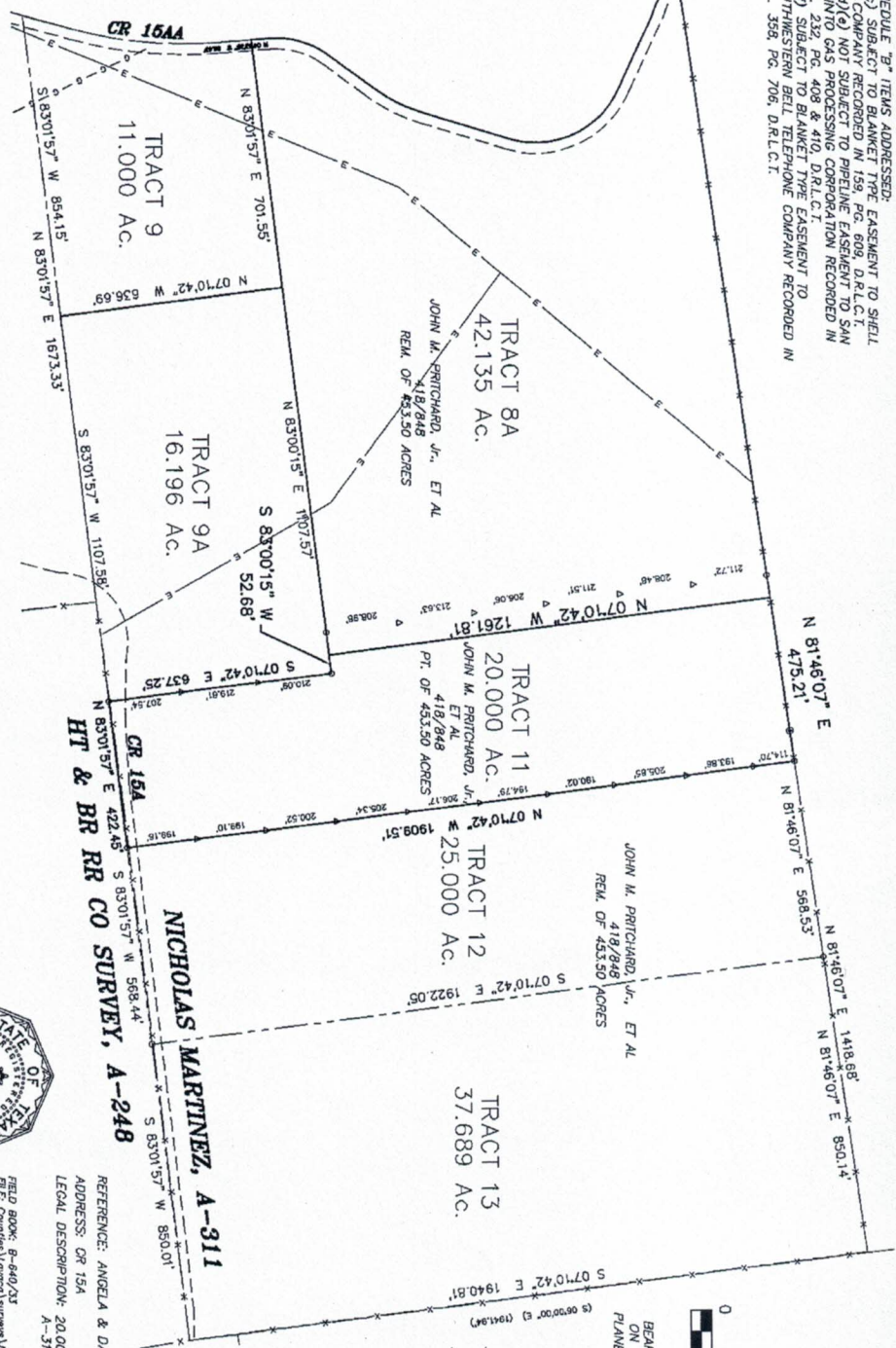


SCHEDULE "B" ITEMS ADDRESSED:
 (G) SUBJECT TO BLANKET TYPE EASEMENT TO SHELL OIL CO. SUBJECT TO BLANKET TYPE EASEMENT TO SAN JACINTO GAS PROCESSING CORPORATION RECORDED IN VOL. 232 PG. 408 & 410, D.R.L.C.T.
 (H) SUBJECT TO BLANKET TYPE EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY RECORDED IN VOL. 358 PG. 706, D.R.L.C.T.



TO THE OWNERS, LIEN HOLDERS AND ALLIED TITLE COMPANY
 THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.
 THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE "X" AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 4828500472E EFFECTIVE NOVEMBER 26, 2010.
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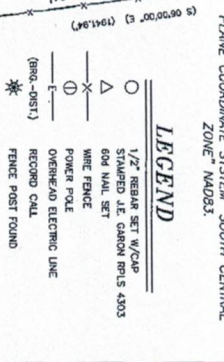
DECEMBER 10, 2020



JAMES E. GARON & ASSOC.
 PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
 Firm Reg. #10058400 & F-20386
 185 McAllister Road
 Boston, Texas 78602
 (512) 303-4185
 jgaron@ustn-rr.com
 www.jamesegaron.com

FIELD BOOK: B-640/23
 FILE: Counties\Kerr\Survey\Nicholas Martinez A-311\86120\FAC11.dwg
 REFERENCE: ANGELA & DAVID WIRELES G.F. NO.: 20440
 ADDRESS: CR 15A
 LEGAL DESCRIPTION: 20,000 ACRES, NICHOLAS MARTINEZ SURVEY, A-311 IN LAVACA COUNTY, TEXAS

LEGEND
 ○ 1/2" BEARING SET W/CURB
 ○ 5/8" AND 1" GARDEN PINS 4303
 △ 604 WALL SET
 — WIRE FENCE
 — POWER POLE
 — OVERHEAD ELECTRIC LINE
 — RECORD CAIL
 (BRO-081)
 * FINE POINT FOUND



**JAMES E. GARON
& ASSOCIATES, INC.**
PROFESSIONAL LAND SURVEYORS

185 McAllister Road
Bastrop, Texas 78602
512-303-4185
Firm Reg. #10058400
jgaron@austin.rr.com

December 31, 2020

LEGAL DESCRIPTION: BEING A 20.000 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT THE NICHOLAS MARTINEZ SURVEY, ABSTRACT 311 IN LAVACA COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 453.50 ACRE TRACT OF LAND CONVEYED TO JOHN M. PRITCHARD, JR. ET AL BY DEED RECORDED IN VOLUME 418, PAGE 848, OFFICIAL RECORDS, LAVACA COUNTY, TEXAS; SAID 20.000 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN DECEMBER, 2020:

BEGINNING at a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set for the northeasterly corner hereof from which a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set for the northeasterly corner of said Pritchard 453.50 acre tract bears N 81°46'07" E a distance of 1418.68 feet;

THENCE S 07°10'42" E a distance of 1909.51 feet, crossing said Pritchard 453.50 acre tract and CR 15A to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set for the southeast corner hereof;

THENCE S 83°01'57" W a distance of 422.45 feet along the southerly margin of CR 15A to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set for the southwesterly corner hereof;

THENCE crossing said Pritchard 453.50 acre tract the following three (3) calls:

1. N 07°10'42" W a distance of 637.25 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set for corner;
2. S 83°00'15" W a distance of 52.68 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set for corner;
3. N 07°10'42" W a distance of 1261.81 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set in the north line of said Pritchard 453.50 acre tract for the northwest corner hereof;

THENCE N 81°46'07" E a distance of 475.21 feet along said line to the **POINT OF BEGINNING**, containing 20.000 acres of land, more or less and as shown on map of survey prepared herewith.

Surveyed by:

James E. Garon
Registered Professional Land Surveyor
Co\Lavaca\Sur\Nicholas Martinez A-
311\86120 TR11 Legal

