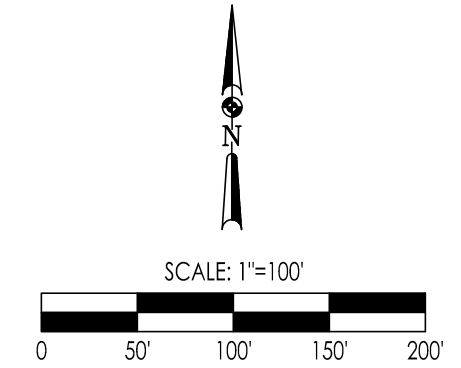


SURVEY SHOWING A 25.000 ACRE TRACT OF LAND, LOCATED IN THE ANSON G. NEAL SURVEY, ABSTRACT NO. 1189, AND THE JOSIAH C. BAWCOM SURVEY, ABSTRACT NO. 809, BURNET COUNTY, TEXAS, SAID 25.000 ACRE TRACT BEING A PORTION OF THE REMAINING PORTION OF THAT CALLED 6249.245 ACRE TRACT OF LAND OWNED BY GOLDSTAR INVESTMENTS LTD., (COLLECTIVELY THE "GOLDSTAR TRACT") ACQUIRED IN MULTIPLE ACQUISITIONS, RECORDED IN VOLUME 1361, PAGE 892, VOLUME 1391, PAGE 365, VOLUME 1384, PAGE 941, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS.



| LEGEND | |
|-----------|---|
| P.O.B. | POINT OF BEGINNING |
| ● | 1/2" IRON ROD FOUND |
| ○ | SET 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP |
| — X — X — | WIRE FENCE |

- NOTES:
- 1) FIELD WORK PERFORMED ON: APRIL 27, 2022
 - 2) COMPLETED FOR: GOLDSTAR INVESTMENTS, LTD
 - 3) ADDRESS: HIGH MOUNTAIN ROAD, BURNET COUNTY, TEXAS
 - 4) BASIS OF BEARING: TEXAS STATE PLANE, CENTRAL ZONE, NAD83
 - 5) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY, G.F. NUMBER 04-22-14614, ISSUED DATE OF APRIL 25, 2022, EFFECTIVE DATE OF APRIL 22, 2022 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN. THERE MAY BE OTHER EASEMENTS, RESTRICTIONS, OR ENCUMBRANCES NOT SHOWN.THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
 - 6) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
 - 7) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BURNET COUNTY, TEXAS, MAP NUMBER 48053C0500G, EFFECTIVE DATE NOVEMBER 1, 2019, THIS PROPERTY LIES IN ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - 8) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.
 - 9) THE IMPROVEMENTS SHOWN HEREON ARE FOR GENERAL LOCATIVE PURPOSES ONLY AND HAVE NOT BEEN DETAILED IN THEIR ENTIRETY.

RESTRICTIONS:

1. THOSE RECORDED IN DOCUMENT NO. 202101347 AND DOCUMENT NO. 202101348, AND AMENDED IN DOCUMENT NO. 202108644, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS.

SCHEDULE B EXCEPTIONS:

- 10k. SUBJECT TO THE UTILITY EASEMENTS TO P.E.C. - RECORDED IN DOCUMENT NO. 201010041 AND DOCUMENT NO. 202202474, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS. (EASEMENT AND RIGHT-OF-WAY LIMITED TO AN EASEMENT FOR A 36 FOOT GUYING LEAD OFF A POLE FORMING A PORTION OF AN ELECTRIC DISTRIBUTION LINE, SUCH LINE BEING LOCATED IN THE PUBLIC RIGHT-OF-WAY)
- 10l. SUBJECT TO THE RESTRICTIONS, RESERVATIONS, EASEMENTS, CONDITIONS AND COVENANTS AS SET OUT IN DOCUMENT NO. 202101347 AND DOCUMENT NO. 202101348, AND AMENDED IN DOCUMENT NO. 202108644, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS. (150' BUILDING SETBACK LINE ALONG ALL PROPERTY LINES; 300' SETBACK FOR MOBILE HOMES, MANUFACTURED HOMES, MANUFACTURED HOUSING, MOTOR HOMES, OR HOUSE TRAILERS; 100 YARD SETBACK FOR HUNTING BLINDS AND FEEDERS; 15' FENCE SETBACK FROM PAVEMENT OF HIGH MOUNTAIN ROAD; 15' PUBLIC UTILITY EASEMENT ALONG ROAD EASEMENT)
- 10m. SUBJECT TO ALL EASEMENTS, ROADWAYS AND RESTRICTIONS AS SET OUT IN PLAT OF THE ACCESS ROAD - RECORDED IN DOCUMENT NO. 202100584, PLAT RECORDS, BURNET COUNTY, TEXAS.

PUBLIC UTILITY EASEMENT NOTE:
RESTRICTIONS DOCUMENT RECORDED IN DOCUMENT NO. 202101348, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS, DEFINES THAT A 15' PUBLIC UTILITY EASEMENT IS TO BE ADJACENT TO AND PARALLEL WITH THE EASTERN BOUNDARY LINE OF A ROAD EASEMENT. THE SURVEYOR ASSUMES THAT THE DESCRIPTION STATING "EASTERN BOUNDARY LINE" OF THE ROADWAY EASEMENT IS DESCRIBED IN ERROR AND THAT THE 15' PUBLIC UTILITY EASEMENT IS INTENDED TO RUN PARALLEL AND WITH THE ENTIRETY OF SAID ROAD EASEMENT. THE SURVEYOR ALSO ASSUMES THAT THE "ROAD EASEMENT" IS INTENDED TO BE ALL OF THE PRIVATE RIGHT-OF-WAY CALLED HIGH MOUNTAIN ROAD, ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NO. 202100584, PLAT RECORDS, BURNET COUNTY, TEXAS.



I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO SIGNIFICANT DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, APPARENT BOUNDARY LINE CONFLICTS, VISIBLE ENCROACHMENTS, OVERLAPPING OF VISIBLE IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS, EXCEPT AS SHOWN, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

Travis L. Quicksall
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6447
JOB NO. 20-2000.4

DATE: MAY 19, 2022