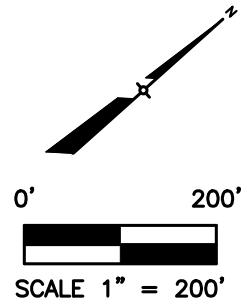


TITLE SURVEY

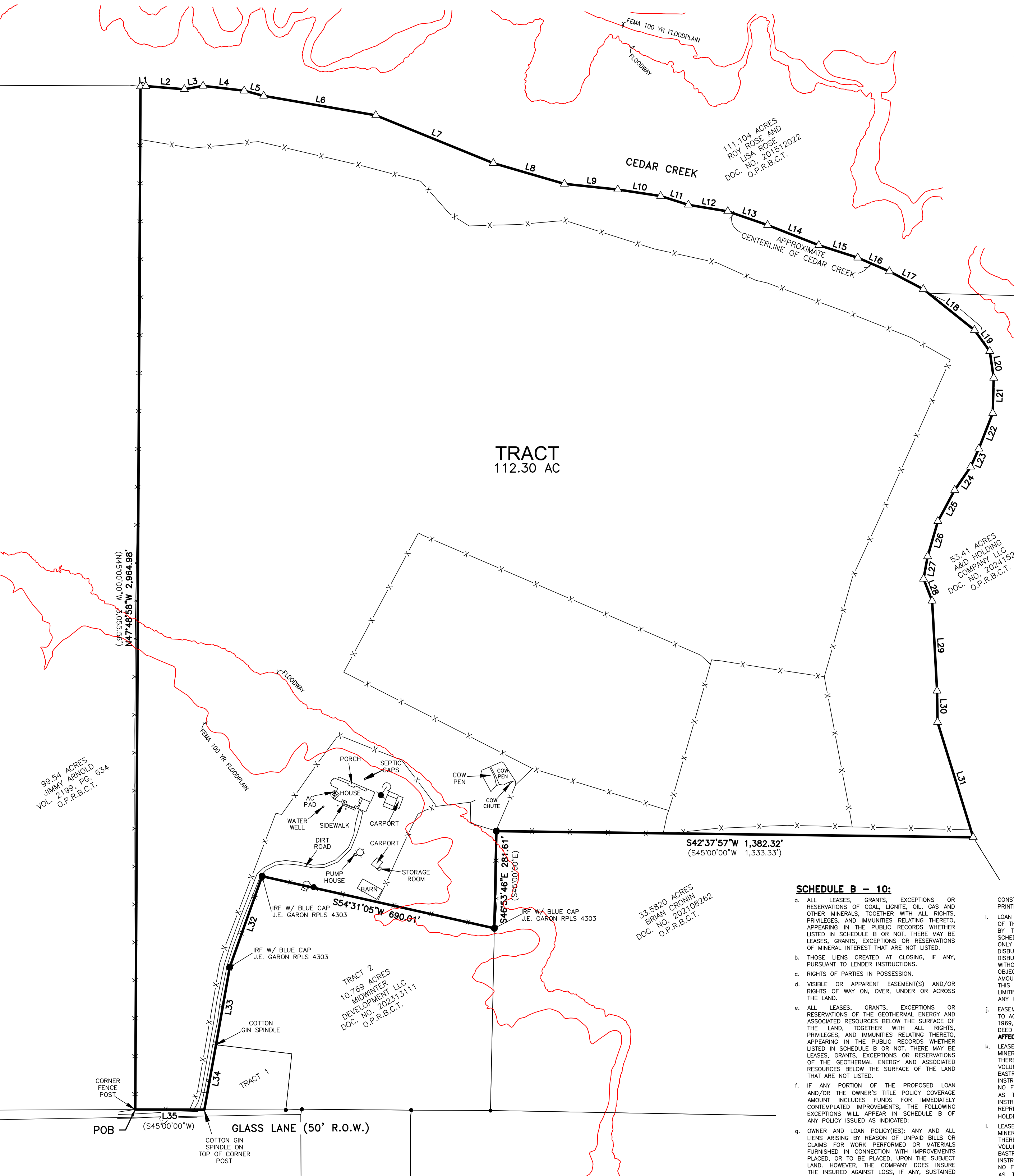


LEGEND

- DENOTES BENCHMARK
- DENOTES 1/2" ST. SK. SET
- DENOTES 1/2" ST. SK. FND.
- △ DENOTES CALCULATED POINT
- D.E. DRAINAGE EASEMENT
- PROPERTY LINE
- EXISTING PROPERTY LINE
- R.O.W. LINE
- - - - EXISTING EASEMENT
- EXISTING CHAINLINK FENCE
- OHE EXISTING OVERHEAD ELECTRIC
- EXISTING POWER POLE
- Ⓜ WATER METER
- B.S.L. BUILDING SETBACK LINE
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.
- BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, NAD 83

LINE TABLE		
LINE #	LENGTH	BEARING
L1	15.66'	N38°13'15"E
L2	112.02'	N46°31'05"E
L3	55.17'	N31°44'29"E
L4	119.86'	N48°35'30"E
L5	58.55'	N56°46'14"E
L6	329.87'	N51°42'05"E
L7	367.90'	N64°02'43"E
L8	214.51'	N58°08'04"E
L9	155.67'	N47°58'11"E
L10	125.65'	N50°30'22"E
L11	84.38'	N59°27'37"E
L12	115.72'	N51°18'33"E
L13	122.19'	N60°53'15"E
L14	159.63'	N63°20'07"E
L15	118.47'	N59°42'08"E
L16	99.87'	N65°16'15"E
L17	110.98'	N69°33'50"E
L18	190.08'	N80°32'19"E
L19	75.49'	S83°58'53"E
L20	77.97'	S56°37'58"E
L21	102.24'	S46°28'13"E
L22	110.80'	S26°47'43"E
L23	57.42'	S23°49'14"E
L24	81.87'	S13°40'25"E
L25	102.47'	S19°43'54"E
L26	106.18'	S31°50'39"E
L27	66.15'	S37°49'21"E
L28	68.51'	S69°16'07"E
L29	261.06'	S51°15'34"E
L30	90.73'	S48°58'02"E
L31	349.40'	S65°18'35"E
L32	279.63'	S28°31'04"E
L33	228.61'	S38°04'37"E
L34	191.11'	S37°54'06"E
L35	200.30'	S42°03'19"W

TRACT  
112.30 AC



LEGAL DESCRIPTION

BEING A 112.30 ACRE TRACT OF LAND, OUT OF THE EDWARD JENKINS SURVEY NO. 15, ABSTRACT NO. 41, CONVEYED BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO IVAN S. FRITSCH AND NANCY M. FRITSCH AS RECORDED IN VOLUME 297, PAGE 452, OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.

FLOOD INFORMATION:

THIS PROJECT IS LOCATED WITHIN A 100 YEAR FLOOD HAZARD ZONE, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP.

COMMUNITY PANEL NUMBER: 4802100375F  
FLOOD MAP DATED: MAY 9, 2023

THE UNDERSIGNED DOES HEREBY CERTIFY TO TBD, AND ALAMO TITLE INSURANCE COMPANY, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION IV, TSPS TITLE SURVEY.

SCHEDULE B - 10:

- 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.
- THOSE LIENS CREATED AT CLOSING, IF ANY, PURSUANT TO LENDER INSTRUCTIONS.
- RIGHTS OF PARTIES IN POSSESSION.
- VISIBLE OR APPARENT EASEMENT(S) AND/OR RIGHTS OF WAY ON, OVER, UNDER OR ACROSS THE LAND.
- ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, 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 THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED.
- IF ANY PORTION OF THE PROPOSED LOAN AND/OR THE OWNER'S TITLE POLICY COVERAGE AMOUNT INCLUDES FUNDS FOR IMMEDIATELY CONTEMPLATED IMPROVEMENTS, THE FOLLOWING EXCEPTIONS WILL APPEAR IN SCHEDULE B OF ANY POLICY ISSUED AS INDICATED:
- OWNER AND LOAN POLICY(IES): ANY AND ALL LIENS ARISING BY REASON OF UNPAID BILLS OR CLAIMS FOR WORK PERFORMED OR MATERIALS FURNISHED IN CONNECTION WITH IMPROVEMENTS PLACED, OR TO BE PLACED, UPON THE SUBJECT LAND, HOWEVER, THE COMPANY DOES INSURE THE INSURED AGAINST LOSS, IF ANY, SUSTAINED BY THE INSURED UNDER THIS POLICY IF SUCH LIENS HAVE BEEN FILED WITH THE COUNTY CLERK OF COUNTY, TEXAS, PRIOR TO THE DATE HEREOF.
- OWNER POLICY(IES) ONLY: LIABILITY HEREUNDER AT THE DATE HEREOF IS LIMITED TO \$ 0.00. LIABILITY SHALL INCREASE AS CONTEMPLATED IMPROVEMENTS ARE MADE, SO THAT ANY LOSS PAYABLE HEREUNDER SHALL BE LIMITED TO SAID SUM PLUS THE AMOUNT ACTUALLY EXPENDED BY THE INSURED IN IMPROVEMENTS AT THE TIME THE LOSS OCCURS. ANY EXPENDITURES MADE FOR IMPROVEMENTS, SUBSEQUENT TO THE DATE OF THIS POLICY, WILL BE DEEMED MADE AS OF THE DATE OF THIS POLICY. IN NO EVENT SHALL THE LIABILITY OF THE COMPANY HEREUNDER EXCEED THE FACE AMOUNT OF THIS POLICY. NOTHING CONTAINED IN THIS PARAGRAPH SHALL BE

CONSTRUED AS LIMITING ANY EXCEPTION OR ANY PRINTED PROVISION OF THIS POLICY.

- LOAN POLICY(IES) ONLY: PENDING DISBURSEMENT OF THE FULL PROCEEDS OF THE LOAN SECURED BY THE LIEN INSTRUMENT SET FORTH UNDER SCHEDULE A HEREOF, THIS POLICY INSURES ONLY TO THE EXTENT OF THE AMOUNT ACTUALLY DISBURSED, BUT INCREASE AS EACH DISBURSEMENT IS MADE IN GOOD FAITH AND WITHOUT KNOWLEDGE OF ANY DEFECT IN, OR OBJECTIONS TO, THE TITLE UP TO THE FACE AMOUNT OF THE POLICY. NOTHING CONTAINED IN THIS PARAGRAPH SHALL BE CONSTRUED AS LIMITING ANY EXCEPTION UNDER SCHEDULE B, OR ANY PRINTED PROVISION OF THIS POLICY.
- EASEMENT(S) AS RESERVED THEREIN, GRANTED TO AQUA WATER SUPPLY CORP., DATED JUNE 9, 1969, RECORDED IN VOLUME 194, PAGE 541, DEED RECORDS, BASTROP COUNTY, TEXAS. **MAY AFFECT THIS TRACT, UNABLE TO PLOT.**
- LEASE FOR COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH RIGHTS INCIDENT THERETO, DATED JUNE 7, 1976, RECORDED AT VOLUME 106, PAGE 775, DEED RECORDS, BASTROP COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S).
- LEASE FOR COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH RIGHTS INCIDENT THERETO, DATED JULY 12, 1976, RECORDED AT VOLUME 107, PAGE 131, DEED RECORDS, BASTROP COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S).
- INTEREST IN AND TO OIL, GAS AND OTHER MINERALS AND/OR ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS RELATING THERETO AS SET FORTH IN THE DOCUMENT RECORDING NO.: VOLUME 112, PAGE 466, DEED RECORDS, BASTROP COUNTY, TEXAS. SAID MINERAL INTEREST NOT TRACED SUBSEQUENT TO THE DATE OF THE ABOVE-CITED INSTRUMENT.

DATE: 12-4-2024

BORROWER: \_\_\_\_\_  
TITLE CO.: ALAMO TITLE INSURANCE COMPANY  
G.F. NO.: ATA-26-1701262400674A

GEORGE E. LUCAS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160  
CELCO SURVEYING, FIRM REGISTRATION NO. 10193975  
18018 OVERLOOK LOOP, SUITE 105  
SAN ANTONIO, TEXAS 78259  
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