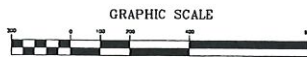


Bearings, distances and coordinates shown herein are "2011" based on the Texas State Plane Coordinate System - South Central Zone - NAD 83 (2011).
Convergence = +0104.923
Combined Factor = 0.999941229

NOTE: A portion of the Subject tract (as shown) is designated ZONE "A" according to F.C.M.A. Flood Insurance Rate Map No. 48180C0035C & 48180C0125C dated October 17, 2006. Remainder of Subject tract is designated unshaded ZONE "X".

NOTE: Location of underground gas pipeline easements are approximate and are based solely on "visual" observations, visible evidence found at time of survey and Texas Railroad Commission Public GS Viewer" mapping. Other underground facilities may exist on the property and actual location may differ from those shown herein.



- LEGEND
- - 1/2" iron rod found (or as noted)
 - - 1/2" iron rod set
 - - Overhead electric line
 - - Utility pole
 - - Telephone pedestal
 - - Pipeline marker sign
 - - Well fence line
 - - Chain link fence

EASEMENTS OF RECORD (First American Title Guaranty Co. LP No. FA-18-182 dated effective May 30, 2019 and revised May 31, 2019)

Lee, Fayette, Colorado Counties Cummins Creek WCID No. 1 - Petition for organization Vol. 285, Pg. 170 Vol. 291, Pg. 148 Vol. 291, Pg. 625 Vol. 1842, Pg. 435 F.C.D.R.

Fayette County Groundwater Conservation District Rules Vol. 1280, Pg. 142 Vol. 1284, Pg. 493 F.C.D.R.

Fayette Electric Cooperative District electric easement (no specific location) Vol. 274, Pg. 35 F.C.D.R.

Lee, Fayette, Colorado Counties Cummins Creek WCID No. 1 - Flood detention pool easement 39 acres of 305 acre parent tract Vol. 305, Pg. 28 Vol. 308, Pg. 202 F.C.D.R. (No locative description is included in this document)

Phillips Petroleum Co. 30' Pipeline easement Vol. 596, Pg. 79 F.C.D.R.

Phillips Petroleum Co. 30' Pipeline easement (no locative description - on 312 acre parent tract) Vol. 658, Pg. 816 Vol. 854, Pg. 415 F.C.D.R.

Phillips Petroleum Co. 30' Pipeline easement Vol. 855, Pg. 425 F.C.D.R.

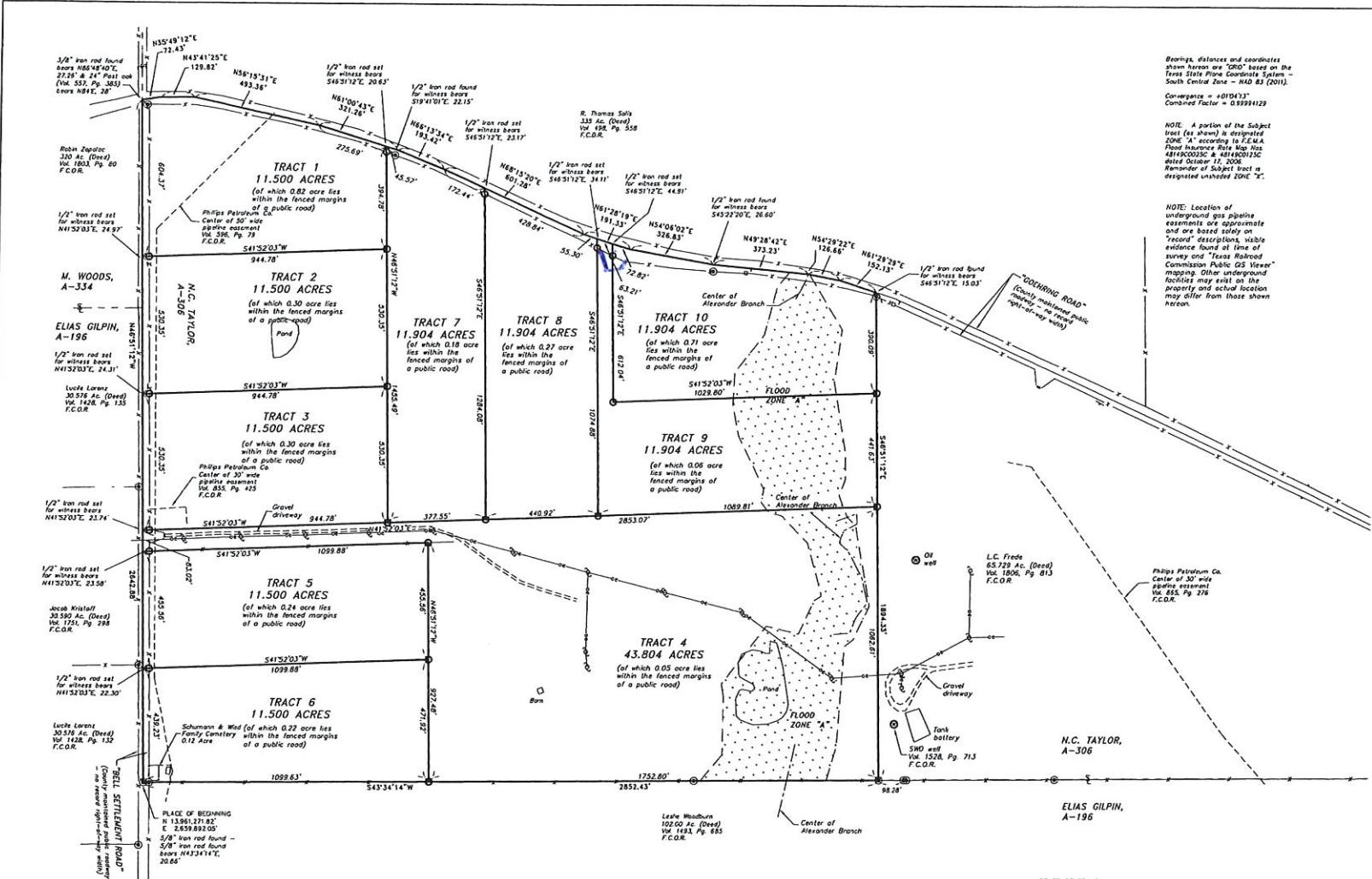
Phillips Petroleum Co. 30' wide pipeline easement Vol. 855, Pg. 276 F.C.D.R.

(This easement is located, by specific description, elsewhere on the parent tract and does not directly affect the Subject tract)

*Salt Water Disposal Agreement Vol. 1082, Pg. 358 Vol. 1528, Pg. 713 F.C.D.R.

(Salt water disposal well and existing access road are located on adjacent tract)

NOTE: Family cemetery (Schumann and Wed) is located on South corner of Subject tract



PLAT SHOWING THE SURVEY AND DIVISION OF A 148.919 ACRE TRACT SITUATED IN THE N.C. TAYLOR SURVEY, A-306, IN FAYETTE COUNTY, TEXAS, AND BEING THAT TRACT DESCRIBED AS 148.919 ACRES IN A DEED FROM CHARLES FREDE, ET AL, TO BELL SETTLEMENT LLC DATED JUNE 13, 2019 AND RECORDED IN VOLUME 1902, PAGE 435 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY

STATE OF TEXAS
COUNTY OF FAYETTE

I, Kevin Von Minden, a Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground, that this professional survey conforms to the current Texas Society of Professional Land Surveyors Specifications for a Category 1A, Condition II Land Title Survey.

Kevin Von Minden

Kevin Von Minden, R.P.L.S.
Registration No. 4438
BEFCO ENGINEERING, INC.
Firm No. 10001700
La Grange, Texas
979-868-8174
June 27, 2018

