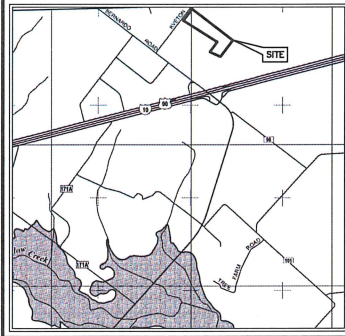


COLORADO COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'

SCHEDULE 'B' NOTES

- 10a. EASEMENT DATED FEBRUARY 21, 1985, TO SAN BERNARD ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 607, PAGE 431, DEED RECORDS OF COLORADO COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF SUCH DOCUMENT. (DOES NOT AFFECT SUBJECT TRACT)
- 10b. RIGHT OF WAY EASEMENT DATED JUNE 14, 2004, EXECUTED BY MICHAEL G. STRAUSS AND AGNES STRAUSS, TO SAN BERNARD ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 640, PAGE 133, DEED RECORDS OF COLORADO COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF SUCH DOCUMENT. (DOES NOT AFFECT SUBJECT TRACT)
- 10c. RIGHT OF WAY EASEMENT DATED JUNE 14, 2004, EXECUTED BY MICHAEL G. STRAUSS AND AGNES STRAUSS, TO SAN BERNARD ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 640, PAGE 133, DEED RECORDS OF COLORADO COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF SUCH DOCUMENT. (DOES NOT AFFECT SUBJECT TRACT)
- 10d. RIGHT OF WAY DEED DATED SEPTEMBER 30, 1937, EXECUTED BY CLARA GRANAU, INDIVIDUALLY AND AS INDEPENDENT EXECUTRESS OF THE ESTATE OF H. P. GRANAU, DECEASED, ET ALTO STATE OF TEXAS, RECORDED IN VOLUME 101, PAGE 428, DEED RECORDS OF COLORADO COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF SUCH DOCUMENT. (DOES NOT AFFECT SUBJECT TRACT)
- 10e. RIGHT OF WAY EASEMENT DATED NOVEMBER 18, 1947, EXECUTED BY E. J. GRANAU, ET ALTO COUNTY OF COLORADO, RECORDED IN VOLUME 133, PAGE 220, DEED RECORDS OF COLORADO COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF SUCH DOCUMENT. (SHOW HEREON)
- 10f. RIGHT OF WAY DEED DATED MARCH 15, 1954, EXECUTED BY MRS. LOTTIE GRANAU STRAUSS AND HERMAN H. STRAUSS, TO COUNTY OF COLORADO, RECORDED IN VOLUME 176, PAGE 834, DEED RECORDS OF COLORADO COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF SUCH DOCUMENT. (DOES NOT AFFECT SUBJECT TRACT)
- 10g. RIGHT OF WAY DEED DATED JUNE 21, 1958, EXECUTED BY LOTTIE GRANAU STRAUSS TO COUNTY OF TEXAS, RECORDED IN VOLUME 202, PAGE 23, DEED RECORDS OF COLORADO COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF SUCH DOCUMENT. (DOES NOT AFFECT SUBJECT TRACT)
- 10h. RIGHT OF WAY EASEMENT DATED FEBRUARY 21, 1985, EXECUTED BY LOTTIE G. STRAUSS ET AL, H. P. STRAUSS, ADMINISTRATOR TO SAN BERNARD ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 607, PAGE 431, DEED RECORDS OF COLORADO COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF SUCH DOCUMENT. (DOES NOT AFFECT SUBJECT TRACT)
- 10i. RIGHT OF WAY EASEMENT DATED SEPTEMBER 30, 2002, EXECUTED BY TIL MANNING, INC. TO SAN BERNARD ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 640, PAGE 133, DEED RECORDS OF COLORADO COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF SUCH DOCUMENT. (SHOW HEREON)
- 10j. RIGHT OF WAY EASEMENT DATED AUGUST 28, 2016, EXECUTED BY TENO LEE, TO SAN BERNARD ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 708, PAGE 29, DEED RECORDS OF COLORADO COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF SUCH DOCUMENT. (SHOW HEREON)

FLOOD INFORMATION



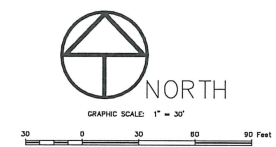
FLOOD INSURANCE RATE MAP
COLORADO COUNTY,
TEXAS
AND INCORPORATED AREAS

PANEL 325 OF 700
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS: **NUMBERS** PANEL SUFFIX
COLORADO COUNTY 480414 0305 03

MAP NUMBER
480414030503
MAP REVISED
FEBRUARY 4, 2011

LEGEND

- * SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY
- | | | | |
|---|--------------------------|---|----------------------------------|
| ⊙ | WELLHEAD | ⊙ | PELLEE MARKER |
| ⊙ | HANDICAP | ⊙ | UNDERGROUND CABLE SIGN |
| ⊙ | GAS METER | ⊙ | CATHODIC TEST LEAD |
| ⊙ | GAS VALVE | ⊙ | WATERING WELL |
| ⊙ | FIRE HYDRANT | ⊙ | PAV FLAG/PAIN BANK |
| ⊙ | WATER METER | ⊙ | TOP OF CURB |
| ⊙ | WATER VALVE | ⊙ | OUTLET |
| ⊙ | IRRIGATION CONTROL VALVE | ⊙ | TOP OF DRIVE |
| ⊙ | GRATE INLET | ⊙ | FLOW LINE |
| ⊙ | GRATE INLET | ⊙ | HIGHWAY |
| ⊙ | MANHOLE | ⊙ | SANITARY SEWER |
| ⊙ | CLEANOUT | ⊙ | STORM SEWER |
| ⊙ | TELEPHONE PEDIESTAL | ⊙ | CORRUGATED METAL PIPE |
| ⊙ | ELECTRIC BOX | ⊙ | CORRUGATED PLASTIC PIPE |
| ⊙ | TRAFFIC SIGNAL BOX | ⊙ | REINFORCED CONCRETE PIPE |
| ⊙ | LIGHT POLE | ⊙ | TELEPHONE |
| ⊙ | TRAFFIC LIGHT POLE | ⊙ | SWITCH |
| ⊙ | GROUND/POST LIGHT | ⊙ | WATER |
| ⊙ | POWER POLE | ⊙ | UNDERGROUND |
| ⊙ | POWER POLE W/TRANSFORMER | ⊙ | FLAG |
| ⊙ | POWER POLE W/FLAG | ⊙ | COLORADO COUNTY CLEM FILE |
| ⊙ | METER POLE | ⊙ | COLORADO COUNTY DEED RECORDS |
| ⊙ | SERVICE POLE | ⊙ | OFFICIAL RECORDS COLORADO COUNTY |
| ⊙ | GUY AND/OR | ⊙ | IRON PIPE |
| ⊙ | OVERHEAD POWER LINE | ⊙ | IRON ROD |
| ⊙ | BARRIED WIRE FENCE | ⊙ | HAMMER |
| ⊙ | WROUGHT IRON FENCE | ⊙ | PAV. FLAG |
| ⊙ | WOOD FENCE | ⊙ | RIGHT-OF-WAY |
| ⊙ | CHALKLINE FENCE | ⊙ | SQUARE FEET |
| ⊙ | GATE POST | ⊙ | VALVE |
| ⊙ | PAV. FLAG | ⊙ | PAV. FLAG |
| ⊙ | APPROXIMATE | ⊙ | UTILITY LINE |
| ⊙ | HEIGHBANK | ⊙ | UTILITY EASEMENT |
| ⊙ | SIGN | ⊙ | TRAIL/SHOUB |



DESCRIPTION

A TRACT OR PARCELS CONTAINING 18.951 ACRES OR 825,524 SQUARE FEET OF LAND SITUATED IN THE M.A. POSEY SURVEY, ABSTRACT NO. 701, COLORADO COUNTY, TEXAS, BEING A PORTION OF A CALLED 67.914 ACRES CONVEYED TO TENO LEE AS RECORDED UNDER VOLUME (VOL.) 678, PAGE (PG) 332, OFFICIAL RECORDS COLORADO COUNTY (O.R.C.C.) TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND MEASURES AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (MAG 83):

BEGINNING AT A CAPPED 1/2 INCH IRON ROD FOUND ON THE SOUTHEASTERLY CORNER OF WAY (R.O.W.) LINE OF KVENTION ROAD (R.O.W.) AS RECORDED UNDER VOL. 335, PG. 220, COLORADO COUNTY DEED RECORDS (C.C.D.R.) FOR THE WEST CORNER OF THE NORTHWESTERLY LINE OF A CALLED 16.25 ACRES TRACT CONVEYED TO PAULA LAYNE SPITZENBERGER AND CARY PIERRE OUBREY AS RECORDED UNDER VOL. 791, PG. 544, O.R.C.C., THE NORTH CORNER OF SAID 67.914 ACRES TRACT AND THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 82 DEG. 45 MIN. 28 SEC. EAST, ALONG THE SOUTHWEST LINE OF SAID 16.25 ACRES TRACT, A DISTANCE OF 1,301.48 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND ON THE NORTHWESTERLY LINE OF A CALLED 16.25 ACRES TRACT OF LAND CONVEYED TO THIAN DOU NGUYEN AS RECORDED UNDER VOL. 468, PG. 753, O.R.C.C., THE SOUTH CORNER OF SAID 16.25 ACRES TRACT, THE EAST CORNER OF SAID 67.914 ACRES TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 37 DEG. 13 MIN. 27 SEC. WEST, ALONG THE NORTHWEST LINE OF SAID 16.25 ACRES TRACT, A DISTANCE OF 684.04 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE OVER AND ACROSS SAID 67.914 ACRES, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

NORTH 54 DEG. 51 MIN. 49 SEC. WEST, A DISTANCE OF 382.19 FEET TO A CAPPED 1/2 INCH IRON ROD STAMPED "RPX LAND SERVICES" SET FOR THE MOST SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 37 DEG. 13 MIN. 27 SEC. EAST, A DISTANCE OF 404.52 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "RPX LAND SERVICES" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 57 DEG. 38 MIN. 49 SEC. WEST, A DISTANCE OF 1,335.44 FEET TO A CAPPED 1/2 INCH IRON ROD STAMPED "RPX LAND SERVICES" SET ON THE SOUTHWESTERLY R.O.W. LINE OF SAID KVENTION ROAD, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 37 DEG. 34 MIN. 04 SEC. EAST, ALONG THE SOUTHEASTERLY R.O.W. LINE OF SAID KVENTION ROAD, A DISTANCE OF 473.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.951 ACRES OR 825,524 SQUARE FEET OF LAND.

CALLLED 15.80 ACRES TRACT 1
PAULA LAYNE SPITZENBERGER AND CARY PIERRE OUBREY
VOL. 791, PG. 544, O.R.C.C., TX.

18.951 ACRES
825,524 SQ. FT.
CALLLED 67.914 ACRES TRACT 2
VOL. 678, PG. 332, O.R.C.C., TX.

CALLLED 16.25 ACRES TRACT 2
PAULA LAYNE SPITZENBERGER AND CARY PIERRE OUBREY
VOL. 791, PG. 544, O.R.C.C., TX.

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT FILE NO. 894240 OF STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE OF NOVEMBER 24, 2020, ISSUED DATE OF DECEMBER 16, 2020, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (MAG 83).
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR COLORADO COUNTY, TEXAS MAP NO. 480414030503030 REVISION DATED FEBRUARY 4, 2011, THE SUBJECT TRACT APPEARS TO BE WITHIN UNDESIGNEED ZONE. THIS PROPERTY OR PART OF THIS PROPERTY IS NOT A FLOOD HAZARD AND IS APPROXIMATELY ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT REPRESENT THE PROPERTY OR PART OF THIS PROPERTY WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RAISE OCCASIONS FLOODING CAN AND WILL OCCUR AND FLOOD HAZARDS WILL BE INCURRED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF RPX LAND SERVICES, LLC.
4. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY, AND SUBSEQUENT PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY RPX LAND SERVICES, LLC.
5. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
6. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
7. FENCES SHOWN HEREON WITH DIMENSIONS ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
8. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.

SURVEYOR'S CERTIFICATION

TO: JACK DOCHMAN AND SUZANNE COCHRAN
STEWART TITLE GUARANTY COMPANY

I DO HEREBY CERTIFY THAT THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED ACCORDING TO MY SUPERVISION THAT THE PLAT FACTS TRULY REPRESENT THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE MEASUREMENTS AND CALCULATIONS MADE IN THIS SURVEY SHOW THE BOUNDARIES AND AREAS SHOWN, THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION B SURVEY, TO THE BEST OF MY KNOWLEDGE.

RONALD K. KELL
Registered Professional Land Surveyor
Texas Registration No. 8440

12/22/2020
DATE

RPX LAND SERVICES, LLC
1800 KIMBLE TR. #113
FIRM REGISTRATION NO. 101941414 | FLS189414LANDSERVICES.COM

LAND TITLE SURVEY OF
18.951 ACRES / 825,524 SQUARE FEET
OF LAND
SITUATED IN THE
M.A. POSEY SURVEY
ABSTRACT NO. 701
COLORADO COUNTY, TEXAS

REVISIONS		
DATE	REASON	BY

FIELD BY: RPX CHECKED BY: RPX JOB NO. 11-20-001
DRAWN BY: RPX/RV DATE: DECEMBER 2020 SHEET NO. 1 OF 1