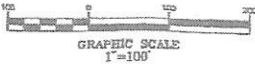
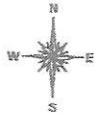
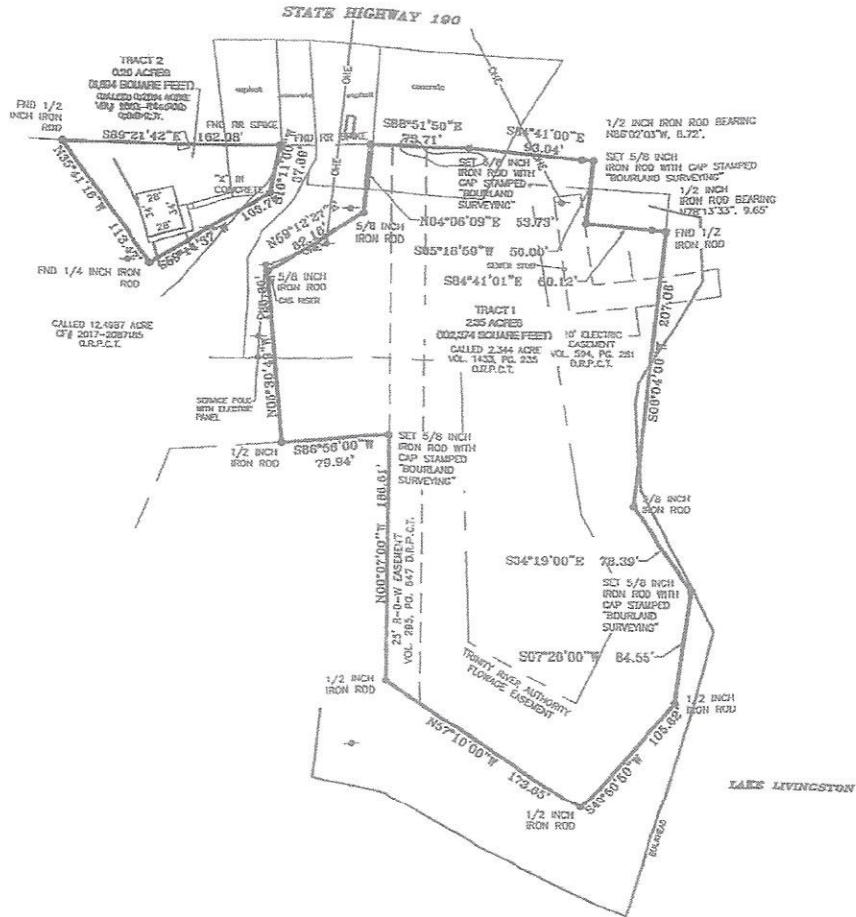


POLK COUNTY, TEXAS
 JOHN BURGESS SURVEY, ABSTRACT NUMBER 07



SYMBOL LISTED	
⊙	NEAREST CORNER
⊙	POUCH POLE
⊙	IRON ROD
⊙	WOOD POST
⊙	CONCRETE
⊙	CHISEL POINT



SCHEDULE B

AS TO TRACT 1

- 10. Easement dated October 12, 1977, created by Carl Clark et al. by Teedy River Authority of Texas, recorded in Volume 226, Page 759 of sec. Third Records of Polk County, Texas (Book to File)
- 11. Right of Way created by John Gerald Hayes to Okaloosa Water Supply dated September 22, 1972, as recorded in Volume 220, Page 152 of sec. Deed Records of Polk County, Texas. (Book to File)
- 10a. Teedy River (20') (last right of way reserved as set out in Deed dated October 21, 1974 from John Gerald Hayes and wife, Carol Hayes to G. A. Sumner, Jr., recorded in Volume 216, Page 648 of sec., Deed Records, Polk County, Texas. (As Deed)
- 10b. Easement dated November 13, 1981, created by John Gerald Hayes to Sam Houston Electric Cooperative, Inc., recorded in Volume 471, Page 87 of sec., Deed Records of Polk County, Texas. (Book to File)
- 10c. Easement dated February 29, 1987, executed by G. A. Sumner, Jr., et al. Sumner, et al. and transferred to Sam Houston Electric Cooperative, Inc., recorded in Volume 524, Page 281 of sec., Official Records of Polk County, Texas. (As Deed)
- 10d. Easement dated July 16, 1991, executed by John Gerald Hayes to Sam Houston Electric Cooperative, Inc., recorded in Volume 739, Page 657 of sec., Official Records of Polk County, Texas. (Book to File)
- 10e. Easement dated March 21, 2000, executed by Wiley Ann Blass to Sam Houston Electric Cooperative, Inc., recorded in Volume 1174, Page 435 of sec., Official Records of Polk County, Texas. (Book to File)

AS TO TRACT 2

- 11a. Easement for ingress and egress reserved as Deed dated December 9, 1952, executed by George A. Sumner, Jr. to George A. Sumner, Jr., recorded in Volume 362, Page 264 of sec., Deed Records of Polk County, Texas. (Book to File)
- 11b. Easement dated September 27, 1972, executed by John Gerald Hayes to Okaloosa Water Supply Corporation recorded in Volume 220, Page 152 of sec., Deed Records of Polk County, Texas. (Book to File)
- 11c. Easement dated July 27, 1972, executed by Dennis H. Gault to Sam Houston Electric Cooperative, recorded in Volume 739, Page 657 of sec., Official Records of Polk County, Texas. (Book to File)

NOTES:

1. THE SURVEYOR HAS REVIEWED THE COMMITMENT FOR TITLE INSURANCE ISSUED BY SHAW-WATTS GUARANTEE COMPANY, OF HO, DATED EARLY EFFECTIVE DATE OCTOBER 31, 2000, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS OF WAY OR INTERESTS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RIGHTS OF WAY OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.

2. THIS SURVEY DOES NOT PROVIDE A DETERMINATION ON OPINION CONCERNING THE EXISTENCE OR EXISTENCE OF INTERESTS, FAMILY LINES, INTERESTS OR HUMAN RIGHTS, REAL, PERSONAL, FEDERAL, STATE AND COUNTY, AND CONSTITUTIONAL, OR GEOLOGICAL INTERESTS. NO ATTEMPT IS MADE TO DETERMINE THE EXISTENCE OF ANY SUCH INTERESTS FOR ANY PURPOSES OF RECORD OR OTHERWISE.

3. DATE OF SURVEY 3/16/2010

5. BASIS OF BEARING IS BASED ON THE BEARING RECORD IN VOL. 143, PG. 285, OFFICIAL RECORDS OF POLK COUNTY, TEXAS

6. SURVEY MAP IS ACCOMPANIED BY METES AND BOUNDS DESCRIPTION OF EACH DATE

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONVENTION SURVEY.

PHILIP W. BOURLAND
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 6469 - STATE OF TEXAS

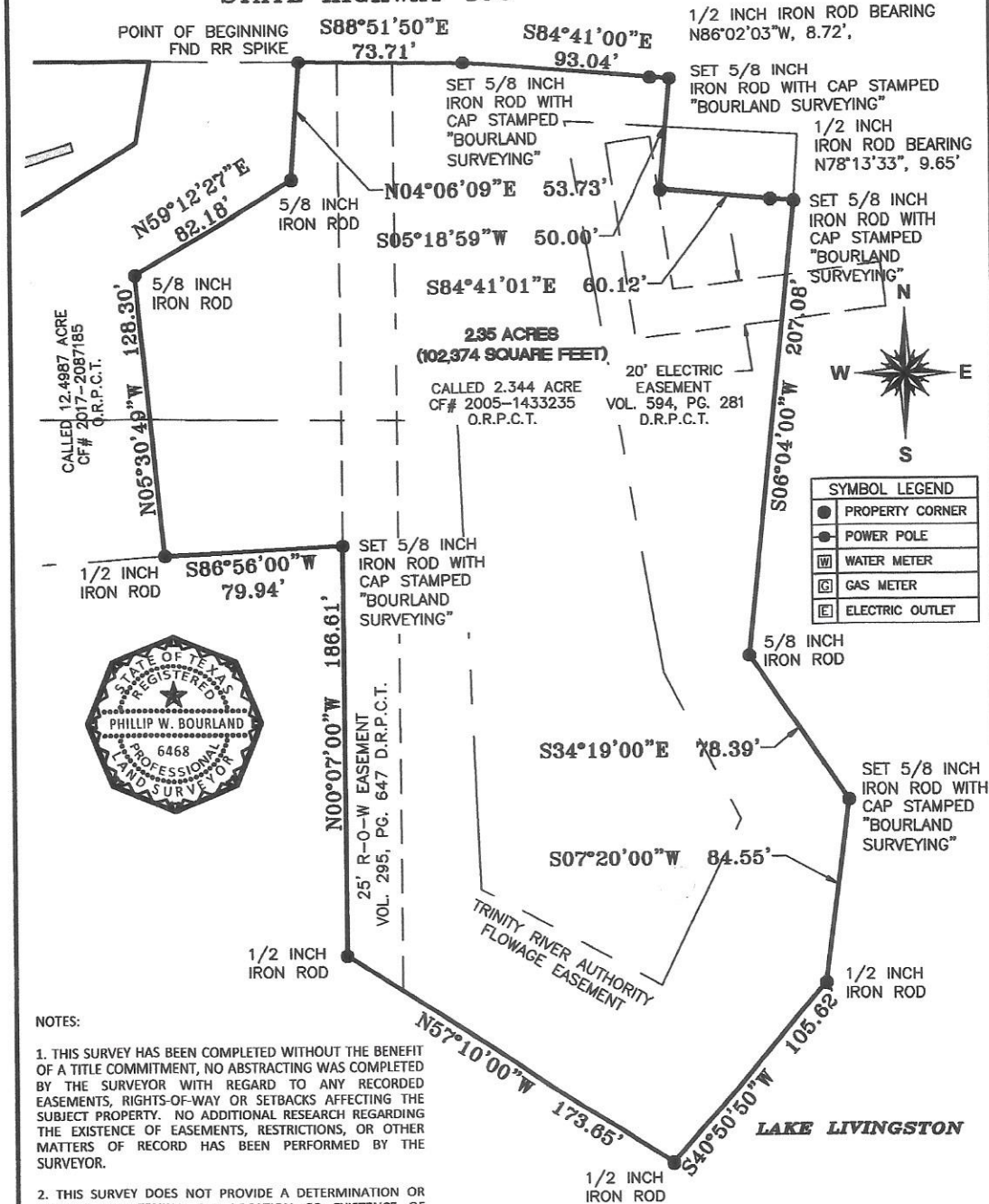
3/27/2010
 DATE



BOURLAND
 LAND SURVEYING, LLC
 20 N. CEDAR AVE.
 COLLEGE STATION, TX 77701
 (817) 332-3813
 THIS PRINTED & ISSUED

POLK COUNTY, TEXAS
JOHN BURGESS SURVEY, ABSTRACT NUMBER 07

STATE HIGHWAY 190



NOTES:

1. THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, NO ABSTRACTING WAS COMPLETED BY THE SURVEYOR WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
2. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
3. DATE OF SURVEY 11/10/20
5. BASIS OF BEARING IS BASED ON THE INSTRUMENT RECORDED UNDER 2005-1433235, OFFICIAL RECORDS OF POLK COUNTY, TEXAS
6. SURVEY MAP IS ACCOMPANIED BY METES AND BOUNDS DESCRIPTION OF EVEN DATE

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY.

Phillip W. Bourland

PHILLIP W. BOURLAND
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 6468 - STATE OF TEXAS

11/10/2020
 DATE

BOURLAND
LAND SURVEYING, LLC

20 W. CEDAR AVE.
 COLDSRING, TX 77331
 (281)732-3013

TBPLS FIRM REG # 10194525



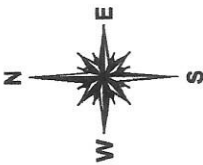
GRAPHIC SCALE
 1" = 100'



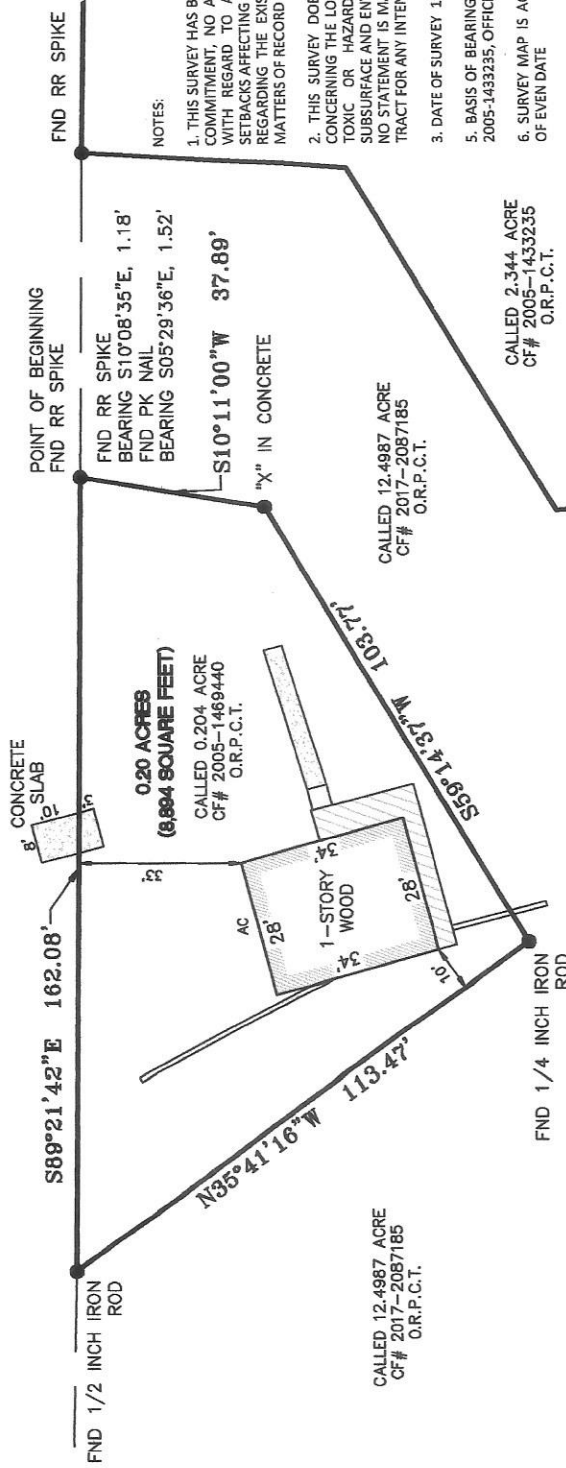
POLK COUNTY, TEXAS

JOHN BURGESS SURVEY, ABSTRACT NUMBER 07

SYMBOL LEGEND	
	PROPERTY CORNER
	POWER POLE
	WATER METER
	GAS METER
	ELECTRIC OUTLET
AC	AIR CONDITIONER



STATE HIGHWAY 190



NOTES:

1. THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. NO ABSTRACTING WAS COMPLETED BY THE SURVEYOR WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
2. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.

3. DATE OF SURVEY 11/10/20
5. BASIS OF BEARING IS BASED ON THE INSTRUMENT RECORDED UNDER 2005-1433235, OFFICIAL RECORDS OF POLK COUNTY, TEXAS
6. SURVEY MAP IS ACCOMPANIED BY METES AND BOUNDS DESCRIPTION OF EVEN DATE



THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY.

Phillip W. Bourland

PHILLIP W. BOURLAND
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6468 - STATE OF TEXAS

11/10/2020
DATE

BOURLAND
LAND SURVEYING, LLC
20 W. CEDAR AVE.
COLDSPRING, TX 77531
(281)732-3013

TBPLS FIRM REG # 10194525

EXHIBIT A

FIELDNOTE DESCRIPTION

State of Texas

County of Polk

Being 2.344 acres of land situated in the State of Texas, County of Polk, a part of the John Burgess Survey, A-7, and being the residue of the called 14.822 acres described in deed to Playcation Station, LLC, recorded in Volume 1162, Page 528, et seq, of the Polk County Official Records, and this 2.344 acre tract being more particularly described by metes and bounds as follows:

Beginning at a 5/8" iron rod found for the south common corner between the herein described 2.344 acres and the called 12.429 acres described in deed to East Texas RV Resort and Marina, L.P. recorded in Volume 1287, Page 809 of said Official Records, said point being located on the fee take line of Lake Livingston, same being a northwestern boundary line of the called 65.90 acre tract described as Fee Tract E-90 in deed to Trinity River Authority of Texas recorded in Volume 225, Page 754 of the Polk County Deed Records;

Thence N 07° 36' 53" W 129.06 ft. along the common line between the herein described 2.344 acres and said East Texas RV Resort and Marina, L.P. to a 5/8" iron rod found for corner;

Thence N 59° 22' 11" E 82.26 ft. along the common line between the herein described 2.344 acres and said East Texas RV Resort and Marina, L.P. to a 5/8" iron rod found for corner;

Thence N 04° 02' 16" E 53.44 ft. along the common line between the herein described 2.344 acres and said East Texas RV Resort and Marina, L.P. to a 1/2" iron rod set for the north common corner between said tracts, located on the south right of way line of U. S. Highway No. 190, same being the common line between said Playcation Station, LLC called 14.822 acres and the called 2.67 acres described as Tract FH-117 in deed to the State Department of Highways and Public Transportation recorded in Volume 412, Page 32 of said Deed Records, from said point a pk nail found bears S 04° 02' 16" W 1.38 ft.;

Thence S 88° 51' 50" E 73.71 ft. along the north line of said Playcation Station, LLC residue tract and the south line of said State Department of Highways and Public Transportation called 2.67 acres, same being the south right of way line of said U. S. Highway No. 190, to a scribed mark in concrete for corner;

Thence S 84° 41' 01" E 93.04 ft. along the north line of said Playcation Station, LLC residue tract and the south line of said State Department of Highways and Public Transportation called 2.67 acres, same being the south right of way line of said U. S. Highway No. 190, to a 1/2" iron rod set for the most northern northeast corner of the herein described 2.344 acres and of said residue tract and a point of transition in said highway right of way;

Thence S 05° 18' 59" W 50.00 ft. along an eastern boundary line of said Playcation Station, LLC residue tract, same being the right of way line of said U. S. Highway No. 190, to a scribed mark in concrete for corner;

Thence S 84° 41' 01" E 60.12 ft. along a boundary line of said Playcation Station, LLC, same being the right of way line of said U. S. Highway No. 190, to a 1/2" iron rod set for the most eastern northeast corner of the herein described 2.344 acres and of said residue tract, said point being located on the west line of said Trinity River Authority of Texas called 65.90 acres;

Thence S 06° 04' 00" W 207.08 ft. along the common line between said Playcation Station, LLC residue tract and said Trinity River Authority of Texas called 65.90 acres to a 1/2" iron rod set for corner;

Thence S 34° 19' 00" E 78.39 ft. along the common line between said Playcation Station, LLC residue tract and said Trinity River Authority of Texas called 65.90 acres to a 1/2" iron rod set for corner;

EXHIBIT A

Page 2 of 2
2.344 Acres

Thence S 07° 20' 00" W 84.55 ft. along the common line between said Playcation Station, LLC residue tract and said Trinity River Authority of Texas called 65.90 acres to a 1/2" iron rod set for corner;

Thence S 40° 50' 00" W 105.62 ft. along the common line between said Playcation Station, LLC residue tract and said Trinity River Authority of Texas called 65.90 acres to a 1/2" iron rod set for corner;

Thence N 57° 10' 00" W 173.65 ft. along the common line between said Playcation Station, LLC residue tract and said Trinity River Authority of Texas called 65.90 acres to a 1/2" iron rod set for corner;

Thence N 00° 07' 00" W 186.61 ft. along the common line between said Playcation Station, LLC residue tract and said Trinity River Authority of Texas called 65.90 acres to a 1/2" iron rod set for corner;

Thence S 86° 56' 00" W 75.28 ft. along the common line between said Playcation Station, LLC residue tract and said Trinity River Authority of Texas called 65.90 acres to the place of beginning and containing within these bounds 2.344 acres of land.

Bearings for this description are based on deed calls for the called 65.90 acre tract described in deed to the Trinity River Authority of Texas recorded in Volume 225, Page 754 of the Polk County Deed Records.

o Surveyor's Certificate o

To: Playcation Station, LLC, Anthony Properties Management, Inc., Republic Title of Texas, Inc. OF No. 04R10229 and Chicago Title Insurance Company:

I, Earline McLeod, Registered Professional Land Surveyor, No. 5774, Texas, do hereby certify that the above description was prepared from a survey made on the ground of the property legally described herein, is correct and that there are no apparent discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way, except as shown on the plat accompanying this description, and that said property has access to and from a dedicated roadway as described herein.

Surveyed: August 4th - December 17th, 2004.

Lowe Surveying & Mapping 417 North Washington Avenue Livingston, Texas 77351 Ph: 936/327-4296

Earline McLeod
Earline McLeod, RPLS
No. 5774, Texas



Field Note Description (138 Butler)**0.20 Acre
Polk County, Texas**

Being 0.20 acres (8,894 square feet) of land located in the John Burgess Survey, Abstract Number 07, Polk County, Texas and being all of that certain called 0.204 acre tract as described under Clerk's File Number 2005-1469440 of the Official Records of Polk County, Texas; said 0.20 acre tract being more particularly described by metes and bounds as follows with all bearings being referenced to deed recorded under Clerk's File Number 2005-1433235 of the Official Records of Polk County, Texas;

BEGINNING at a railroad spike, found for the northeast corner of said 0.20 acre tract and a north corner of a called 12.4987 acre tract as recorded under Clerk's File Number 2017-2087185 of the Official Records of Polk County, Texas, in the south right of way line of State Highway 190;

THENCE South 86°51'50" East, along the south right of way line of State Highway 190, a distance of 73.71 feet to a 5/8 inch iron rod with cap stamped "Bourland Surveying", set for an angle point in the north line of the herein described tract;

THENCE South 10°11'00" West, a distance of 37.89 feet to a "X" in concrete, for an angle point in the southeast line of the herein described tract;

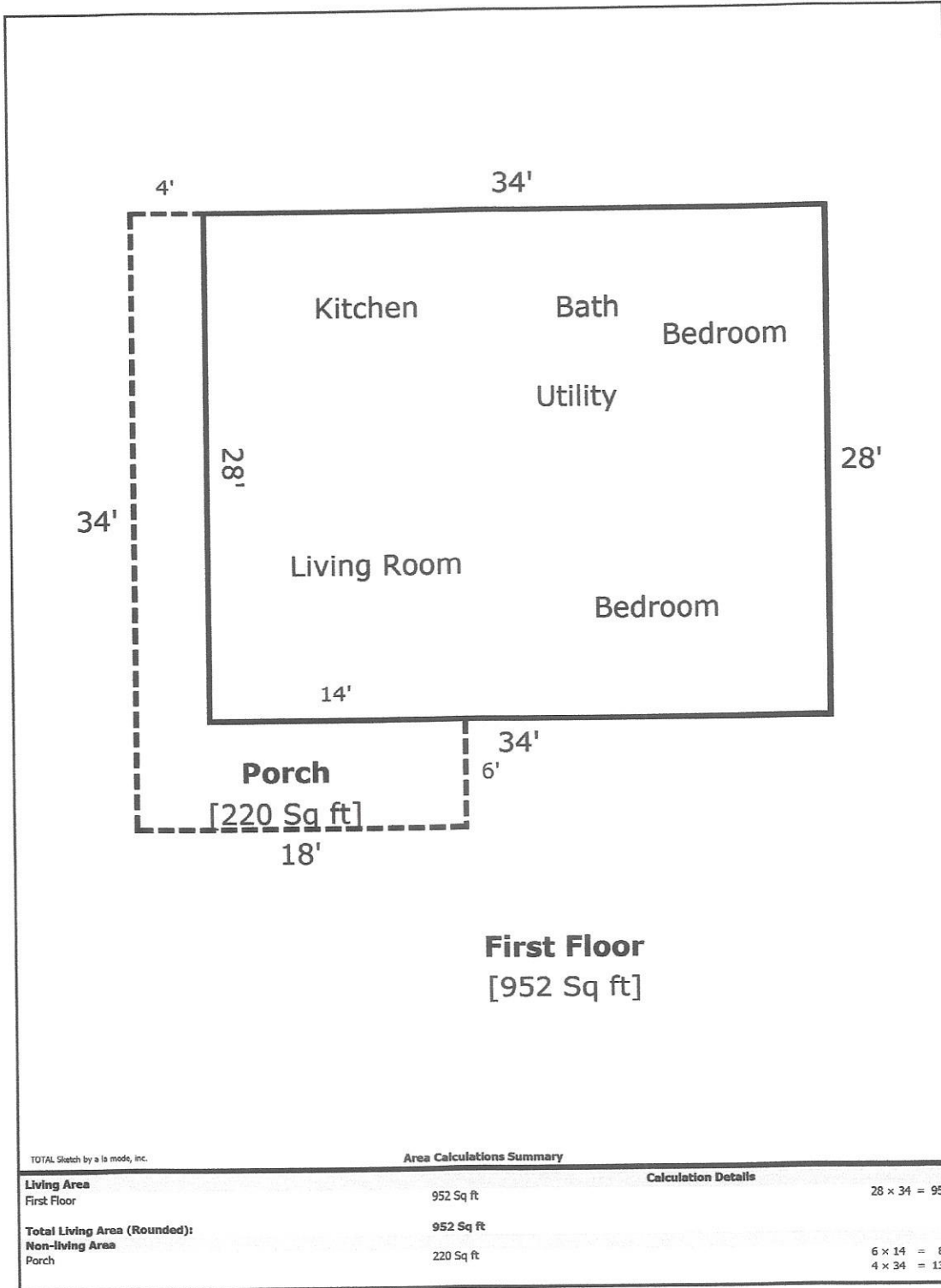
THENCE South 59°14'37" West, along the southeast line, a distance of 103.77 feet to a 1/4 inch iron rod, found for the south corner of the herein described tract;

THENCE North 35°41'16" West, along the southwest line of the herein described tract, a distance of 113.47 feet to a 1/2 inch iron rod, found in the south right of way line of State Highway 190;

THENCE South 89°21'42" East, along the south right of way line of State Highway 190, a distance of 162.08 feet to the **POINT OF BEGINNING**, containing 0.20 acres (8,894 square feet) of land in Polk County, Texas.

Building Sketch

Borrower	Rick Wagner Farms, LLC		
Property Address	13107 US Highway 190 W/138 Butler		
City	Onalaska	County	Polk
		State	TX
		Zip Code	77360
Lender	Citizens State Bank		



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Area	Calculation Details
First Floor	952 Sq ft	$28 \times 34 = 952$
Total Living Area (Rounded):	952 Sq ft	
Non-living Area		
Porch	220 Sq ft	$6 \times 14 = 84$ $4 \times 34 = 136$

Aerial Map

Borrower	Rick Wagner Farms, LLC		
Property Address	13107 US Highway 190 W/138 Butler		
City	Onalaska	County	Polk
		State	TX
		Zip Code	77360
Lender	Citizens State Bank		



Photograph Addendum (13107 US Highway 190 W)

Borrower	Rick Wagner Farms, LLC				
Property Address	13107 US Highway 190 W/138 Butler				
City	Onalaska	County	Polk	State	TX Zip Code 77360
Lender	Citizens State Bank				



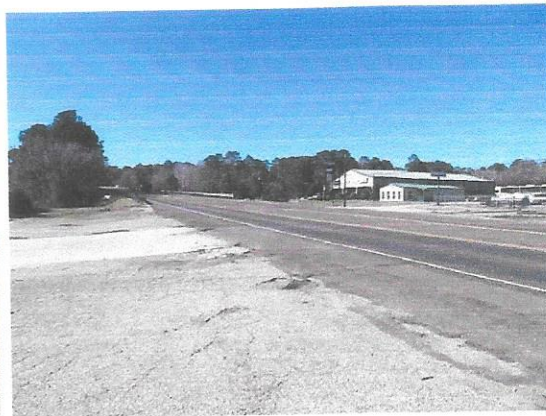
View of Tract



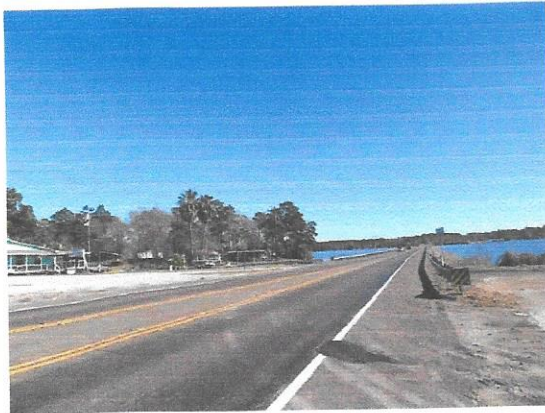
View of Tract



View of Tract



Street



Street



Aerial View from MLS

Photograph Addendum of 0.20 Acre Tract (138 Butler)

Borrower	Rick Wagner Farms, LLC				
Property Address	13107 US Highway 190 W/138 Butler				
City	Onalaska	County	Polk	State	TX Zip Code 77360
Lender	Citizens State Bank				



Front



Rear



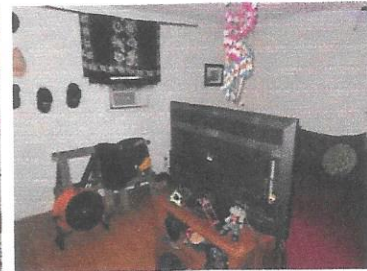
Side/Garage



Kitchen



Living Room



Bedroom



Bedroom



Bathroom



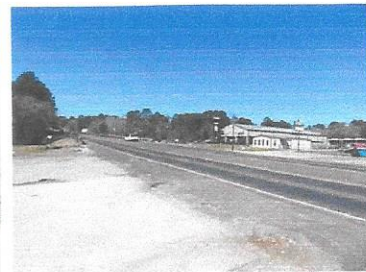
Utility



Garage Interior



Easement between tracts



Street



POLK COUNTY FRESH WATER SUPPLY DISTRICT NO. 2

PO Box 2250
Onalaska, TX 77360-2250
Phone: 936.646.5977 Fax: 936.646.7044
E-mail: pcfwsd2@eastex.net
Website: www.polkcountyfreshwater.com

To whom it may concern.

Polk County Fresh Water is running only about 40% capacity to both sewer plants, we have the capability to adjust flows which helps us better control capacities. By adding more houses, apartments or RV sites this will not be a issue for Polk County Fresh Water, We have plenty of space to be able to treat the added capacity.

Thanks,
Shannon Goins