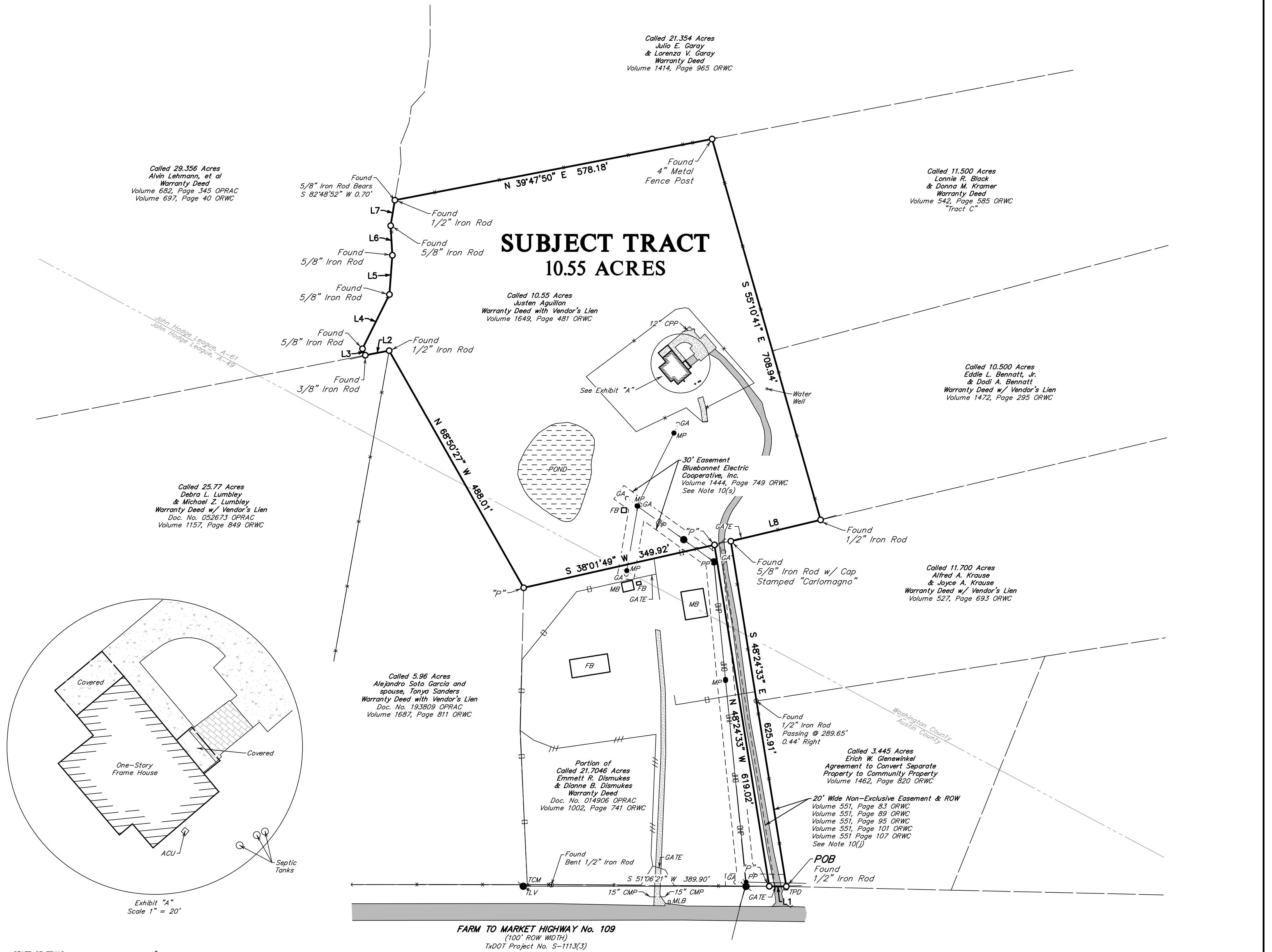
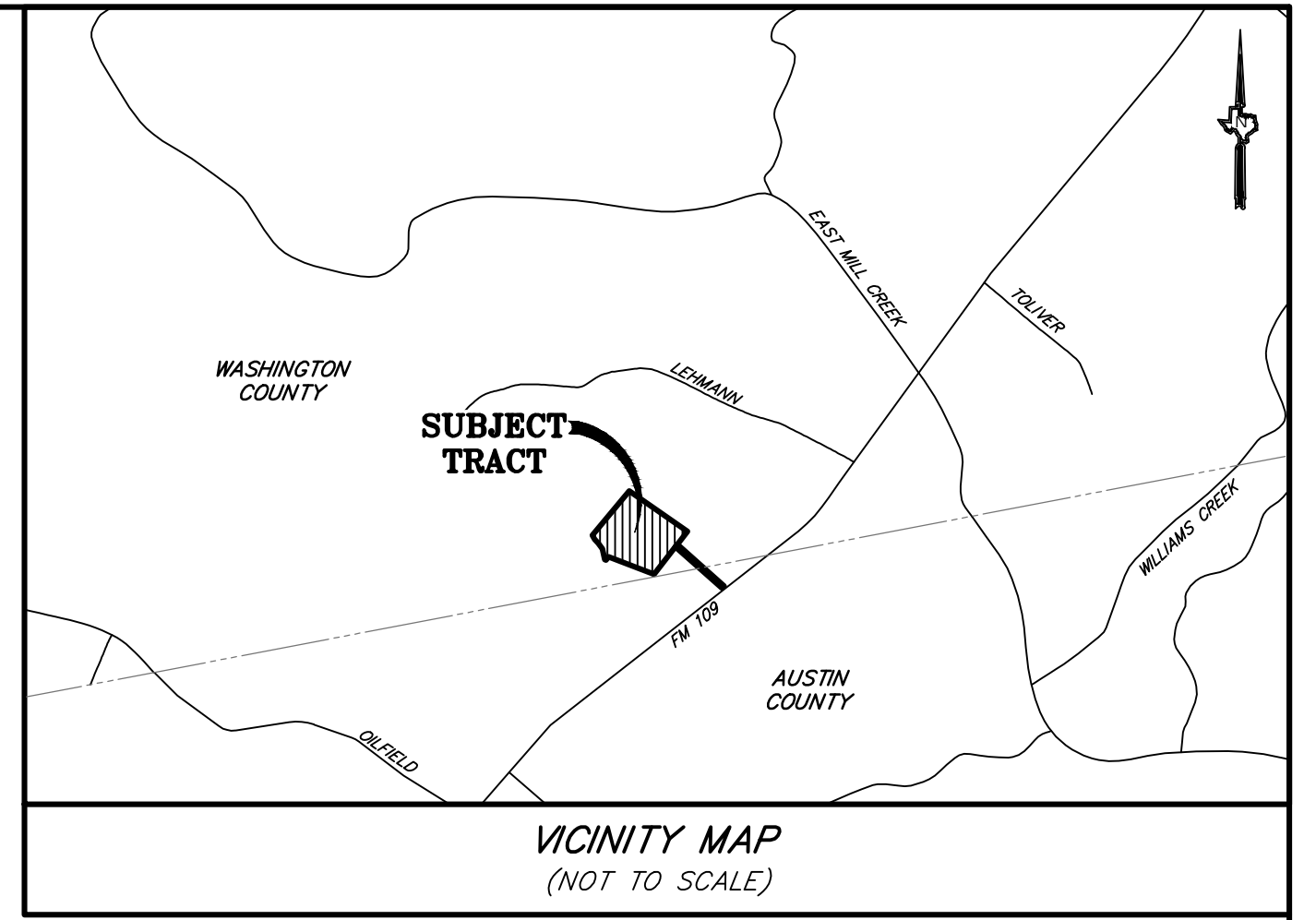
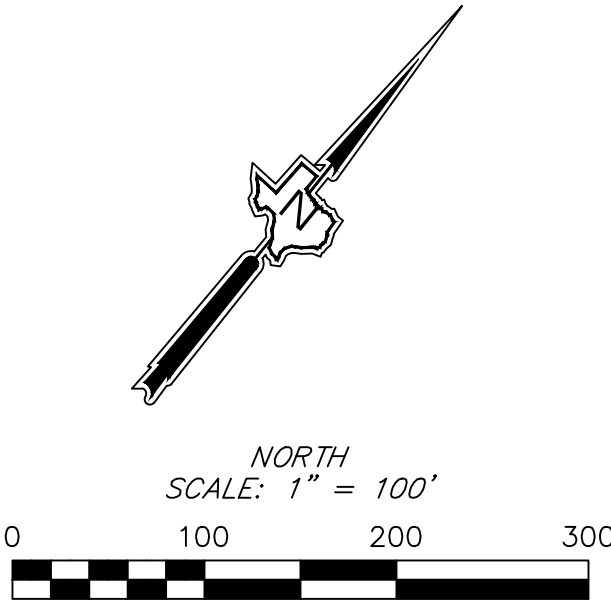


**LEGEND:**

ACU AIR CONDITIONING UNIT  
 CMP CORRUGATED METAL PIPE  
 DOC DOCUMENT  
 FB FRAME BUILDING  
 GA GUY ANCHOR  
 MB METAL BUILDING  
 MLB MAIL BOX  
 MP METER PILE  
 OPRAC OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY  
 OF WASHINGTON COUNTY  
 POINT OF BEGINNING  
 POWER POLE  
 ROW RIGHT-OF-WAY  
 "P" PREVIOUSLY SET 5/8-INCH IRON ROD W/ CAP STAMPED "JONES/CARTER"  
 TCM TELEPHONE CABLE MARKER  
 TLV TELEPHONE VAULT  
 TPD TELEPHONE PEDESTAL

ASPHALT  
 CONCRETE  
 GRAVEL  
 WATER  
 ADJOINER LINE  
 APPROXIMATE COUNTY LINE  
 BARBED WIRE FENCE  
 BOUNDARY LINE  
 EASEMENT LIMITS  
 ELECTRIC FENCE  
 HOG WIRE FENCE  
 OVERHEAD POWER

LINE	BEARING	DISTANCE
L1	S 51°06'21" W	30.42'
L2	S 39°47'19" W	43.57'
L3	N 62°39'09" W	12.64'
L4	N 12°52'49" W	108.49'
L5	N 34°59'28" W	70.34'
L6	N 42°34'05" W	53.03'
L7	N 30°03'15" W	46.36'
L8	S 37°21'48" W	165.01'



STATE OF TEXAS §  
 COUNTIES OF AUSTIN & WASHINGTON §

**A METES & BOUNDS description of a certain 10.55 acre tract situated in the John Hodge League, Abstract No. 49 in Austin County, Texas and the John Hodge League, Abstract No. 61 in Washington County, Texas, being all of a called 10.55 acre tract conveyed by Warranty Deed with Vendor's Lien to Justen Aguilon recorded in Volume 1649, Page 481 of the Official Records of Washington County, said 10.55 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, Central Zone:**

**BEGINNING** at a found 1/2-inch iron rod marking the most southerly east corner of said 10.55 acre tract being common with the south corner of a called 3.445 acre tract conveyed by Agreement to Convert Separate Property to Community Property to Erich W. Glenewinkel recorded in Volume 1462, Page 820 of the Official Records of Washington County and being in the northwest right-of-way line of Farm to Market Highway No. 109, called 100 foot (TxDOT Project No. S-1113(3));

**THENCE** South 51°06'21" West, along said northwest right-of-way line of Farm to Market Highway No. 109, 30.42 feet to a previously set 5/8-inch iron rod (with cap stamped "Jones/Carter") marking the south corner of the remainder of a called 21.7046 acre tract conveyed by Warranty Deed to Emmett R. Dismukes and Dianne B. Dismukes recorded in Volume 1002, Page 741 of the Official Records of Washington County duly recorded in Document No. 014906 of the Official Public Records of Austin County, lying in said northwest right-of-way line of Farm to Market Highway No. 109, from which a found bent 1/2-inch iron rod bears South 51°06'21" West, 389.90 feet;

**THENCE** along the common line of said 10.55 acre tract and said remainder of 21.7046 acre tract the following two (2) courses and distances:

1. North 48°24'33" West, 619.02 feet to a previously set 5/8-inch iron rod (with cap stamped "Jones/Carter") marking a westerly interior corner of the herein described subject tract;
2. South 38°01'49" West, 349.92 feet to a previously set 5/8-inch iron rod (with cap stamped "Jones/Carter") marking the northwest corner of said remainder of 21.7046 acre tract and the northeast corner of a called 5.96 acre tract conveyed by Warranty Deed with Vendor's Lien to Alejandro Soto Garcia and spouse, Tonya Sanders recorded in Volume 1687, Page 811 of the Official Records of Washington County duly recorded in Document No. 193809 of the Official Public Records of Austin County;

**THENCE** North 68°50'27" West, 488.01 feet to a found 1/2-inch iron rod marking a northerly west corner of said 5.96 acre tract being common with the north corner of a called 25.77 acre tract conveyed by Warranty Deed with Vendor's Lien to Debra L. Lumbley and Michael Z. Lumbley recorded in Volume 1157, Page 849 of the Official Records of Washington County;

**THENCE** South 39°47'19" West, along a common line of said 10.55 acre tract and said 25.77 acre tract, 43.57 feet to a found 3/8-inch iron rod marking a westerly exterior corner of said 10.55 acre tract being common with a northwesterly corner of said 25.77 acre tract and an easterly corner of a called 29.356 acre tract conveyed by Warranty Deed to Alvin Lehmann, et al recorded in Volume 682, Page 345 of the Official Public Records of Austin County and being duly recorded in Volume 697, Page 40 of the Official Records of Washington County;

**THENCE** along the common lines of said 10.55 acre tract and said 29.356 acre tract the following five (5) courses and distances:

1. North 62°39'09" West, 12.64 feet to a found 5/8-inch iron rod;
2. North 12°52'49" West, 108.49 feet to a found 5/8-inch iron rod;
3. North 34°59'28" West, 70.34 feet to a found 5/8-inch iron rod;
4. North 42°34'05" West, 53.03 feet to a found 5/8-inch iron rod;
5. North 30°03'15" West, 46.36 feet to a found 1/2-inch iron rod marking the most northerly northwest corner of said 10.55 acre tract being common with an easterly corner of said 29.356 acre tract and the south corner of a called 21.354 acre tract conveyed by Warranty Deed to Julio E. Garay and Lorenza V. Garay recorded in Volume 1414, Page 965 of the Official Records of Washington County, from which a found 5/8-inch iron rod bears South 82°48'52" West, 0.70 feet;

**THENCE** North 39°47'50" East, along the common line of said 10.55 acre tract and said 21.354 acre tract, 578.18 feet to a found 4-inch metal fence post marking the north corner of said 10.55 acre tract being common with a southeasterly corner of said 21.354 acre tract and the west corner of a called 11.500 acre tract conveyed by Warranty Deed to Lonnie R. Black and Donna M. Kramer recorded in Volume 542, Page 585 of the Official Records of Washington County ("Tract C");

**THENCE** South 55°10'41" East, along the common line of said 10.55 acre tract and said 11.500 acre tract, at 394.23 feet passing the south corner of said 11.500 acre tract being common with the west corner of a called 10.500 acre tract conveyed by Warranty Deed with Vendor's Lien to Eddie L. Bennett, Jr. and Doal A. Bennett recorded in Volume 1472, Page 295 of the Official Records of Washington County, continuing in all a total distance of 708.94 feet to a found 1/2-inch iron rod marking the most northerly east corner of said 10.55 acre tract being common with the south corner of said 10.500 acre tract and being in the northwest line of a called 11.700 acre tract conveyed by Warranty Deed with Vendor's Lien to Alfred A. Krause and Joyce A. Krause recorded in Volume 527, Page 693 of the Official Records of Washington County;

**THENCE** along the common lines of said 10.55 acre tract and said 11.700 acre tract the following two (2) courses and distances:

1. South 37°21'48" West, 165.01 feet to a found 5/8-inch iron rod (with cap stamped "Carlomagno") marking an easterly interior corner of said 10.55 acre tract being common with the west corner of said 11.700 acre tract;
2. South 48°24'33" East, passing at 289.65 feet a found 1/2-inch iron rod, 0.44 feet right, marking the west corner of aforementioned 3.445 acre tract being common with the south corner of said 11.700 acre tract, continuing in all a total distance of 625.91 feet to the POINT OF BEGINNING, CONTAINING 10.55 acres of land in Austin and Washington Counties, Texas, as shown on Drawing No. 1775v2 filed in the offices of Jones/Carter in College Station, Texas.

**TITLE COMMITMENT NOTES:**

Reference Commitment for Title Insurance issued by Texan Title Insurance Company, countersigned by Washington County Abstract Company, of No. WCA2100844, having an effective date of April 9, 2021 and an issue date of April 27, 2021. No further research for easements or encumbrances was performed by Jones/Carter.

10(A), 10(B), 10(C), 10(D), 10(E), 10(F), 10(G), 10(H), 10(I), 10(J), 10(K), 10(L), 10(M), 10(N), 10(O), 10(P), 10(Q), 10(R), 10(S), 10(T), 10(U), 10(V), 10(W), 10(X), 10(Y), 10(Z). These items mention oil, gas and mineral leases and mineral and/or royalty reservations. Mineral and/or royalty reservations and oil, gas, and mineral leases are outside the scope of services and therefore these items were not reviewed. (See General Note 3).

10(G). Easement and Right of Way dated February 23, 1929, executed by Elizabeth Peebles and R. N. Wood to Texas Power & Light Company, recorded in Volume 81, Page 107, Deed Records of Austin County, Texas, together with all rights incident thereto. Title to said interest not checked subsequent to date of such document. This easement could not be located due to vague description.

10(H). Right of Way Easement (channel) dated July 31, 1950, executed by Frank Volka and wife, Irma Volka to State of Texas, recorded in Volume 183, Page 273, Deed Records of Austin County, Texas, together with all rights incident thereto. Title to said interest not checked subsequent to date of such document. This right of way easement does not affect the subject tract.

10(I). Easement dated April 25, 1967, executed by Ellis F. Morris to Edgar R. Lehmann, recorded in Volume 270, Page 460, Deed Records of Washington County, Texas, together with all rights incident thereto. Title to said interest not checked subsequent to date of such document. This easement could not be located due to vague description.

10(J). Twenty-foot (20') wide non-exclusive access easement, being 0.287 of an acre, more or less, as conveyed in deed dated October 28, 1986, recorded in Volume 551, Page 43, Volume 551, Page 89, Volume 551, Page 95, Volume 551, Page 101, Volume 551, Page 107, Official Records of Washington County, Texas, and recorded in Volume 554, Page 235, Volume 554, Page 242, Volume 554, Page 249, Volume 554, Page 256, Volume 554, Page 363, Official Records of Austin County, Texas, and as shown and stated on a survey dated June 8, 2018, prepared by Christopher E. Curtis, R.P.L.S. No. 6111, together with all rights incident thereto. Title to said interest not checked subsequent to date of such document. This easement does affect the subject tract and is shown hereon.

10(K). Easement dated November 7, 2012, executed by Emmett Dismukes to Bluebonnet Electric Cooperative, Inc., recorded in Volume 1444, Page 749, Official Records of Washington County, Texas, and as shown on survey dated June 8, 2018, prepared by Christopher E. Curtis, R.P.L.S. No. 6111, together with all rights incident thereto. Title to said interest not checked subsequent to date of such document. This easement does affect the subject tract and is shown hereon.

10(L). Overhead electric lines, meter pole, guy anchors, telephone pedestal, and any easement rights thereto, as shown on survey dated June 8, 2018, prepared by Christopher E. Curtis, R.P.L.S. No. 6111. These items do affect the subject tract and are shown hereon.

u. Easement dated April 25, 2018, executed by Emmett R. Dismukes to Bluebonnet Electric Cooperative, Inc., recorded in Volume 1641, Page 918, Official Records of Washington County, Texas, together with all rights incident thereto. Title to said interest not checked subsequent to date of such document. This easement does not affect the subject tract.

w. Easement dated October 16, 2018, filed December 26, 2018, executed by Justen Aguilon to Bluebonnet Electric Cooperative, Inc., recorded in Volume 1659, Page 404, Official Records of Washington County, Texas, together with all rights incident thereto. Title to said interest not checked subsequent to date of such document. This easement does not affect the subject tract.

**GENERAL NOTES:**

1. Bearings shown hereon are based on the Texas Coordinate System of 1983, Central Zone (4203).
2. A separate legal description of equal date was written in conjunction with this survey.
3. Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.
4. This survey does not provide a determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
5. According to Map No. 4847700450C of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Washington County, dated August 16, 2011 and Map No. 4801500050C of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Austin County, dated September 3, 2010, the subject tract is situated within Unshaded Zone "X", defined as areas determined to be outside the 500-year flood plain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
6. Fences shown hereon are graphic only with dimensional lines shown at specific locations where they were physically measured. The fence line may meander between said measured locations. The dimensions showing the distance between the fence and the property line also indicate which side of the property line the fence is on.
7. The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
8. Visible improvements were located with this survey; no subsurface probing, excavation or exploration was performed for this survey. Improvements may exist which are not shown hereon.
9. This survey has been prepared for the sole purpose of the transaction described in the hereon referenced Title Commitment and the parties listed thereon. This survey is not to be used for any subsequent transactions.

Subject to the General Notes shown:

To: Justen Aguilon, Texan Title Insurance Company & Washington County Abstract Company

We, Jones/Carter, acting by and through Christopher E. Curtis, a Registered Professional Land Surveyor, hereby certify this survey substantially complies with the current Texas Society of Professional Surveyors' Standards and Specifications for a Category 1A, Condition III Land Title Survey.

Surveyed: April 27, 2021

Dated: 05/05/2021

Christopher E. Curtis  
 Registered Professional Land Surveyor  
 No. 6111  
 ccurtis@jonescarter.com



**LAND TITLE SURVEY**  
**OF THE**  
**AGUILLON TRACT**  
**BEING**  
**10.55 ACRES**  
**OUT OF THE**  
**JOHN HODGE LEAGUE, A-49**  
**AUSTIN COUNTY, TEXAS**  
**AND THE**  
**JOHN HODGE LEAGUE, A-61**  
**WASHINGTON COUNTY, TEXAS**  
**MAY 2021**

**JONES | CARTER**  
 Texas Board of Professional Land Surveying Firm Registration No. 100461-07  
 150 Venture Drive, Suite 100 • College Station, Texas 77845 • 979.731.8000