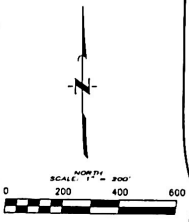


WYNNE ELIZABETH WHITE ROUTT
CALLED 272.64 ACRE
VOL. 589, PG. 431 ORWC

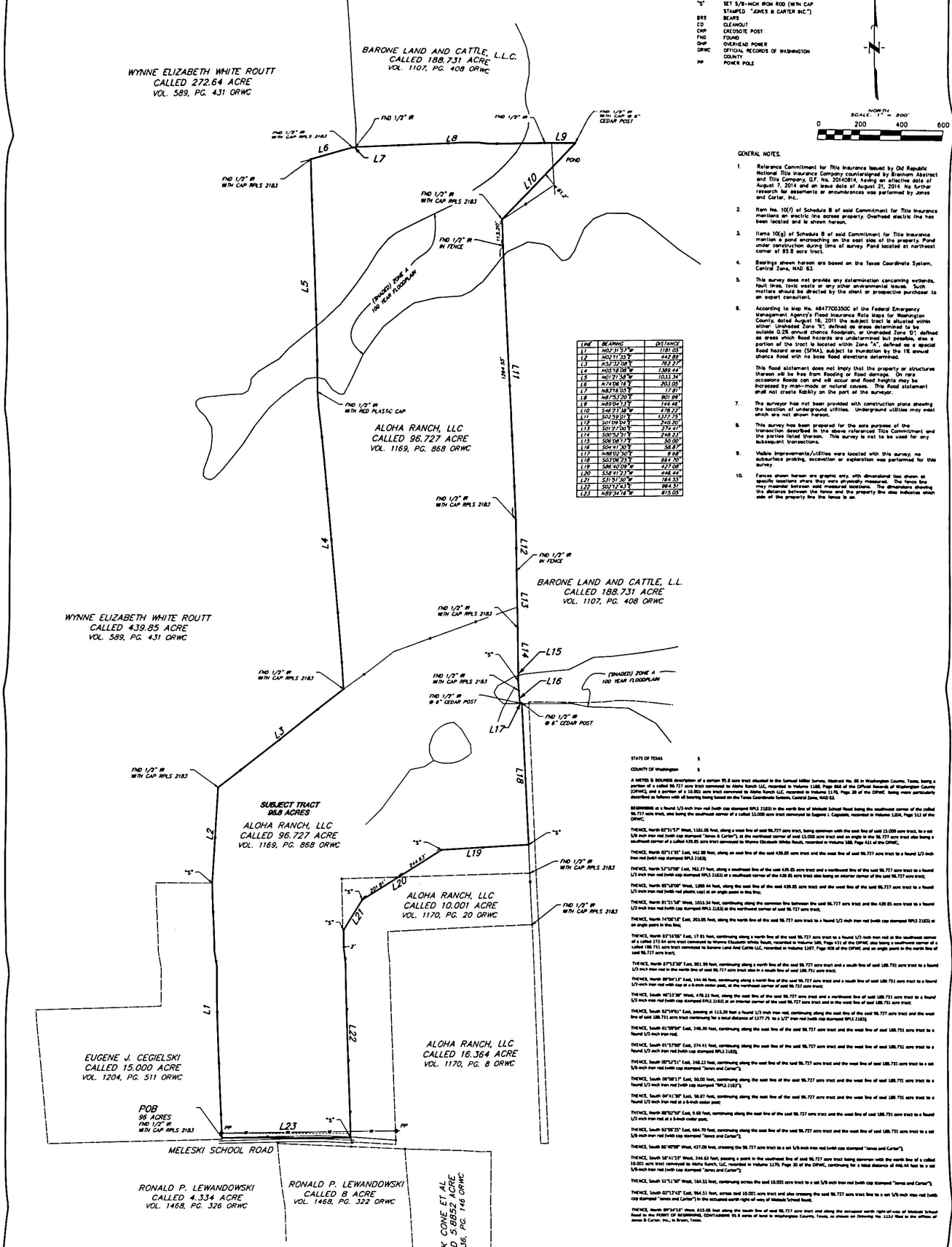
BARONE LAND AND CATTLE, L.L.C.
CALLED 188.731 ACRE
VOL. 1107, PG. 408 ORWC

- LEGEND
- "S" SET 3/8-INCH IRON ROD (WITH CAP STAMPED "JONES & CARTER INC.") BEARS
 - BBS DEED UNIT
 - CO CREOSOTE POST
 - FND FOUND
 - OFW OFFICIAL RECORDS OF WASHINGTON
 - ORWC OFFICIAL RECORDS OF WASHINGTON
 - PP POWER POLE



- GENERAL NOTES
1. Reference Commitment for Title Insurance issued by Old Republic National Title Insurance Company, dated August 16, 2011, is attached to the plat.
 2. Item 10(j) of Schedule B of said Commitment for Title Insurance mentions an electric line across property. Overhead electric line has been located and is shown hereon.
 3. Item 10(k) of Schedule B of said Commitment for Title Insurance mentions a pond encroaching on the east side of the property. Pond under construction during time of survey. Pond located at northeast corner of S5 S acre tract.
 4. Bearings shown hereon are based on the Texas Coordinate System, Central Zone, NAD 83.
 5. This survey does not provide any determination concerning existing, full, toxic waste or any other environmental issues. Such matters should be decided by the client or prospective purchaser to an expert consultant.
 6. According to Map No. 484770330C of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Washington County, dated August 16, 2011, the subject tract is situated within "Unshaded Zone X" defined as areas determined to be outside of Zone A, but within Zone X, defined as a special Flood hazard area (SFHA), subject to inundation by the 1% annual chance flood with no base Flood elevation determined. The flood statement does not imply that the property or structure 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. The flood statement shall not create an insurance policy.
 7. The surveyor has not provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
 8. This survey has been prepared for the sole purpose of the transaction described in the above referenced Title Commitment and the parties listed therein. This survey is not to be used for any subsequent transactions.
 9. Value Improvements/LIENs were located with this survey, no subdivision, partition, division or redaction was performed for this survey.
 10. All areas shown hereon are graphic only, with dimensions less than or equal to 100 feet are not shown hereon. The location of specific structures were verified physically measured. The fence line may be located slightly different than shown hereon. Measurements show the distance between the fence and the property also indicate when all of the property the fence is on.

LINE	BEARING	DISTANCE
L1	N07°31'57\"/>	1181.05
L2	N02°15'11\"/>	448.83
L3	N33°32'58\"/>	782.27
L4	N08°32'58\"/>	248.49
L5	N01°27'38\"/>	1033.24
L6	N24°04'18\"/>	203.00
L7	N83°14'03\"/>	17.41
L8	N87°31'20\"/>	801.89
L9	N03°35'21\"/>	214.41
L10	N48°51'20\"/>	278.72
L11	N07°55'30\"/>	1277.71
L12	S01°09'54\"/>	210.20
L13	S01°09'54\"/>	278.72
L14	S08°29'51\"/>	248.23
L15	S08°29'51\"/>	248.23
L16	S08°29'51\"/>	248.23
L17	S08°29'51\"/>	248.23
L18	S08°29'51\"/>	248.23
L19	S08°29'51\"/>	248.23
L20	S08°29'51\"/>	248.23
L21	S08°29'51\"/>	248.23
L22	S08°29'51\"/>	248.23
L23	S08°29'51\"/>	248.23



WYNNE ELIZABETH WHITE ROUTT
CALLED 439.85 ACRE
VOL. 589, PG. 431 ORWC

BARONE LAND AND CATTLE, L.L.C.
CALLED 188.731 ACRE
VOL. 1107, PG. 408 ORWC

SUBJECT TRACT
ALPHA RANCH, LLC
CALLED 98.727 ACRE
VOL. 1169, PG. 868 ORWC

ALPHA RANCH, LLC
CALLED 10.001 ACRE
VOL. 1170, PG. 20 ORWC

ALPHA RANCH, LLC
CALLED 16.364 ACRE
VOL. 1170, PG. 8 ORWC

EUGENE J. CEGIELSKI
CALLED 15,000 ACRE
VOL. 1204, PG. 511 ORWC

RONALD P. LEWANDOWSKI
CALLED 4.334 ACRE
VOL. 1468, PG. 326 ORWC

RONALD P. LEWANDOWSKI
CALLED 6 ACRE
VOL. 1468, PG. 322 ORWC

MARK COME ET AL.
CALLED 1.1586 ACRE
VOL. 1468, PG. 146 ORWC

CERTIFICATION:

I, the Professional Title Insurance Company, Bretham Abstract and Title Company and John E. Pligler, L.L.C.

We, Jones & Carter Inc., acting by and through John E. Pligler, a Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the Texas Board of Professional Land Surveyors Minimum Standards.

Surveyed: September 18, 2014

John E. Pligler, Registered Professional Land Surveyor No. 2183



LAND TITLE SURVEY
OF
ALPHA RANCH LLC
BEING
98.8 ACRES
OUT OF THE
SAMUEL MILLER, A-86
WASHINGTON COUNTY, TEXAS
SEPTEMBER 2014

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS