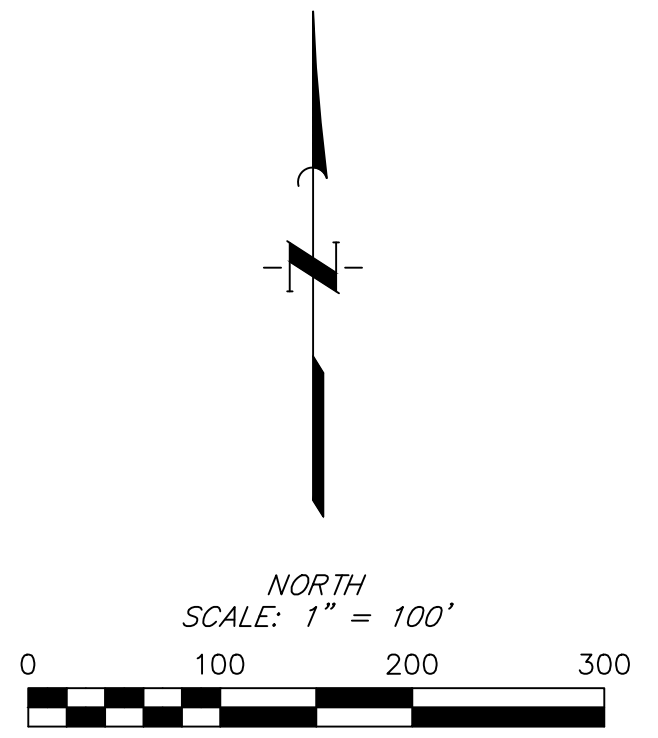


**LEGEND:**

ECB	ELECTRIC CONTROL BOX
GA	GUY ANCHOR
ORWC	OFFICIAL RECORDS OF WASHINGTON COUNTY
MP	METER POLE
PPFC	POINT-FOR-CORNER
PG	PAGE
PRWC	PLAT RECORDS OF WASHINGTON COUNTY
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
PP	POWER POLE
ROW	RIGHT-OF-WAY
S	SET 5/8" IRON ROD (WITH CAP STAMPED "JONES&CARTER")
SCB	SPRINKLER CONTROL BOX
TPD	TELEPHONE PEDESTAL
VOL	VOLUME
[Symbol]	ASPHALT
[Symbol]	GRAVEL
[Symbol]	WATER
[Symbol]	ADJOINER LINE
[Symbol]	BOUNDARY LINE
[Symbol]	CHAIN LINK FENCE
[Symbol]	EASEMENT LIMITS
[Symbol]	HOG WIRE FENCE
[Symbol]	OVERHEAD POWER
[Symbol]	WOOD FENCE



**SUBJECT TRACT  
14.52 ACRES**

**GENERAL NOTES:**

- Bearings shown hereon are based on the Texas Coordinate System of 1983, Central Zone (4203).
- A separate legal description of equal date was written in conjunction with this survey.
- 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.
- 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.
- According to Map Nos. 48477C0315C and 48477C0325C of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Washington County, dated August 18, 2011, the subject tract is situated within: Unshaded Zone "X"; unshaded 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. In 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.
- Fences shown hereon are graphic only, with dimensional ties shown at specific locations where they were physically measured. The fence line may meander between said measured locations.
- The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
- 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.
- 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.

Subject to the General Notes shown:

To: Westcor Land Title Insurance Company, Botts Title Company, and Calrose P. Serrano

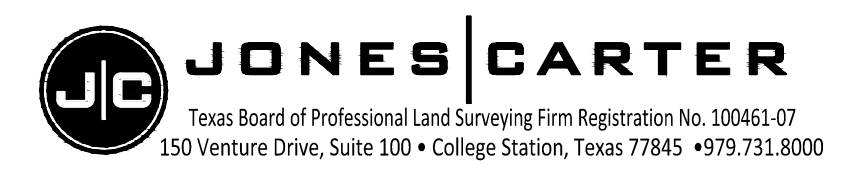
We, Jones&Carter, acting by and through Christopher E. Curtis, a Registered Professional Land Surveyor, hereby certify this survey substantially complies with the current Texas Society of Professional Surveyors' Standards and Specifications for a Category 1A, Condition III Land Title Survey.

Surveyed: August 1, 2016  
Revised: August 29, 2016

*[Signature]*  
Dated: 08/29/2016  
Christopher E. Curtis  
Registered Professional Land Surveyor  
No. 6111  
curtis@jonescarter.com



**LAND TITLE SURVEY  
OF THE  
HIGH MEADOWS LAND AND CATTLE, LLC TRACT  
BEING  
14.52 ACRES  
OUT OF THE  
ISAAC LEE SURVEY, A-77  
WASHINGTON COUNTY, TEXAS  
AUGUST 2016**



**TITLE COMMITMENT NOTES:**

Reference Commitment for Title Insurance issued by Westcor Land Title Insurance Company, countersigned by Botts Title Company, GF No. WA-16-278 having an effective date of August 5, 2016 and an issue date of August 10, 2016. No further research for easements or encumbrances was performed by Jones&Carter.

- (f) Covenants, conditions, reservations, easements, building lines and restrictions as set forth in instrument recorded in Volume 614, Page 788, Official Records of Washington County, Texas. NOTE: To the extent that these restrictions violate 42USC3604(c) by indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, such restrictions are hereby omitted. Does not affect subject tract.
- (g) Easement and Right of Way dated June 16, 1927, executed by Thomas B. Chadwick, Edwin Chadwick, Theo R. Chadwick, Alver M. Chadwick, Annie Louise Chadwick, W. J. Chadwick and E. C. Chadwick to Texas Power & Light Company, recorded in Volume 89, Page 73, Deed Records of Washington County, Texas, together with all rights incident thereto. TITLE to said interest not checked subsequent to date of such document. Said Easement and Right of Way cannot be located due to vague description.
- (h) Easement and Right of Way dated July 5, 1962, executed by W. J. Chadwick, T. B. Chadwick, Annie Louise Chadwick, by her attorney in fact, T. B. Chadwick, E. C. Chadwick, Theo R. Chadwick and Alver M. Chadwick to Southwestern Bell Telephone Company, recorded in Volume 241, Page 264, Deed Records of Washington County, Texas, together with all rights incident thereto. TITLE to said interest not checked subsequent to date of such document. Said Easement and Right of Way does not affect subject tract.
- (i) Utility Easement as set out in Deed dated October 26, 1984, executed by 632 Partnership to Clifford G. Parker and wife, Senette R. Parker, recorded in Volume 490, Page 243, Official Records of Washington County, Texas, and in Deed dated May 1, 1989, executed by Brenham National Bank to Leroy Melcher, recorded in Volume 603, Page 545, Official Records of Washington County, Texas, together with all rights incident thereto. TITLE to said interest not checked subsequent to date of such document. Said Utility Easement does affect subject tract but cannot be located due to vague description.
- (j) Mineral and/or Royalty Reservation(s) appearing in Deed dated October 19, 1983, executed by Wiley J. Chadwick, Independent Executor of the Estate of E. G. Chadwick, Deceased, Jack F. Chadwick, Individually and as Independent Executor of the Estate of E. G. Chadwick, Deceased and Polly Jean Brady to 632 Partnership, recorded in Volume 457, Page 352, Deed Records of Washington County, Texas, together with all rights incident thereto. TITLE to said interest not checked subsequent to date of such document. (See Note 3)
- (k) Mineral and/or royalty reservation(s) appearing in Deed dated October 26, 1984, executed by 632 Partnership to Clifford G. Parker and wife, Senette R. Parker, recorded in Volume 490, Page 243, Official Records of Washington County, Texas, together with all rights incident thereto. TITLE to said interest not checked subsequent to date of such document. (See Note 3)

- (l) Mineral and/or royalty reservation(s) appearing in Deed dated October 23, 1989, executed by 632 Partnership to Leroy Melcher, recorded in Volume 614, Page 788, Official Records of Washington County, Texas, together with all rights incident thereto. TITLE to said interest not checked subsequent to date of such document. (See Note 3)
- (m) Mineral and/or Royalty Reservation(s) appearing in Deed dated August 19, 1992, executed by 632 Partnership to Travis Broesche, et al, recorded in Volume 679, Page 801, Official Records of Washington County, Texas, together with all rights incident thereto. TITLE to said interest not checked subsequent to date of such document. (See Note 3)
- (n) Mineral and/or Royalty Reservation(s) appearing in Deed dated July 11, 2008, executed by Mel Acres, a Texas general partnership to High Meadows Land and Cattle, LLC, a Texas limited liability company, recorded in Volume 1284, Page 606, Official Records of Washington County, Texas, and re-recorded in Volume 1286, Page 896, Official Records of Washington County, Texas, together with all rights incident thereto. TITLE to said interest not checked subsequent to date of such document. (See Note 3)
- (o) Easement dated December 30, 2009, by and between High Meadows Land and Cattle, LLC and Brenham Bible Church, recorded in Volume 1329, Page 707, Official Records of Washington County, Texas, together with all rights incident thereto. TITLE to said interest not checked subsequent to date of such document. Said Easement does not affect subject tract.
- (p) All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed. (See Note 3)
- (q) Right of First Refusal dated December 30, 2009, executed by High Meadows Land and Cattle, LLC, a Texas limited liability company to Brenham Bible Church, recorded in Volume 1329, Page 713, Official Records of Washington County, Texas, together with all rights incident thereto. TITLE to said interest not checked subsequent to date of such document.
- (r) One Hundred foot (100') Drainage Easement as shown on plat recorded in Plat Cabinet No. 620B, Plat Records of Washington County, Texas. Said Drainage Easement does affect subject tract and is shown hereon.
- (s) Any claim, right or assertion, including rights of ingress and egress, in and to the water well as shown on plat recorded in Plat Cabinet No. 620B, Plat Records of Washington County, Texas.
- (t) One Hundred-fifty foot (150') radius Sanitary Control Easement as shown on plat recorded in Plat Cabinet No. 620B, Plat Records of Washington County, Texas. Said Sanitary Easement does affect subject tract and is centered on a water well as shown hereon.

THENCE along the common lines of the herein described subject tract and said Lot 5 the following four (4) courses and distances:

- North 43°23'52" East, 83.73 feet to a found bent 5/8-inch iron rod;
- North 41°00'01" East, 297.76 feet to a found 5/8-inch iron rod (with cap stamped '2972');
- North 65°14'11" East, 170.80 feet to a found 5/8-inch iron rod (with cap stamped '2972');
- North 83°56'53" East, 166.28 feet to a found 5/8-inch iron rod (with cap stamped '2972') marking the most northerly corner of the herein described subject tract being common with a southerly interior corner of Lot 4 of the Final Plat of Indian Trail Subdivision recorded in Slide Nos. 620A and 620B of the Plat Records of Washington County;
- South 84°41'41" East, along a common line of the herein described subject tract and said Lot 4, 364.08 feet to a found 5/8-inch iron rod (with cap stamped '2835') marking the northeast corner of the herein described subject tract being common with the southeast corner of said Lot 4 and being in a westerly line of a called 140.618 acre tract conveyed by General Warranty Deed to Starry Skies Ranch, L.P., recorded in Volume 1177, Page 598 of the Official Records of Washington County, from which a found 5/8-inch iron rod (with cap stamped '2972') bears North 35°55'26" East, 2.04 feet;
- South 13°12'01" East, along the common line of the herein described subject tract and said 140.618 acre tract, 936.75 feet to a set 5/8-inch iron rod (with cap stamped '2972') marking the east corner of the herein described subject tract being common with the north corner of a called 5.00 acre tract conveyed by Special Warranty Deed with Vendor's Lien to Christine Giese recorded in Volume 1371, Page 343 of the Official Records of Washington County, and in a westerly line of said 140.618 acre tract;
- South 22°38'57" West, along the common line of the herein described subject tract and said 5.00 acre tract, 445.12 feet to a point-for-corner in a pond marking the southeast corner of the herein described subject tract being common with a westerly corner of said 5.00 acre tract and the northeast corner of a called 10.00 acre tract conveyed by Special Warranty Deed to Brenham Bible Church recorded in Volume 1329, Page 701 of the Official Records of Washington County, from which a found 5/8-inch iron rod (with cap stamped '2972') bears South 15°05'13" West, 470.07 feet;
- North 84°28'04" West, along the common line of the herein described subject tract and said 10.00 acre tract, 936.75 feet to a found 5/8-inch iron rod (with cap stamped '2972') marking a southwest corner of the herein described subject tract being common with the northwest corner of said 10.00 acre tract and an easterly corner of aforementioned 7.08 acre portion of the remainder tract;
- South 22°38'57" West, along the common line of the herein described subject tract and said 5.00 acre tract, 445.12 feet to a point-for-corner in a pond marking the southeast corner of the herein described subject tract being common with a westerly corner of said 5.00 acre tract and the northeast corner of a called 10.00 acre tract conveyed by Special Warranty Deed to Brenham Bible Church recorded in Volume 1329, Page 701 of the Official Records of Washington County, from which a found 5/8-inch iron rod (with cap stamped '2972') bears South 15°05'13" West, 470.07 feet;
- North 84°28'04" West, along the common line of the herein described subject tract and said 10.00 acre tract, 936.75 feet to a found 5/8-inch iron rod (with cap stamped '2972') marking a southwest corner of the herein described subject tract being common with the northwest corner of said 10.00 acre tract and an easterly corner of aforementioned 7.08 acre portion of the remainder tract;
- South 13°03'47" West, along a common line of the herein described subject tract and said 7.08 acre portion of the remainder tract, 97.23 feet to a set 5/8-inch iron rod (with cap stamped 'Jones&Carter') marking a southerly interior corner of the herein described subject tract being common with the northeast corner of said 7.08 acre portion of the remainder tract;
- South 80°39'27" West, along a common line of the herein described subject tract and said 7.08 acre tract, 729.77 feet to the POINT OF BEGINNING, CONTAINING 14.52 acres of land in Washington County, Texas as shown on Dwg No. 1421 filed in the offices of Jones&Carter in College Station, Texas.

High Meadows Land and Cattle, LLC  
14.52 Acres

Isaac Lee Survey  
Abstract No. 77

STATE OF TEXAS §  
COUNTY OF WASHINGTON §

A METES & BOUNDS description of a certain 14.52 acre tract situated in the Isaac Lee Survey, Abstract No. 77 in Washington County, Texas, being a portion of the remainder of a called 116.75 acre tract conveyed by Special Warranty Deed with Vendor's Lien to High Meadows Land and Cattle, LLC recorded in Volume 1286, Page 896 of the Official Records of Washington County, said 14.52 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, Central Zone;

COMMENCING at a found 5/8-inch iron rod (with cap stamped '2835') marking the southwest corner of a 7.08 acre portion of said remainder tract and the northwest corner of Lot 1 of the Final Plat of Philips Subdivision recorded in Slide No. 605B of the Plat Records of Washington County, Texas and being in the east occupied right-of-way line of Indian Point Brush Road (unknown width), from which a found 5/8-inch iron rod (with cap stamped '2972') bears North 80°25'29" East, 4.43 feet;

THENCE North 09°40'56" West, along said occupied east right-of-way, 287.64 feet to a found 1/2-inch iron rod marking an angle point in a westerly line of a 7.08 acre portion of said remainder tract;

THENCE North 09°24'05" West, continuing along said occupied east right-of-way, 126.55 feet to a set 5/8-inch iron rod (with cap stamped 'Jones&Carter') marking the POINT OF BEGINNING of the herein described subject tract and the northwest corner of said 7.08 acre portion of the remainder tract;

THENCE North 09°24'05" West, continuing along said occupied east right-of-way, 60.00 feet to a set 5/8-inch iron rod (with cap stamped 'Jones&Carter') marking a westerly corner of the herein described subject tract, from which a found 5/8-inch iron rod (with cap stamped '2835') bears North 09°24'05" West, 70.00 feet;

THENCE North 09°24'05" East, 725.94 feet to a set 5/8-inch iron rod (with cap stamped 'Jones&Carter') marking a northwesterly interior corner of the herein described subject tract;

THENCE North 13°03'47" West, 70.00 feet to a set 5/8-inch iron rod (with cap stamped 'Jones&Carter') marking a northwest corner of the herein described subject tract and being in the south line of Lot 6 of the Final Plat of Indian Trail Subdivision recorded in Slide Nos. 620A and 620B of the Plat Records of Washington County;

THENCE North 80°40'45" East, along the common line of the herein described subject tract and said Lot 6, 158.65 feet to a found 5/8-inch iron rod (with cap stamped '2835') for angle being common with the southeast corner of said Lot 6 and the south corner of Lot 5 of the Final Plat of Indian Trail Subdivision recorded in Slide Nos. 620A and 620B of the Plat Records of Washington County;