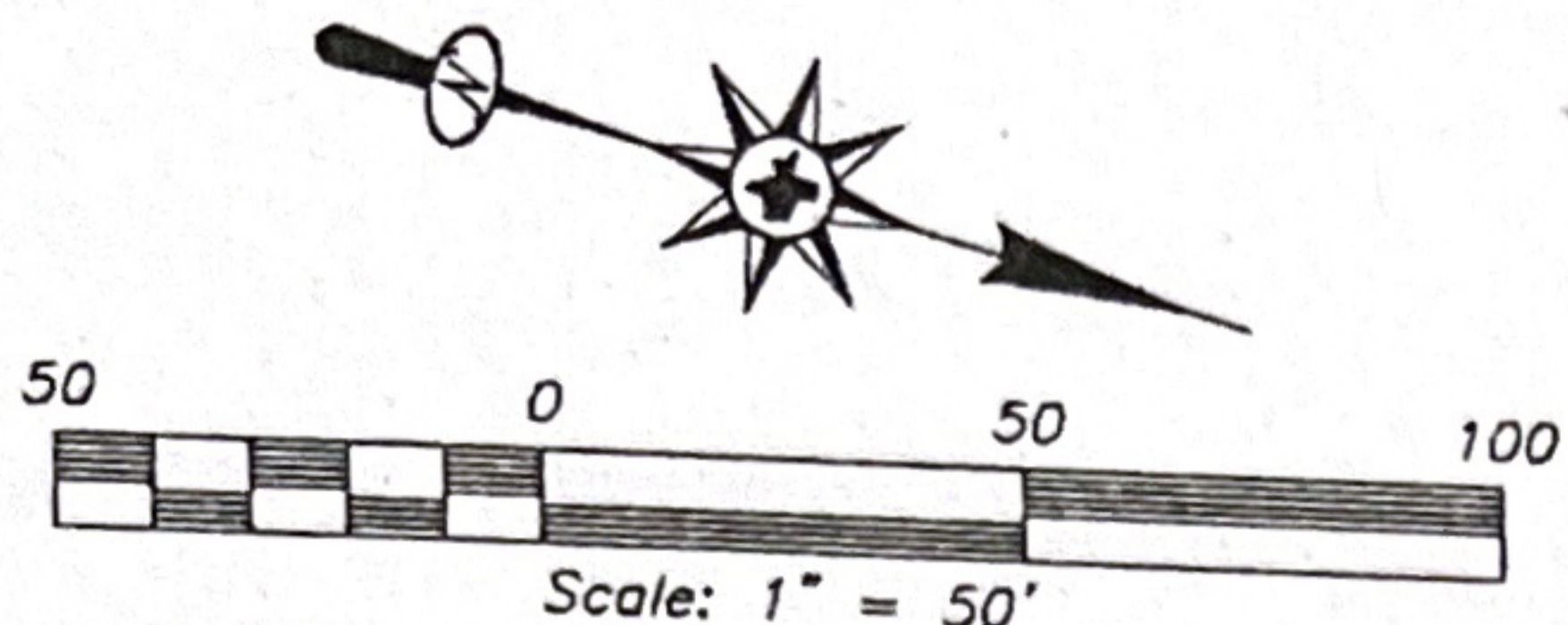


SV

LAND TITLE SURVEY

Legal Description: Lot 56, Replat of Lots 9, 10, 20, 21, 31, and 32, Bertram Creekside Ranches, a subdivision in Burnet County, as shown on plat recorded under Document Number 201812315, Official Public Records, Burnet County, Texas.



Bearings cited hereon based on grid north Texas State Plane Coordinate System Central Zone (NAD83). All bearings and distances are record and found.

Easement Notes:

This tract is subject to:

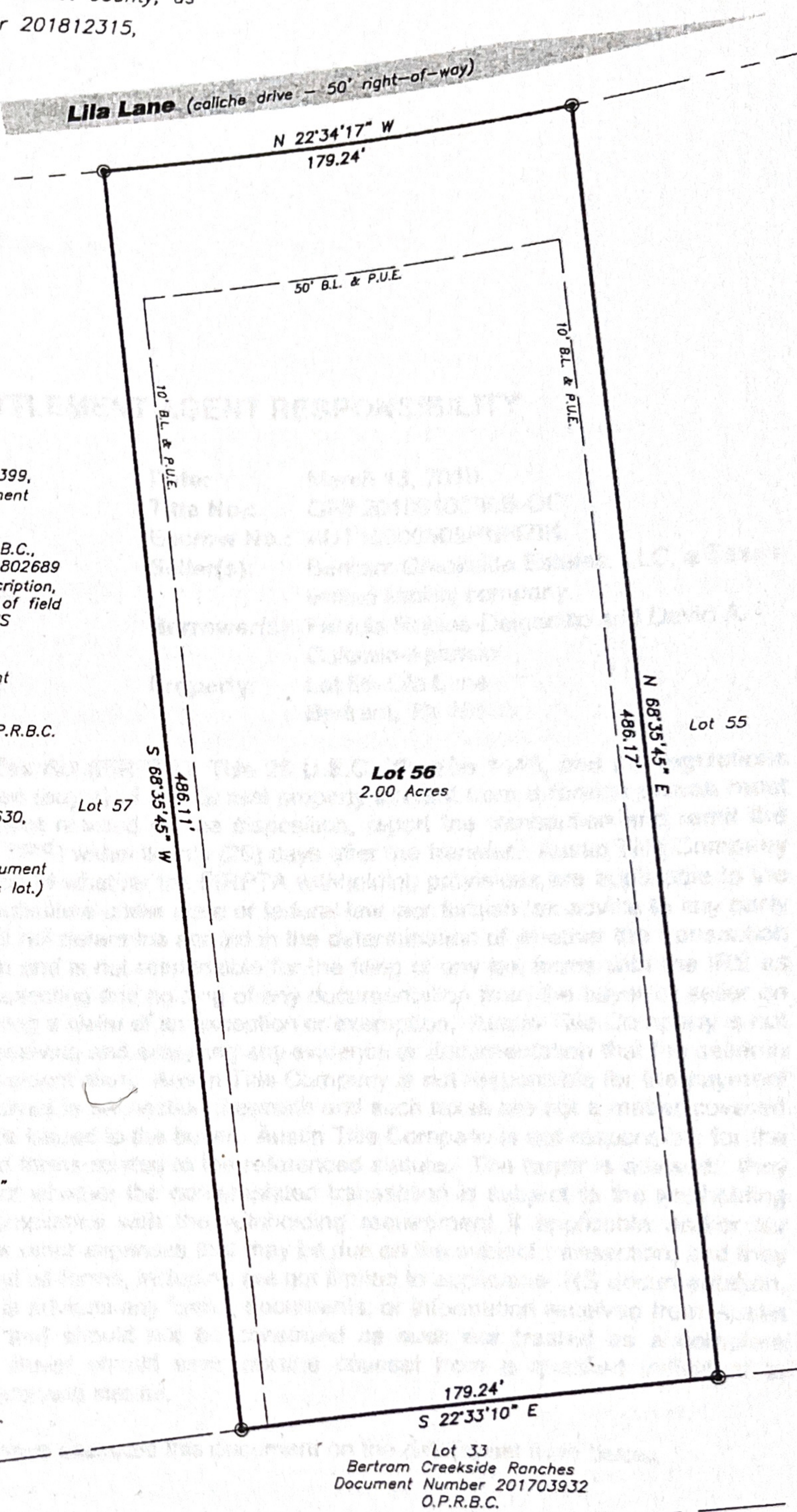
1. The Restrictions set out under Document Numbers 201704630, 201801564, and 201812315, O.P.R.B.C.
2. Regulations and Ordinances of Burnet County: 943/399, 993/620, 1043/85, 1377/722, D.R.B.C., and Document Numbers 201100417, and 201100547, O.P.R.B.C.
3. Easements as set out in 117/67 and 99/300, D.R.B.C., and Release of Easement in Document Number 201802689 (Unable to conclusively locate based on record description, however location determined is based on centerline of field road as used upon the ground and plotted from GIS imagery. Field road is not located on this lot.)
4. Minerals set out in 179/195, D.R.B.C, and Document Number 201700853 O.P.R.B.C.
5. Grazing Lease in Document Number 201700853, O.P.R.B.C.
6. Setbacks and Utility Easements stated in Document Number 201812315, O.P.R.B.C.
7. Assessments set out in Document Number 201704630, O.P.R.B.C.
8. Easement Agreement to James Herman Wall in Document Number 201802690, O.P.R.B.C. (Not located on this lot.)

Note:

Dilapidated buildings and fence remnants exist across portions of parent tract and were not located. Evidence of fence and utility construction ongoing at time of survey.

- ⊙ 1/2 inch iron rod with cap found "Walker 5283"
- P.U.E. public utility easement
- B.L. building setback line
- O.P.R.B.C. Official Public Records Burnet County
- D.R.B.C. Deed Records Burnet County

[Signature]
Fabiola Robles Delgadillo



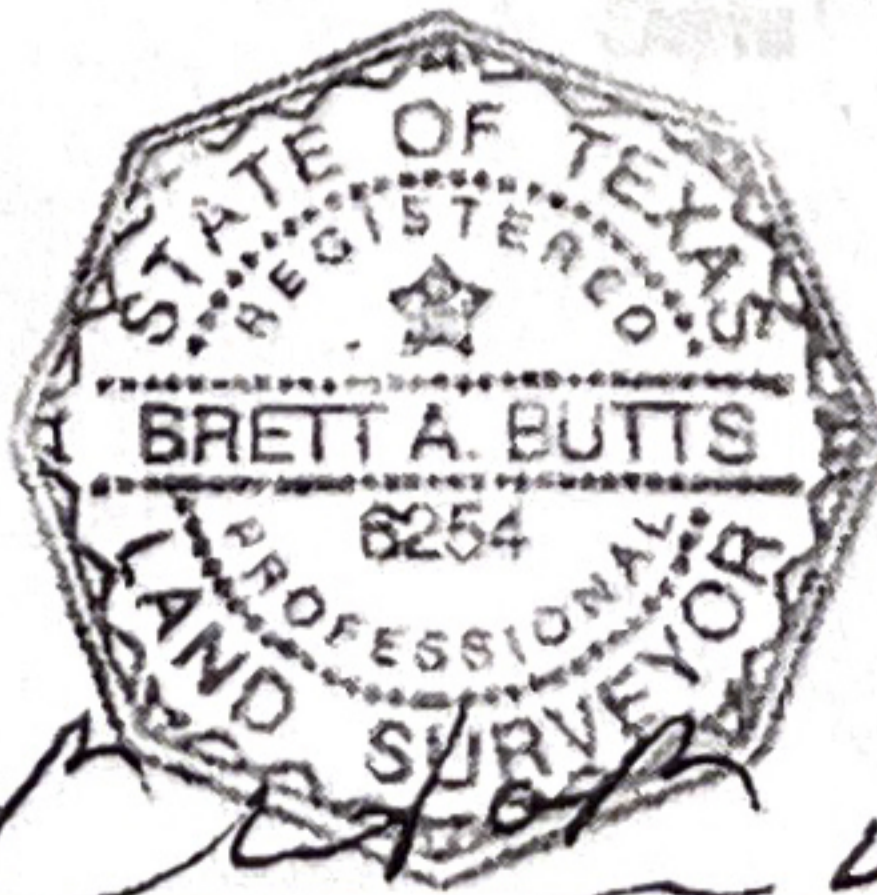
Surveyor's Notes:

Only those easements and that information listed in Title Commitment No. AUT19000505, issued by Fidelity National Title Insurance Company, with an effective date of January 16, 2019, and re-listed above were considered regarding restrictions and matters affecting this property. No other research was performed by Walker Texas Surveyors, Inc. All underground utilities have not been located by this surveyor. The hereon signed Registered Professional Land Surveyor makes no warranty as to the existence or location of any such utility, whether serving the subject tract or for the purpose of servicing other properties. Subsurface and environmental conditions were not examined or considered as a part of this survey. The word "certify" or "certification" 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.

Floodplain Note:

By graphical plotting only, the lot shown hereon is located in Zone "X" and is an interpolation of the information from a 1" = 2000' scale Federal Emergency Management Agency Flood Insurance Rate Map for Burnet County, Texas, Map Number 48053C0400F, with an effective date of March 15, 2012. Said flood information is to be used only for the purposes of flood insurance. This surveyor does not assume responsibility for the accuracy of said map.

I, Brett A. Butts, do hereby certify exclusively to Fabiola Robles Delgadillo, David Gallardo, Sage Capital Bank, and Fidelity National Title Insurance Company that: This plat represents a survey made on the ground of the property legally described hereon. There are no apparent discrepancies, encroachments, overlapping of improvements, obviously visible public utilities or roads in place except as shown hereon. Said property adjoins a public roadway.



Brett A. Butts
Registered Professional Land Surveyor
Number 6254
Date of field survey: October 25, 2018

Sheet 1 of 1



WALKER
TEXAS SURVEYORS

P.O. Box 324
Cedar Park, Texas 78630-0324
Phone (512) 259-3361
TBPLS Firm #10103800

Job #496004-56