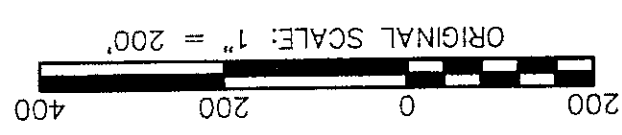


I / We reviewed this survey and are aware of any and all discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or obstructions or any overlapping of improvements.

Sign: *[Signature]* Date: 12/23/2020

Date: _____

MARIBEL RODRIGUEZ
(1.043 AC)
(201507497)



NUM	BEARING	DISTANCE
L1	S 69°44'54" E	153.06'
L2	N 29°59'13" E	296.84'

LEGEND

- IRON ROD FOUND
- POWER POLE
- X- WIRE FENCE
- E- OVERHEAD ELECTRICAL LINE
- (XXX) RECORD DATA
- E.O.P. EDGE OF PAVEMENT



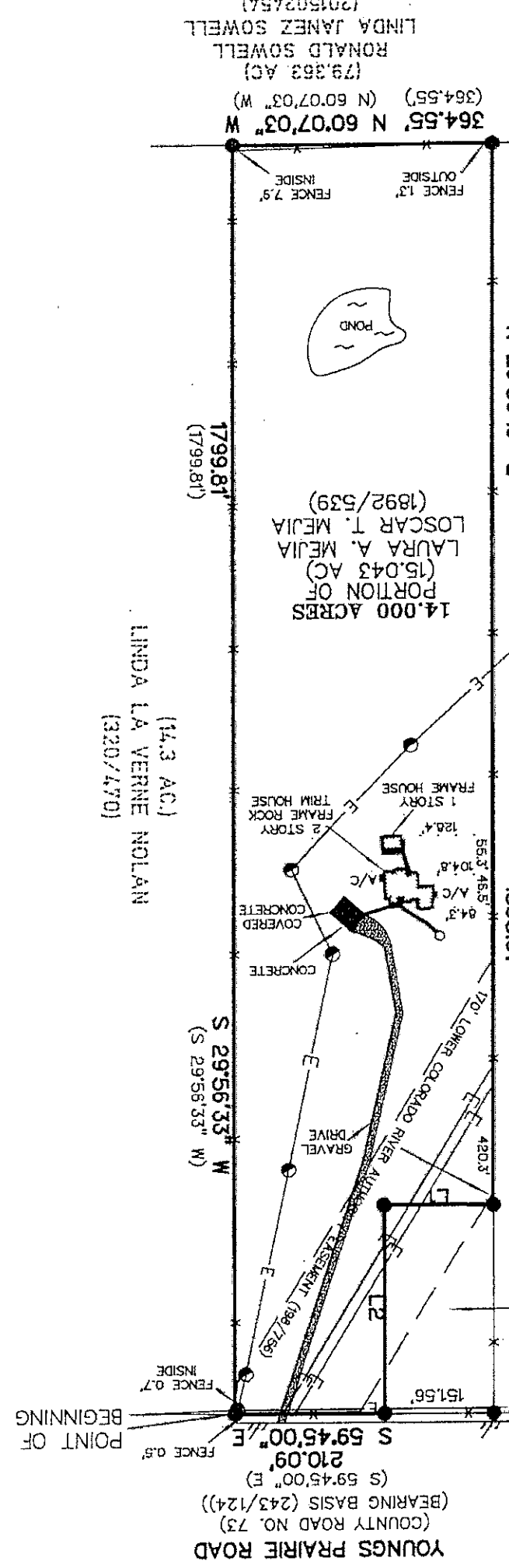
FLOOD NOTE:
THE SUBJECT PROPERTY IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL NO. 4802IC 0075 E DATED JAN. 19, 2008.
WARNING: THIS NOTE IS FOR INFORMATIONAL PURPOSES ONLY, DOES NOT INDICATE WHETHER OR NOT THE SUBJECT PROPERTY DOES OR DOES NOT FLOOD AND IS NOT TO BE CONSIDERED AS ANY TYPE OF DEVELOPMENT AUTHORIZATION OR FLOOD TYPE STUDY.

TO THE OWNERS AND LESSEES:
THE UNDERSIGNED DOES HEREBY CERTIFY THAT AN ON THE GROUND SURVEY WAS THIS DAY MADE OF THE PROPERTY AS DESCRIBED HEREON AND IS CORRECT WITH DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AS SHOWN HEREON. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND IS SUBJECT TO ANY EASEMENTS HERETOFORE GRANTED, NOT RELEASED AND NOT SHOWN HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
DATE: 09/26/2015

PROFESSIONAL LAND SURVEYORS
116 TAHITIAN DRIVE
BASTROP, TEXAS 78602
PH: (512) 303-0952
PROFLANDSUR@aol.com

CHECKED: CRR PROJECT NO.: 0318063.2 FB: 55/21, 144/43
DRAWN: PMH DATE: 09/26/2015
REVISED:
SUBJECT: 14,000 ACRES OF LAND OUT OF THE JAMES STANDIFER SURVEY, ABSTRACT 60, BASTROP COUNTY, TEXAS -SEE ACCOMPANYING METES AND BOUNDS DESCRIPTION-



YOUNGS PRAIRIE ROAD
(COUNTY ROAD NO. 73)
(BEARING BASIS (243/124))
210.09'
(S 59°45'00" E)
S 59°45'00" E
POINT OF BEGINNING

PROFESSIONAL LAND SURVEYORS
 116 TAHITIAN DRIVE
 BASTROP, TEXAS 78602
 PH: (512) 303-0952
 PROF.LANDSURV@AOL.COM

REGISTERED PROFESSIONAL LAND SURVEYOR
 DATE: 09/26/2015
 SUBJECT: LOSCAR T. MEJIA AND LAURA A. MEJIA

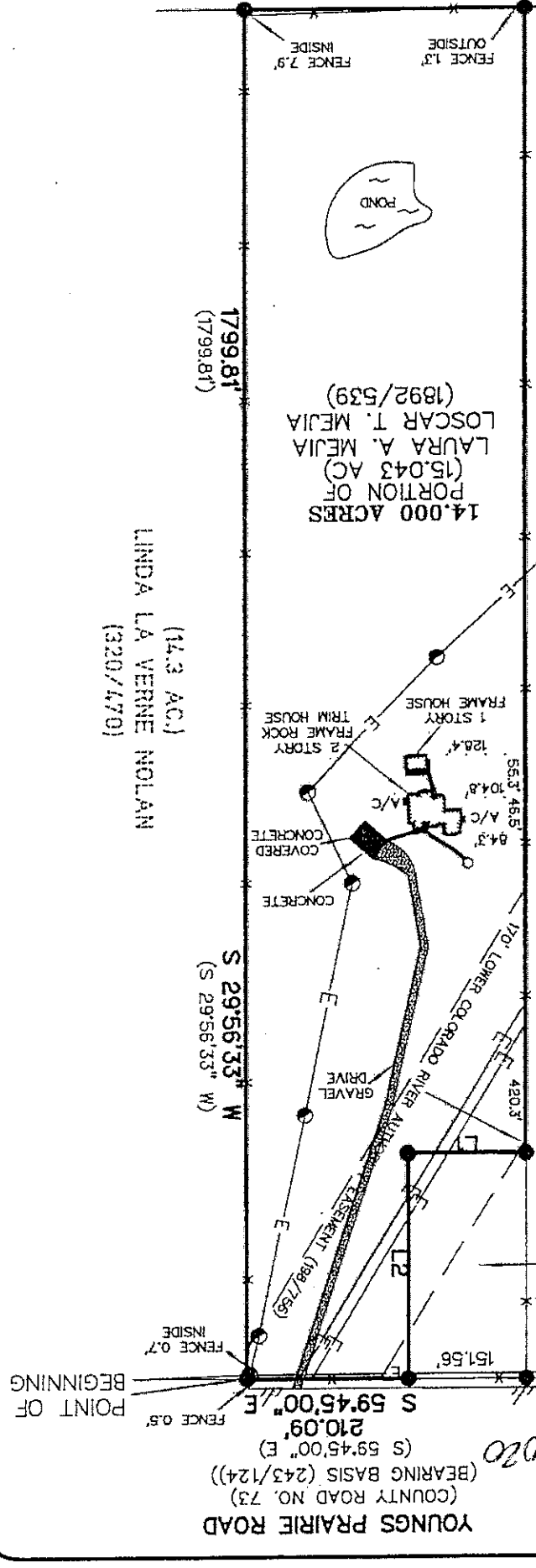
REFERENCE: LINDA JANEZ SOWELL (201502454)
 RONALD SOWELL (79.363 AC)
 (364.55) (N 60.07.03" W)

THE UNDERSIGNED DOES HEREBY CERTIFY THAT AN ON THE GROUND SURVEY WAS THIS DAY MADE OF THE PROPERTY AS DESCRIBED HEREON AND IS CORRECT WITH DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE AS SHOWN HEREON. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND IS SUBJECT TO ANY EASEMENTS HERETOFORE GRANTED, NOT RELEASED AND NOT SHOWN HEREON.



- LEGEND
- IRON ROD FOUND
 - POWER POLE
 - X— WIRE FENCE
 - E— OVERHEAD ELECTRICAL LINE
 - (XXX)— RECORD DATA
 - E.O.P.— EDGE OF PAVEMENT

NUM	BEARING	DISTANCE
L1	S 69°44'54" E	153.06'
L2	N 29°59'13" E	296.84'



I / We reviewed this survey and are aware of any and all discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or protrusions or any overlapping of improvements.

Sign: *[Signature]*
 Date: 11/23/2020

DATE: 09/26/2015
 SUBJECT: LOSCAR T. MEJIA AND LAURA A. MEJIA
 REFERENCE: LINDA JANEZ SOWELL (201502454)
 RONALD SOWELL (79.363 AC)
 (364.55) (N 60.07.03" W)

CHECKED: CRR PROJECT NO.: 0318063.2 FB: 55/21, 144/43
 DRAWN: PMH DATE: 09/26/2015
 REVISED: 2015, PROFESSIONAL LAND SURVEYORS

14,000 ACRES OF LAND OUT OF THE JAMES STANDIFER SURVEY, ABSTRACT 60, BASTROP COUNTY, TEXAS - SEE ACCOMPANYING METES AND BOUNDS DESCRIPTION -

FLOOD NOTE: THE SUBJECT PROPERTY IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (F.I.R.M.).

WARNING: THIS NOTE IS FOR INFORMATIONAL PURPOSES ONLY. DOES NOT INDICATE WHETHER OR NOT THE SUBJECT PROPERTY DOES OR DOES NOT FLOOD AND IS NOT TO BE CONSIDERED AS ANY TYPE OF DEVELOPMENT AUTHORIZATION OR FLOOD TYPE STUDY.

PROFESSIONAL LAND SURVEYORS
 116 TAHITTAN DRIVE
 BASTROP, TEXAS 78602
 PH: (512) 303-0952
 PROF.LANDSURV@AOL.COM

REGISTERED PROFESSIONAL LAND SURVEYOR
 DATE 09/26/2015
 SUBJECT: LOSCAR T. MEJIA AND LAURA A. MEJIA

REFERENCE: LINDA JANEZ SOWELL (19.366 AC)
 RONALD SOWELL (364.55) (N 60°07'03" W)

14.000 ACRES OF LAND OUT OF THE JAMES STANDIFER SURVEY, ABSTRACT 60, BASTROP COUNTY, TEXAS
 -SEE ACCOMPANYING METES AND BOUNDS DESCRIPTION-
 DRAWN: PMH DATE: 09/26/2015
 CHECKED: CRR PROJECT NO.: 0318063.2 FB: 55/21, 144/43
 © 2015, PROFESSIONAL LAND SURVEYORS

THE UNDERSIGNED DOES HEREBY CERTIFY THAT AN ON THE GROUND SURVEY WAS THIS DAY MADE OF THE PROPERTY AS DESCRIBED HEREON AND IS CORRECT, WITH DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AS SHOWN HEREON. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND IS SUBJECT TO ANY EASEMENTS HERETOFORE GRANTED, NOT RELEASED AND NOT SHOWN HEREON.

TO THE OWNERS AND LENDHOLDERS:
 OR FLOOD TYPE STUDY.
 NOT TO BE CONSIDERED AS ANY TYPE OF DEVELOPMENT AUTHORIZATION
 WHETHER OR NOT THE SUBJECT PROPERTY DOES OR DOES NOT FLOOD AND IS
 WARNING: THIS NOTE IS FOR INFORMATIONAL PURPOSES ONLY. DOES NOT INDICATE
 PANEL NO. 4802IC 0075 E DATED JAN. 19, 2008.
 MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.).
 THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FEDERAL EMERGENCY
 THE SUBJECT PROPERTY IS LOCATED IN ZONE X AND IS NOT WITHIN

FLOOD NOTE:
 FENCE 1.5' OUTSIDE
 FENCE 7.9' INSIDE
 POND

14.000 ACRES
 LAURA A. MEJIA (15.043 AC)
 LOSCAR T. MEJIA (1892/539)
 (N 29°59'13" E)
 (N 29°59'13" E)
 (1799.81) (1799.81)
 (14.3 AC.)
 LINDA LA VERNE NOLAN (320/470)

1505.31'
 170° LOWER COLORADO RIVER AUTHORITY EASEMENT (189/726)
 DRIVE GRAVEL
 COVERED CONCRETE
 CONCRETE
 2 STORY FRAME ROCK
 1 STORY FRAME HOUSE
 126.4'
 55.3' 46.5'
 104.8'
 A/C
 84.3'
 420.3'
 151.56'
 (1.043 AC)
 MARIBEL RODRIGUEZ (201507497)

YOUNGS PRAIRIE ROAD (COUNTY ROAD NO. 73) (BEARING BASIS (243/124))
 210.09' (S 59°45'00" E)
 S 59°45'00" E
 FENCE 0.5' INSIDE
 FENCE 0.7' INSIDE
 POINT OF BEGINNING

1799.81' (1799.81')

PROFESSIONAL LAND SURVEYORS
 116 TAHITTAN DRIVE
 BASTROP, TEXAS 78602
 PH: (512) 303-0952
 PROF.LANDSURV@AOL.COM

REGISTERED PROFESSIONAL LAND SURVEYOR
 DATE 09/26/2015
 SUBJECT: LOSCAR T. MEJIA AND LAURA A. MEJIA

REFERENCE: LINDA JANEZ SOWELL (19.366 AC)
 RONALD SOWELL (364.55) (N 60°07'03" W)

14.000 ACRES OF LAND OUT OF THE JAMES STANDIFER SURVEY, ABSTRACT 60, BASTROP COUNTY, TEXAS
 -SEE ACCOMPANYING METES AND BOUNDS DESCRIPTION-
 DRAWN: PMH DATE: 09/26/2015
 CHECKED: CRR PROJECT NO.: 0318063.2 FB: 55/21, 144/43
 © 2015, PROFESSIONAL LAND SURVEYORS

THE UNDERSIGNED DOES HEREBY CERTIFY THAT AN ON THE GROUND SURVEY WAS THIS DAY MADE OF THE PROPERTY AS DESCRIBED HEREON AND IS CORRECT, WITH DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AS SHOWN HEREON. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND IS SUBJECT TO ANY EASEMENTS HERETOFORE GRANTED, NOT RELEASED AND NOT SHOWN HEREON.

TO THE OWNERS AND LENDHOLDERS:
 OR FLOOD TYPE STUDY.
 NOT TO BE CONSIDERED AS ANY TYPE OF DEVELOPMENT AUTHORIZATION
 WHETHER OR NOT THE SUBJECT PROPERTY DOES OR DOES NOT FLOOD AND IS
 WARNING: THIS NOTE IS FOR INFORMATIONAL PURPOSES ONLY. DOES NOT INDICATE
 PANEL NO. 4802IC 0075 E DATED JAN. 19, 2008.
 MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.).
 THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FEDERAL EMERGENCY
 THE SUBJECT PROPERTY IS LOCATED IN ZONE X AND IS NOT WITHIN

FLOOD NOTE:
 FENCE 1.5' OUTSIDE
 FENCE 7.9' INSIDE
 POND

14.000 ACRES
 LAURA A. MEJIA (15.043 AC)
 LOSCAR T. MEJIA (1892/539)
 (N 29°59'13" E)
 (N 29°59'13" E)
 (1799.81) (1799.81)
 (14.3 AC.)
 LINDA LA VERNE NOLAN (320/470)

1505.31'
 170° LOWER COLORADO RIVER AUTHORITY EASEMENT (189/726)
 DRIVE GRAVEL
 COVERED CONCRETE
 CONCRETE
 2 STORY FRAME ROCK
 1 STORY FRAME HOUSE
 126.4'
 55.3' 46.5'
 104.8'
 A/C
 84.3'
 420.3'
 151.56'
 (1.043 AC)
 MARIBEL RODRIGUEZ (201507497)

YOUNGS PRAIRIE ROAD (COUNTY ROAD NO. 73) (BEARING BASIS (243/124))
 210.09' (S 59°45'00" E)
 S 59°45'00" E
 FENCE 0.5' INSIDE
 FENCE 0.7' INSIDE
 POINT OF BEGINNING

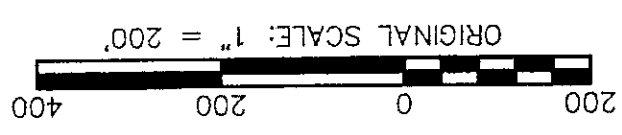
1799.81' (1799.81')



- IRON ROD FOUND
- POWER POLE
- X- WIRE FENCE
- E- OVERHEAD ELECTRICAL LINE
- (XXX) RECORD DATA
- E.O.P. EDGE OF PAVEMENT

LEGEND

NUM	BEARING	DISTANCE
L1	S 59°44'54" E	153.06'
L2	N 29°59'13" E	296.84'

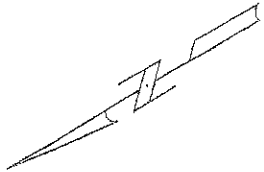


Sign: *[Signature]*
 Date: 9/26/2015
 I / We reviewed this survey and are aware of any and all discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or protrusions or any overlapping of improvements

Exhibit "A"

14,000 acres of land, more or less, out of the JAMES STANDIFER SURVEY, ABSTRACT 60, in Bastrop County, Texas, comprised of a portion of that tract conveyed as 15,043 acres to Laura A. Mejia and Oscar T. Mejia per Volume 1892, Page 539, Official Records of Bastrop County, Texas; said 14,000 acres being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

The Company is prohibited from insuring the area or quantity of land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.



YOUNGS PRAIRIE ROAD
(COUNTY ROAD NO. 73)
(BEARING BASIS (243/124))
(S 59°45'00" E)
210.09'

E.O.P.
151.56'
S 59°45'00" E
FENCE 0.5'
POINT OF BEGINNING
FENCE 0.7' INSIDE

(1.043 AC)
MARIBEL RODRIGUEZ
(201507497)

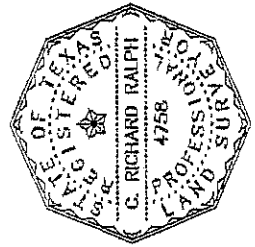


NUM	BEARING	DISTANCE
L1	S 59°44'54" E	153.06'
L2	N 29°59'13" E	296.84'

(15.063 AC)
JOSE JESUS BRIONES
(1325/823)
(1892/539)

LEGEND

- IRON ROD FOUND
- X- POWER POLE
- E- WIRE FENCE
- (XXX) OVERHEAD ELECTRICAL LINE
- (XXX) RECORD DATA
- E.O.P. EDGE OF PAVEMENT



FLOOD NOTE:
THE SUBJECT PROPERTY IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL NO. 48021C 0075 E DATED JAN. 19, 2008.
WARNING: THIS NOTE IS FOR INFORMATIONAL PURPOSES ONLY. DOES NOT INDICATE WHETHER OR NOT THE SUBJECT PROPERTY DOES OR DOES NOT FLOOD AND IS NOT TO BE CONSIDERED AS ANY TYPE OF DEVELOPMENT AUTHORIZATION OR FLOOD TYPE STUDY.

TO THE OWNERS AND LENDERS:
THE UNDERSIGNED DOES HEREBY CERTIFY THAT AN ON THE GROUND SURVEY WAS THIS DATE MADE OF THE PROPERTY AS DESCRIBED HEREON AND IS CORRECT. WHERE NECESSARY, SHORTAGES IN AREA BOUNDARY LINE CORRECTIONS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE AS SHOWN HEREON. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND IS SUBJECT TO ANY EASEMENTS HERETOFORE GRANTED, NOT RELEASED AND NOT SHOWN HEREON.

C. Richard Ralph
REGISTERED PROFESSIONAL LAND SURVEYOR

09/26/2015 DATE

PROFESSIONAL LAND SURVEYORS
116 TAHITIAN DRIVE
BASTROP, TEXAS 78602
PH: (512) 303-0952
PROFLNSUR@AOL.COM



(14.3 AC)
LINDA LA VERNE NOLAN
(320/470)

14.000 ACRES
PORTION OF
(15.043 AC)
LAURA A. MEJIA
LOSCAR T. MEJIA
(1892/539)



1798.61
(1799.81)
S 29°56'33" W
(S 29°56'33" W)
364.55' N 60°07'03" W
(364.55')
FENCE 13' OUTSIDE
FENCE 7.9' INSIDE
(79.363 AC)
RONALD SOWELL
LINDA JANEZ SOWELL
(201502454)

REFERENCE:
LOSCAR T. MEJIA AND LAURA A. MEJIA

SUBJECT:
14.000 ACRES OF LAND OUT OF THE JAMES STANDIFER SURVEY, ABSTRACT 60, BASTROP COUNTY, TEXAS
--SEE ACCOMPANYING METES AND BOUNDS DESCRIPTION--
DRAWN: PMH DATE: 09/26/2015 REVISION:
CHECKED: ORR PROJECT NO.: 0318083.2 FR: 55/21, 144/43
(C) 2015, PROFESSIONAL LAND SURVEYORS

PROFESSIONAL
LAND SURVEYORS

Exhibit A

METES AND BOUNDS DESCRIPTION

14,000 ACRES OF LAND OUT OF THE JAMES STANDIFER SURVEY, ABSTRACT 60 IN BASTROP COUNTY, TEXAS, COMPRISED OF A PORTION OF THAT TRACT CONVEYED AS 15.043 ACRES TO LAURA A. MEJIA AND LOSCAR T. MEJIA PER VOLUME 1892, PAGE 539, OFFICIAL RECORDS OF BASTROP COUNTY AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS PER SURVEY SUPERVISED BY C. RICHARD RALPH, R.P.L.S. NO. 4758 DURING FEBRUARY, 2015:

BEGINNING at an iron rod found for the northeast corner hereof, the common north corner of said Mejia 15.043 acres and that tract conveyed as 14.3 acres to Linda La Verne Nolan per Volume 320, Page 420, Deed Records of Bastrop County, and a point on the south line of Youngs Prairie Road (County Road 73);

THENCE S 29°56'33" W, 1799.81 feet to an iron rod found for the southeast corner hereof, the common east corner of said 15.043 acres and said 14.3 acres and a point on the north line of that tract conveyed as 79.363 acres to Ronald Sowell and Linda Janez Sowell per Document 201502454 of said Official Records;

THENCE N 60°07'03" W, 364.55 feet along the common line of said 15.043 acres and said 79.363 acres to an iron rod found for the southwest corner hereof and the common south corner of said 15.043 acres and that tract conveyed as 15.063 acres to Jose Jesus Briones per Volume 1325, Page 823 and Volume 1892, Page 539, both of said Official Records;

THENCE THE FOLLOWING THREE (3) COURSES:

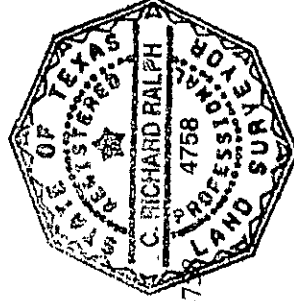
- 1) N 29°59'13" E, 1505.31 feet along the common line of said 15.043 acres and said 15.063 acres to an iron rod found for the southwest corner of that tract out of said 15.043 acres conveyed as 1.043 acres to Maribel Rodriguez per Document 201507497 of said Official Records;
- 2) S 59°44'54" E, 153.06 feet to an iron rod found for the southeast corner of said 1.043 acres;
- 3) N 29°59'13" E, 296.84 feet to an iron rod found for the northwest corner hereof, the northeast corner of said 1.043 acres and a point on the south line of said Youngs Prairie Road;

THENCE S 59°45'00" E, (bearing basis for this survey per Volume 243, Page 124 of said Deed Records) 210.09 feet along the south line of said Youngs Prairie Road to the POINT OF BEGINNING, containing 14,000 acres of land, more or less and shown on the survey map prepared herewith.

Surveyed by:



C. Richard Ralph
Registered Professional Land Surveyor No. 4758
Project No. 0318063.5 - 55/51;144/43



September 26, 2015

BASTROP

TEXAS

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: 07/14/2022

GF No.

Name of Affiant(s): Hillary Kvamme

Address of Affiant: 267 Youngs Prairie Road; Elgin, Texas 78621

Description of Property: 14.000 Acres of Land out of the James Standifer Survey, Abstract 60

County: Bastrop , Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the Property.
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of our actual knowledge and belief, since 09/26/2015
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - c. construction projects on immediately adjoining property(ies) which encroach on the Property;
 - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below:)

Detached 2 car garage with lean-to

Detached 5th wheel covered shelter

4 rail pipe entrance

Additional barbed wire cross fencing with gate in front of house

Additional barbed wire cross fencing with gate in rear of house

Central Texas Regional Water Supply Corporation Easement .772 acres

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the

Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

SWORN AND SUBSCRIBED this 14 day of July, 2022.

Cristal Ruddell

Notary Public

