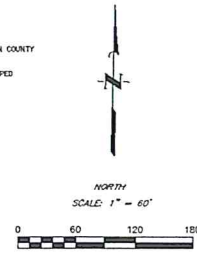


LEGEND:
 CA CITY ANCHOR
 OPAC OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY
 PDR POWER POLE
 POB POINT OF BEGINNING
 S 5/8" IRON ROD WITH CAP STAMPED
 "JONES-CARTER"
 TCM TELEPHONE CABLE MARKER



LINE	BEARING	DISTANCE
L1	S 32°54'48" W	152.78'
L2	S 84°07'28" E	154.07'
L3	S 63°12'19" E	175.24'

**SUBJECT TRACT
12.42 ACRES**

Remainder of
 Cited 124.03 Acres
 Bryan Alan Meyer and The Donn
 Spauld Survey and of Healy's Line
 Instrument No. 194307 OPAC

Portion of
 Cited 124.03 Acres
 Bryan Alan Meyer and The Donn
 Spauld Survey and of Healy's Line
 Instrument No. 194307 OPAC

Cited 30.00 Acres
 Dallas L. Miller
 Warranty Deed of Healy's Line
 Instrument No. 205527 OPAC

A METES & BOUNDS description of a certain 12.42 acre tract situated in the James H. Bostick Survey, Abstract No. 18 in Austin County, Texas, being a portion of the remainder of a cited 124.03 acre tract described in Instrument No. 194307 of the Official Public Records of Austin County (OPAC), said 12.42 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, South Central Zone (4204):

BEGINNING at a found 1/2-inch iron rod (with cap stamped "TRAU 4173") being the southwest corner of a certain 30.00 acre tract, conveyed to Dallas L. Miller by Warranty Deed with Healy's Line recorded in Instrument No. 205527 of the OPAC, being common with an angle point in the south line of aforementioned 124.03 acre tract, lying in the north right-of-way of the Highway Road (right-of-way width varied), from which a found 1-inch iron pipe bolt at an angle point in the south line of said 30.00 acre tract bears South 84°25'13" East, 368.13 feet;

THENCE along the south line of said 124.03 acre tract the following two (2) courses and distances:
 1. South 33°07'45" West, 22.78 feet to a found 3/8-inch iron rod marking the southeast corner of the herein described tract, from which a found 5/8-inch square bolt bears South 84°17'30" East, 2.02 feet;
 2. North 84°31'42" West, 230.08 feet to a found 5/8-inch iron rod (with cap stamped "JonesCarter") from which a found 5/8-inch square bolt at an angle point in the south line of said 124.03 acre tract bears North 84°21'42" West, 236.47 feet;

THENCE North 10°42'30" East, across the said remainder of 124.03 acre tract passing at 116.95 feet a found 5/8-inch iron rod for reference (with cap stamped "JonesCarter"), continuing a total distance of 1248.07 feet to the center of Old Mill Creek;

THENCE along the center of Old Mill Creek and the north line of said remainder of 124.03 acre tract the following six (6) courses and distances:

1. South 44°37'28" East, 64.07 feet to a point for corner in the center of Old Mill Creek;
2. South 63°12'19" East, 114.43 feet to a point for corner in the center of Old Mill Creek;
3. South 63°12'19" East, 75.24 feet to a point for corner in the center of Old Mill Creek;
4. South 48°22'12" East, 102.04 feet to a point for corner in the center of Old Mill Creek;
5. South 58°13'18" East, 131.82 feet to a point for corner in the center of Old Mill Creek;
6. South 63°12'19" East, 242.50 feet to a point for corner in the center of Old Mill Creek marking the southwest corner of the aforementioned 30.00 acre tract;

THENCE South 20°43'35" West, along the southwest line of the said 30.00 acre tract passing at 41.20 feet a found 5/8-inch iron rod for reference (with cap stamped "WALDEES SURVEYING") for reference, containing a total distance of 1043.13 feet to the POINT OF BEGINNING, containing 12.42 acres of land in Austin County, Texas, as shown on a map No. 15420 filed in the office of Jones/Carter H. College Station, Texas.

Subject to the General Notes shown:
 To Charles Logan Elitz and Ruth Ann Elitz, National Investors Title Insurance Company and Bellville 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 B Land Title Survey.

Surveyed: February 2, 2021

Christopher E. Curtis
 Christopher E. Curtis
 Registered Professional Land Surveyor
 No. 01111
 cec@jonescarter.com



GENERAL NOTES:

1. Bearings shown herein are based on the Texas Coordinate System of 1983, South Central Zone (4204).
2. A separate legal description of equal date was written in conjunction with this survey.
3. Determination of the ownership, location, or development of interests 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. 4801500195 of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Austin County, dated October 15, 2015, a portion of the subject tract is situated within Flood Zone "A" defined on Special Flood Hazard Areas without Base Flood Elevation (BFE) and Unshaded Zone A (defined as areas of Minimal Flood Hazard).
 This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions flood 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.
 The location of the flood zone lines shown hereon were determined by scaling from said FEMA maps. The actual location as determined by elevation contours may differ. Jones/Carter, Inc., assumes no liability for the accuracy of the location of the flood zone lines.
6. The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
7. 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.
8. This survey was prepared for the sole purpose of the transaction described in the herein referenced Title Commitment and the parties listed thereon. This survey is not to be used for any subsequent transactions.
9. Fences shown hereon are graphic only, with dimensions line shown at specific locations where they were physically measured. The fence line may be in error between said measured locations. The dimensions showing the distance between the fence and the property line does not indicate which side of the property line the fence is on.

TITLE COMMITMENT NOTES:

- Reference Commitment for Title Insurance issued by National Investors Title Insurance Company, countersigned by Bellville Abstract Company, File No. 47765, having an effective date of January 12, 2021 and an issue date of January 13, 2021. No further research for encumbrances was performed by Jones/Carter.
- 10(a) Easement from H.W. Roloff to San Bernard Electric Cooperative, Inc., dated June 21, 1967, recorded in Volume 297, Page 198 of the Deed Records of Austin County, Texas. (Unlimited Access). This easement does not affect the subject tract.
 - 10(b) Easement from Mrs. H.W. (Cecily) Roloff to San Bernard Electric Cooperative, Inc., dated August 26, 1977, recorded in Volume 293, Page 745, Deed Records of Austin County, Texas. (Unlimited Access). This easement does not affect the subject tract.
 - 10(c) Easement from H.W. Roloff, et al. to San Bernard Electric Cooperative, Inc., undated, recorded in Volume 447, Page 141, Deed Records of Austin County, Texas. (Unlimited Access). Due to vague description, this easement cannot be located.
 - 10(d) Easement from Harvey W. Roloff, et al. to San Bernard Electric Cooperative, Inc., undated, dated January 20, 1987, recorded in Volume 556, Page 430, Official Records of Austin County, Texas. (Unlimited Access). Due to vague description, this easement cannot be located.
 - 10(e) Easement from Evelyn Hissler Roloff, et al. to San Bernard Electric Cooperative, Inc., dated November 18, 1994, recorded in Volume 740, Page 781, Official Records of Austin County, Texas. (Unlimited Access). Due to vague description, this easement cannot be located.
 - 10(f) Right of Way easement dated June 5, 2017, from Gene E. Humphrey, deceased (by Diana Humphrey) to San Bernard Electric Cooperative, Inc., filed February 13, 2018, recorded in File No. 100572, Official Records of Austin County, Texas. This easement does affect the subject tract and is shown hereon.
 - 10(g) Right of Way easement dated November 4, 2018, from Bryan Alan Meyer and The Donn Meyer, filed November 22, 2019, recorded in File No. 125156, Official Records of Austin County, Texas. This easement does not affect the subject tract.
 - 10(h), 10(i), 10(j), 10(k), 10(l), 10(m). These items mention oil, gas and mineral leases and interest and/or royalty reservations. Mineral and/or royalty reservations and oil, gas and mineral leases and surface estate rights are outside the scope of services and therefore these items were not reviewed (See General Note 3).

**LAND TITLE SURVEY
OF
BRYAN ALAN MEYER TRACT
BEING
12.42 ACRES
OUT OF THE
JAMES H. BOSTICK SURVEY, A-18
AUSTIN COUNTY, TEXAS
FEBRUARY 2021**



STATE OF TEXAS §
COUNTY OF AUSTIN §

A METES & BOUNDS description of a certain 12.42 acre tract situated in the James H. Bostick Survey, Abstract No. 18 in Austin County, Texas, being a portion of the remainder of a called 180.553 acre tract described in Instrument No. 194007 of the Official Public Records of Austin County (OPRAC), said 12.42 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, South Central Zone (4204);

BEGINNING at a found 1/2-inch iron rod (with cap stamped "RAU 4173") being the southwest corner of a called 30.00 acre tract, conveyed to Cullen L. Minter by Warranty Deed with Vendor's Lien recorded in Instrument No. 205527 of the OPRAC, being common with an angle point in the south line of aforementioned 180.553 acre tract, lying in the north right-of-way line of Kuykendall Road (right-of-way width varies), from which a found 1-inch iron pipe bent at an angle point in the south line of said 30.00 acre tract bears South 84°25'13" East, 368.13 feet;

THENCE along the south line of said 180.553 acre tract the following two (2) courses and distances:

1. South 39°50'48" West, 52.76 feet to a found 3/8-inch iron rod marking the southeast corner of the herein described tract, from which a found 5/8-inch square bolt bears South 64°17'00" East, 2.02 feet;
2. North 84°31'42" West, 230.06 feet to set 5/8-inch iron rod (with cap stamped "Jones&Carter") from which a found 5/8-inch square bolt at an angle point in the south line of said 180.553 acre tract bears North 84°31'42" West, 338.47 feet;

THENCE North 10°40'39" East, across the said remainder of 180.553 acre tract passing at 1160.95 feet a set 5/8-inch iron rod for reference (with cap stamped "Jones&Carter"), continuing a total distance of 1248.07 feet to the center of Old Mill Creek;

THENCE along the center of Old Mill Creek and the north line of said remainder of 180.553 acre tract the following six (6) courses and distances:

1. South 64°07'28" East, 64.07 feet to a point for corner in the center of Old Mill Creek;
2. South 65°12'06" East, 114.42 feet to a point for corner in the center of Old Mill Creek;
3. South 63°12'19" East, 75.24 feet to a point for corner in the center of Old Mill Creek;
4. South 48°02'12" East, 102.04 feet to a point for corner in the center of Old Mill Creek;
5. South 58°13'18" East, 131.82 feet to a point for corner in the center of Old Mill Creek;
6. South 63°27'49" East, 242.50 feet to a point for corner in the center of Old Mill Creek marking the northwest corner of the aforementioned 30.00 acre tract;

THENCE South 35°14'33" West, along the northwest line of the said 30.00 acre tract passing at 41.20 feet a found 5/8-inch iron rod for reference (with cap stamped "WALTERS SURVEYING" for reference), continuing a total distance of 1043.23 feet to the POINT OF BEGINNING, Containing 12.42 acres of land in Austin County, Texas as shown on Dwg No. 15409 filed in the offices of Jones&Carter in Coliege Station, Texas.



Exhibit A