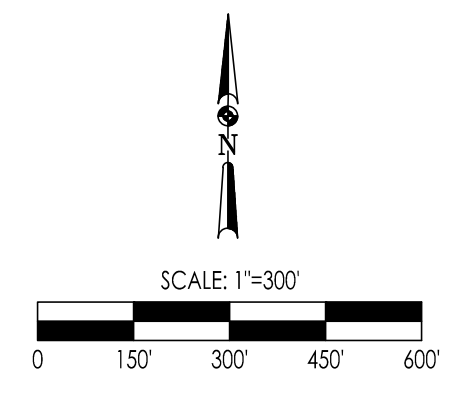


| CURVE TABLE |        |        |           |               |              |
|-------------|--------|--------|-----------|---------------|--------------|
| CURVE       | RADIUS | LENGTH | DELTA     | CHORD BEARING | CHORD LENGTH |
| C1          | 600.00 | 264.71 | 29°16'39" | N55°32'35"E   | 262.56'      |
| C2          | 680.00 | 127.16 | 10°42'52" | N48°15'41"W   | 126.98'      |
| C3          | 600.00 | 112.20 | 10°42'52" | S48°15'41"W   | 112.04'      |
| C4          | 680.00 | 299.99 | 89°16'34" | S59°32'35"W   | 297.56'      |

| LEGEND   |  |
|----------|--|
| ●        | POINT OF BEGINNING                                   |
| ⊙        | 1/2" IRON ROD FOUND                                  |
| ⊙        | 3/8" IRON ROD FOUND                                  |
| ⊙        | 1/2" IRON ROD FOUND WITH RED FOREST 1847 PLASTIC CAP |
| ⊙        | TYPE 1 CONCRETE MONUMENT FOUND                       |
| ⊙        | PIVOT HEAD   |
| ⊙        | ELECTRIC BOX   |
| ⊙        | ELECTRIC METER                                       |
| ⊙        | UTILITY POLE   |
| ⊙        | UTILITY POLE WITH GUY WIRE                           |
| ⊙        | WELL   |
| ⊙        | WATER METER  |
| ⊙        | CABLE TELEVISION PEDESTAL                            |
| ⊙        | WATER PUMP   |
| ⊙        | PROPAANE TANK  |
| ⊙        | SEPTIC TANK  |
| — X —    | WIRE FENCE   |
| — — —    | IRON FENCE   |
| — OELX — | ELECTRIC (OVERHEAD)                                  |



SURVEY SHOWING A 262.494 ACRE TRACT OF LAND, LOCATED IN THE ALEXANDER EWELL SURVEY, ABSTRACT NO. 218, THE SAMUEL G HANKS SURVEY, ABSTRACT NO. 309, AND THE ELI W LAWLER SURVEY, ABSTRACT NO. 392, WILLIAMSON COUNTY, TEXAS, SAID 262.494 ACRE TRACT, BEING ALL OF THAT CALLED 250.36 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2018080098, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CALLED 5.97 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2006002677, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 6.524 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2020024867, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

- NOTES:**
- 1) FIELD WORK PERFORMED ON: FEBRUARY 4, 2021
  - 2) BORROWER: NIMMUR, LLC
  - 3) ADDRESS: FM 1105, GEORGETOWN, TEXAS
  - 4) BASIS OF BEARING: TEXAS STATE PLANE, CENTRAL ZONE, NAD83
  - 5) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, G.F. NUMBER 210076759, ISSUED DATE OF JANUARY 20, 2021, EFFECTIVE DATE OF JANUARY 8, 2021 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN. THERE MAY BE OTHER EASEMENTS, RESTRICTIONS, OR ENCUMBRANCES NOT SHOWN THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
  - 6) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
  - 7) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NUMBER 48491C0325E, EFFECTIVE DATE DECEMBER 20, 2019, A PORTION OF THIS PROPERTY LIES IN ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE WITHIN THE 100-YEAR FLOOD PLAIN, THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
  - 8) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.
  - 9) THE IMPROVEMENTS SHOWN HEREON ARE FOR GENERAL LOCATIVE PURPOSES ONLY AND HAVE NOT BEEN DETAILED IN THEIR ENTIRETY.

- RESTRICTIONS:**  
TRACT B: THOSE RECORDED IN DOCUMENT NO. 2006002677, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
- SCHEDULE & EXCEPTIONS:**
- 10a. TRACT I: ELECTRIC UTILITY EASEMENT TO BARTLETT ELECTRIC CORPORATION - RECORDED IN DOCUMENT NO. 200602194, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (20' WIDE EASEMENT, SHOWN ON SURVEY)
  - 10b. TRACT I: EASEMENT FOR INGRESS AND EGRESS OVER, ACROSS AND ALONG THE EXISTING ROADWAYS ON THE PROPERTY AS RETAINED BY SAN GABRIEL INVESTMENTS, LTD. - RECORDED IN DOCUMENT NO. 200707359, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (APPLIES TO 230.36 ACRE PARENT TRACT)
  - 10c. TRACT I: EASEMENT FOR INGRESS AND EGRESS OVER, ACROSS AND ALONG THE EXISTING ROADWAYS ON THE PROPERTY TO BOBBY G. STANTON AND WIFE, DAWNIA STANTON - RECORDED IN DOCUMENT NO. 200707356, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (APPLIES TO 230.36 ACRE PARENT TRACT)
  - 10d. TRACT I: EASEMENT TO TEXAS POWER & LIGHT COMPANY - RECORDED IN VOLUME 239, PAGE 123, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (INSUFFICIENT EVIDENCE TO DETERMINE EXACT LOCATION, WIDTH OF EASEMENT NOT SPECIFIED)
  - 10e. TRACT I: CHANNEL EASEMENT TO STATE OF TEXAS - RECORDED IN VOLUME 459, PAGE 492, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT APPLY)
  - 10f. TRACT I: RIGHT-OF-WAY EASEMENT TO JONAH WATER SUPPLY CORP. - RECORDED IN VOLUME 597, PAGE 874, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (15' WATERLINE EASEMENT CENTERED ON THE INSTALLED LINES)
  - 10g. TRACT I: ELECTRIC UTILITY EASEMENT TO BARTLETT ELECTRIC COOPERATIVE, INC. - RECORDED IN DOCUMENT NO. 9825191, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (20' WIDE UTILITY EASEMENT CENTERED ON INSTALLED LINES)
  - 10h. TRACT I: NON-EXCLUSIVE EASEMENT OVER AND ACROSS THE PROPERTY TO GARY WELCH ASSET MANAGEMENT, LTD. - RECORDED IN DOCUMENT NO. 2006002677, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (APPLIES TO 5.97 ACRE PARENT TRACT)

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT AND THAT THERE ARE NO RELEVANT DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, APPARENT BOUNDARY LINE CONFLICTS, VISIBLE ENCUMBRANCES, OVERLAPS OR VISIBLE IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS, EXCEPT AS SHOWN, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

*[Signature]*  
TRAVIS L. BARNETT, LICENSED 125,2021  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6447  
JTB NO. 18-292-02