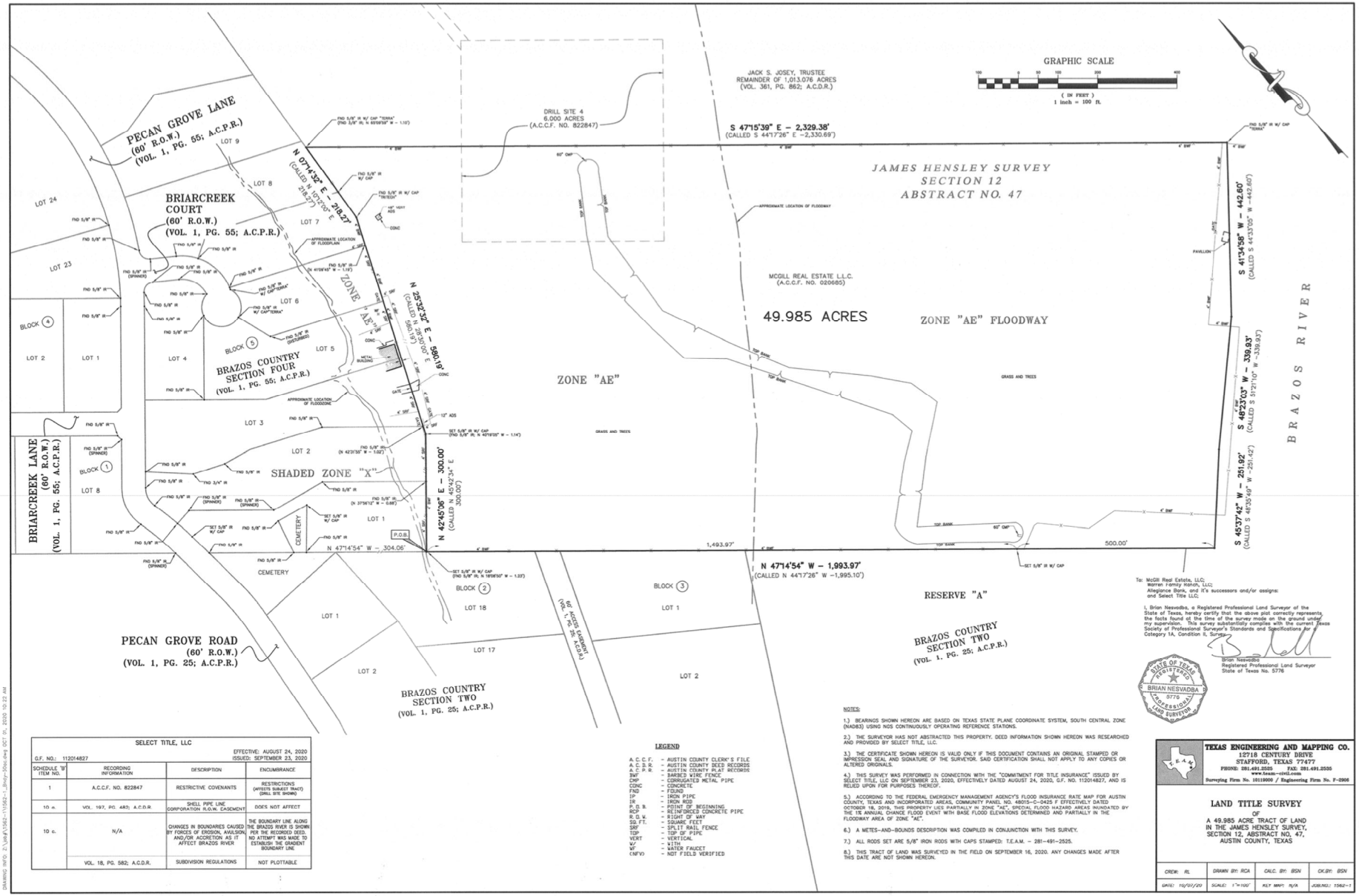

To: McGill Real Estate, LLC;
Warren Family Ranch, LLC;
Allegiance Bank, and it's successors and/or assigns;
and Select Title LLC;

I, Brian Nesvadba, a Registered Professional Land Surveyor of the State of Texas, hereby certify that the above plat correctly represents the facts found at the time of the survey made on the ground under my supervision. This survey substantially complies with the current Texas Society of Professional Surveyor's Standards and Specifications for a Category 1A, Condition II, Survey.

STATE OF TEXAS REGISTERED BRIAN NESVADBA 5776 PROFESSIONAL LAND SURVEYOR

Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776

SELECT TITLE, LLC

G.F. NO.: 112014827

EFFECTIVE: AUGUST 24, 2020
ISSUED: SEPTEMBER 23, 2020

SCHEDULE 'B' ITEM NO.	RECORDING INFORMATION	DESCRIPTION	ENCUMBRANCE
1	A.C.C.F. NO. 822847	RESTRICTIVE COVENANTS	RESTRICTIONS (AFFECTS SUBJECT TRACT) (DRILL SITE SHOWN)
10 a.	VOL. 197, PG. 482; A.C.D.R.	SHELL PIPE LINE CORPORATION R.O.W. EASEMENT	DOES NOT AFFECT
10 c.	N/A	CHANGES IN BOUNDARIES CAUSED BY FORCES OF EROSION, AVULSION, AND/OR ACCRETION AS IT AFFECT BRAZOS RIVER	THE BOUNDARY LINE ALONG THE BRAZOS RIVER IS SHOWN PER THE RECORDED DEED. NO ATTEMPT WAS MADE TO ESTABLISH THE GRADIENT BOUNDARY LINE
	VOL. 18, PG. 582; A.C.D.R.	SUBDIVISION REGULATIONS	NOT PLOTTABLE

LEGEND

A. C. C. F.	– AUSTIN COUNTY CLERK'S FILE
A. C. D. R.	– AUSTIN COUNTY DEED RECORDS
A. C. P. R.	– AUSTIN COUNTY PLAT RECORDS
BWF	– BARBED WIRE FENCE
CMP	– CORRUGATED METAL PIPE
CONC	– CONCRETE
FND	– FOUND
IP	– IRON PIPE
IR	– IRON ROD
P. O. B.	– POINT OF BEGINNING
RCP	– REINFORCED CONCRETE PIPE
R. O. W.	– RIGHT OF WAY
SQ. FT.	– SQUARE FEET
SRF	– SPLIT RAIL FENCE
TOP	– TOP OF PIPE
VERT	– VERTICAL
W/	– WITH
WF	– WATER FAUCET
(NFV)	– NOT FIELD VERIFIED

NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS.

2.) THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY SELECT TITLE, LLC.

3.) THE CERTIFICATE SHOWN HEREON IS VALID ONLY IF THIS DOCUMENT CONTAINS AN ORIGINAL STAMPED OR IMPRESSION SEAL AND SIGNATURE OF THE SURVEYOR. SAID CERTIFICATION SHALL NOT APPLY TO ANY COPIES OR ALTERED ORIGINALS.

4.) THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE "COMMITMENT FOR TITLE INSURANCE" ISSUED BY SELECT TITLE, LLC ON SEPTEMBER 23, 2020, EFFECTIVELY DATED AUGUST 24, 2020, G.F. NO. 112014827, AND IS RELIED UPON FOR PURPOSES THEREOF.

5.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR AUSTIN COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48015–C–0425 F EFFECTIVELY DATED OCTOBER 18, 2019, THIS PROPERTY LIES PARTIALLY IN ZONE "AE", SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH BASE FLOOD ELEVATIONS DETERMINED AND PARTIALLY IN THE FLOODWAY AREA OF ZONE "AE".

6.) A METES–AND–BOUNDS DESCRIPTION WAS COMPILED IN CONJUNCTION WITH THIS SURVEY.

7.) ALL RODS SET ARE 5/8" IRON RODS WITH CAPS STAMPED: T.E.A.M. – 281–491–2525.

8.) THIS TRACT OF LAND WAS SURVEYED IN THE FIELD ON SEPTEMBER 16, 2020. ANY CHANGES MADE AFTER THIS DATE ARE NOT SHOWN HEREON.

TEXAS ENGINEERING AND MAPPING CO.
12718 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: 281.491.2525 FAX: 281.491.2535
www.team–civil.com
Surveying Firm No. 10119906 / Engineering Firm No. F–2906

LAND TITLE SURVEY

OF

A 49.985 ACRE TRACT OF LAND
IN THE JAMES HENSLEY SURVEY,
SECTION 12, ABSTRACT NO. 47,
AUSTIN COUNTY, TEXAS

CREW: RL	DRAWN BY: RCA	CALC. BY: BSN	CK.BY: BSN
DATE: 10/01/20	SCALE: 1"=100'	KEY MAP: N/A	JOB.NO.: 1562–1

DRAWING INFO: Z:\Jobs\1562-1_Brady-Stacy.dwg OCT 01, 2020 10:22 AM