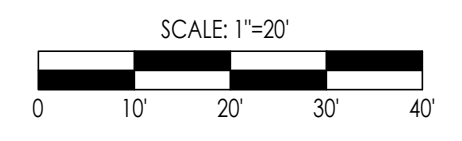
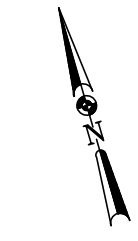


CATEGORY 1A - LAND TITLE SURVEY
 SURVEY SHOWING A 1.048 ACRE TRACT OF LAND, LOCATED IN THE W. ROBERTS SURVEY, ABSTRACT NO. 708, BELL COUNTY, TEXAS, SAID 1.048 ACRE TRACT BEING ALL OF THAT CALLED 1.04 ACRE TRACT OF LAND RECORDED IN VOLUME 1633, PAGE 497, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.



LEGEND

P.O.B.	POINT OF BEGINNING
R1	RECORD CALL PER VOLUME 1633, PAGE 497
●	1/2" IRON ROD FOUND
○	SET 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP
⊕	ELECTRIC METER
⊙	UTILITY POLE
⊙—	UTILITY POLE WITH GUY WIRE
⊕	TELEPHONE PEDESTAL
⊕	SANITARY SEWER CLEANOUT
—/—/—	WOOD FENCE
—○—○—	CHAIN-LINK FENCE
- - -	ELECTRIC (OVERHEAD)

- NOTES:**
- 1) FIELD WORK PERFORMED ON: APRIL 15, 2026
 - 2) BORROWER: TBD
 - 3) ADDRESS: 889 F.M. 2268, SALADO, TEXAS
 - 4) BASIS OF BEARING: TEXAS STATE PLANE, CENTRAL ZONE, NAD83, GRID
 - 5) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, G.F. NUMBER 26-S-1717, ISSUED DATE OF APRIL 1, 2026, EFFECTIVE DATE OF MARCH 21, 2026 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 BELL COUNTY, TEXAS, MAP NUMBER 48027C0510E, EFFECTIVE DATE SEPTEMBER 26, 2008, THIS PROPERTY LIES IN ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN. 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.

- SCHEDULE B EXCEPTIONS:**
- 10f. EXCLUSIVE EASEMENT AGREEMENT TO YANGTZE RIVER REALTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 2011-00026865, AMENDED IN INSTRUMENT NO. 2021019026, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS.
 ASSIGNMENT & ASSUMPTION OF EASEMENT AGREEMENT, EXECUTED BY TRISTAR INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR IN INTEREST YANGTZE RIVER REALTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO AMERICAN TOWERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS RECORDED IN INSTRUMENT NO. 2020001220, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.
 - 10g. EXCLUSIVE EASEMENT AGREEMENT TO YANGTZE RIVER REALTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 2011-00026865, AMENDED IN INSTRUMENT NO. 2021019026, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS.
 ASSIGNMENT, EXECUTED BY AMERICAN TOWERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO AMERICAN TOWERS ASSET SUB., LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS RECORDED IN INSTRUMENT NO. 2022022799, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.
 - 10g. EXCLUSIVE EASEMENT AGREEMENT TO YANGTZE RIVER REALTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 2011-00026865, AMENDED IN INSTRUMENT NO. 2021019026, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS.
 ASSIGNMENT & ASSUMPTION OF EASEMENT AGREEMENT, EXECUTED BY TRISTAR INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR IN INTEREST YANGTZE RIVER REALTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO AMERICAN TOWERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS RECORDED IN INSTRUMENT NO. 2020001220, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.
 - ASSIGNMENT, EXECUTED BY AMERICAN TOWERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO AMERICAN TOWERS ASSET SUB., LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS RECORDED IN INSTRUMENT NO. 2022022799, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.



SA PHASE 3 LLC
 CALLED 93.941 ACRES
 DOCUMENT NO. 2025039711
 OFFICIAL PUBLIC RECORDS

SPENCE, SHERRY & DARREN PURCELLA
 CALLED 1.98 ACRES
 DOCUMENT NO. 201800034431
 OFFICIAL PUBLIC RECORDS

CHISHOLM TRAIL PHASE
 LOT 1, BLOCK 2
 CABINET A, SLIDE 55-C
 PLAT RECORDS

CHISHOLM TRAIL PHASE
 LOT 2, BLOCK 2
 CABINET A, SLIDE 55-C
 PLAT RECORDS

Quick Inc.
 Land Surveying, Development.
 Firm: 10194104 • 512-915-4950
 Physical Address: 831 N. Main Street, Salado 76571
 Mailing Address: P.O. Box 798, Salado 76571



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 SIGNIFICANT DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, APPARENT BOUNDARY LINE CONFLICTS, VISIBLE ENCROACHMENTS, OVERLAPPING OF VISIBLE IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS, EXCEPT AS SHOWN, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY.

TRAVIS L. QUICKSALL DATE: APRIL 21, 2026
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6447
 JOB NO. 26-0104