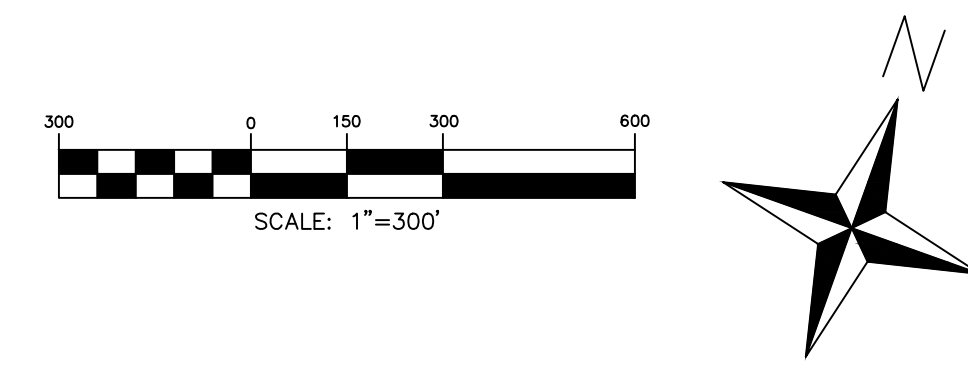


THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY LONGHORN TITLE COMPANY, G.F. NO. TAY2200087, EFFECTIVE DATE: MARCH 08, 2022.



- LEGEND:**
- 1/2" IRON ROD SET
 - IRON ROD FOUND
 - BARBED WIRE FENCE
 - PIPELINE MARKER
 - ✕ CULVERT GUARD RAIL
 - BOLLARD
 - PROPANE TANK

**JAMES C. EAVES SURVEY,
 ABSTRACT NO. 213**

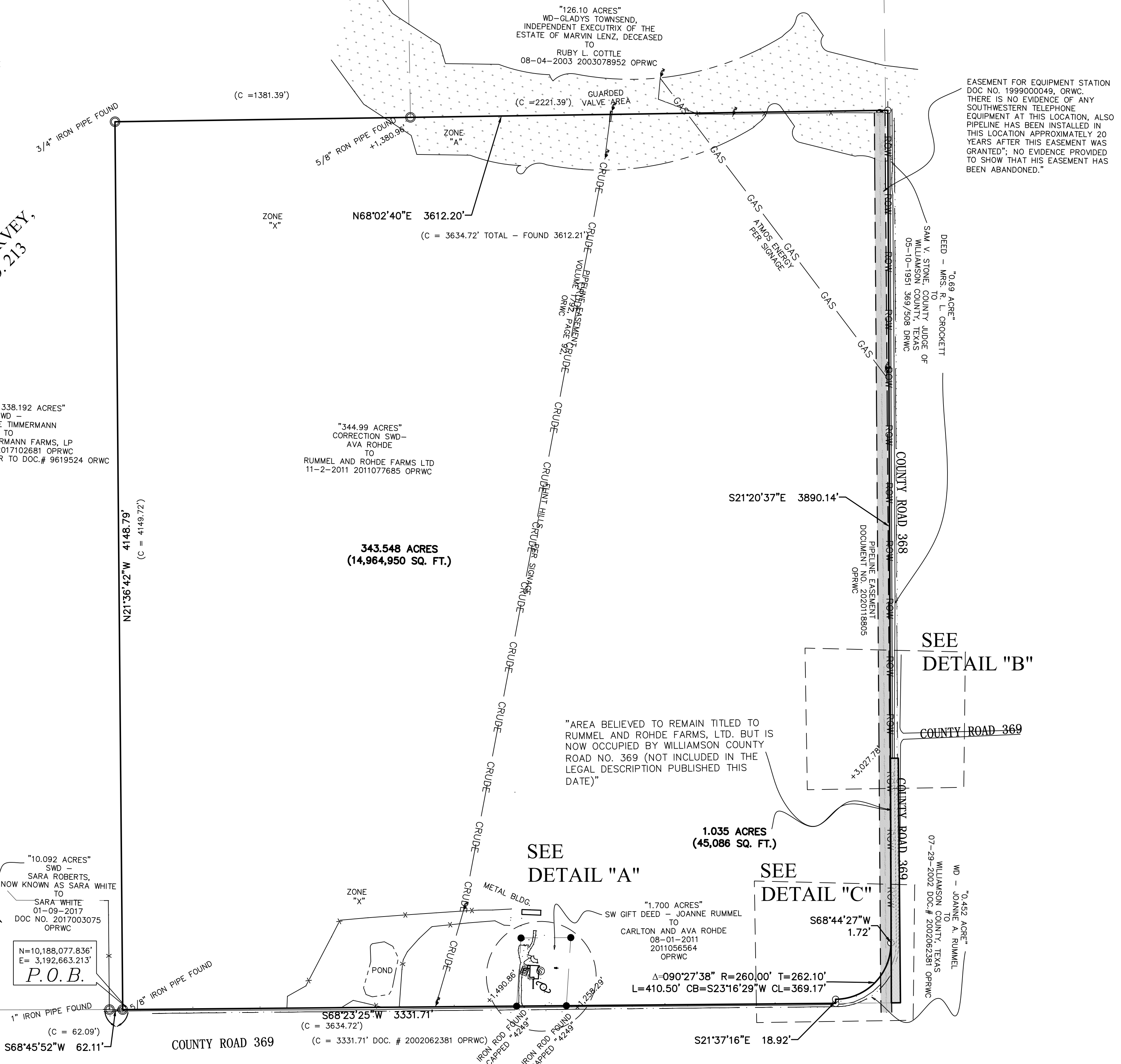
"TRACT 8- 338.192 ACRES"
 SWD -
 GERALDINE TIMMERMANN
 TO
 TERREL TIMMERMANN FARMS, LP
 11-8-2017 201710281 OPRWC
 FOR DESCRIPTION REFER TO DOC. # 9619524 ORWC

"344.99 ACRES"
 CORRECTION SWD-
 AVA ROHDE
 TO
 RUMMEL AND ROHDE FARMS LTD
 11-2-2011 2011077685 OPRWC

"10.092 ACRES"
 SWD -
 SARA ROBERTS,
 NOW KNOWN AS SARA WHITE
 TO
 SARA WHITE
 01-09-2017
 DOC NO. 2017003075
 OPRWC

N=10,188,077.836'
 E= 3,192,663.213'
P.O.B.

- ABBREVIATIONS**
- FND. - FOUND
 - I.R. - IRON ROD
 - I.P. - IRON PIPE
 - R.O.W. - RIGHT-OF-WAY
 - DRWC - DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
 - ORWC - OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
 - OPRWC - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - WD - WARRANTY DEED
 - GWD - GENERAL WARRANTY DEED
 - SWD - SPECIAL WARRANTY DEED
 - W/VL - DEED WITH VENDOR'S LIEN
 - WCR - WILLIAMSON COUNTY ROAD
 - P.O.C. - PLACE OF COMMENCING
 - P.O.B. - PLACE OF BEGINNING



EASEMENT FOR EQUIPMENT STATION
 DOC. NO. 199900049, ORWC.
 THERE IS NO EVIDENCE OF ANY
 SOUTHWESTERN TELEPHONE
 EQUIPMENT AT THIS LOCATION, ALSO
 PIPELINE HAS BEEN INSTALLED IN
 THIS LOCATION APPROXIMATELY 20
 YEARS AFTER THIS EASEMENT WAS
 GRANTED; NO EVIDENCE PROVIDED
 TO SHOW THAT HIS EASEMENT HAS
 BEEN ABANDONED."

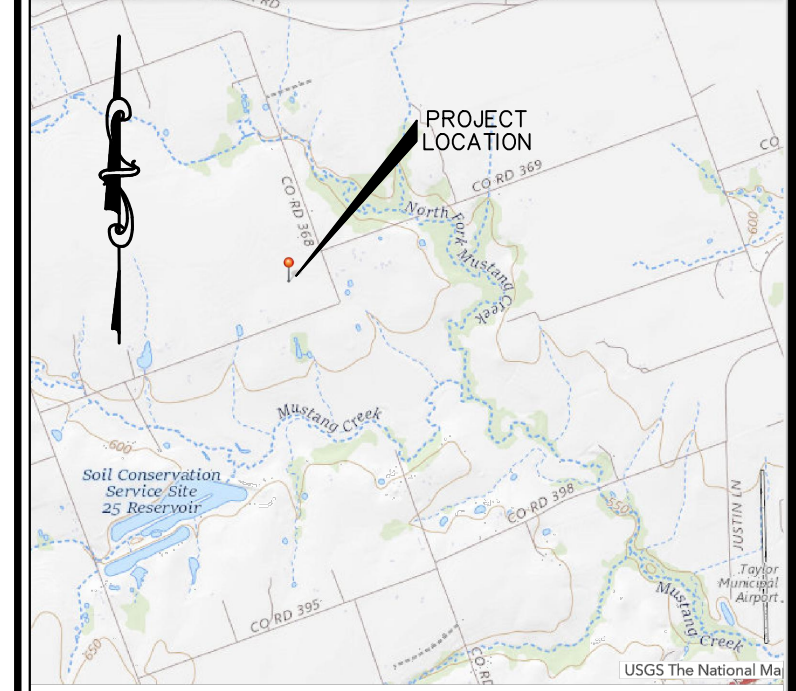
"AREA BELIEVED TO REMAIN TITLED TO
 RUMMEL AND ROHDE FARMS, LTD. BUT IS
 NOW OCCUPIED BY WILLIAMSON COUNTY
 ROAD NO. 369 (NOT INCLUDED IN THE
 LEGAL DESCRIPTION PUBLISHED THIS
 DATE)"

TITLE COMMITMENT ITEMS

- a) Right of Way Easement dated July 6, 1938, to Texas Power & Light Company, recorded in Volume 293, Page 37, Deed Records, Williamson County, Texas. UNABLE TO LOCATE DEED TO EAGLE. DISCUSSION: MAY AFFECT.
- b) Right of Way Easement dated July 27, 1972, to Jonah Water Supply Corporation, recorded in Volume 563, Page 707, Deed Records, Williamson County, Texas. THIS EASEMENT DOES NOT CONTAIN A LEGAL DESCRIPTION AND CANNOT BE LOCATED WITH CERTAINTY. NO SURVEY RECORDS FOR THIS EASEMENT FOUND. THIS SURVEY.
- c) Right of Way Grant dated November 7, 1988, to Koch Refining Company, recorded in Volume 1792, Page 92, Official Records, Williamson County, Texas. THIS EASEMENT DOES NOT CONTAIN A LEGAL DESCRIPTION AND CANNOT BE LOCATED WITH CERTAINTY. NO SURVEY RECORDS FOR THIS EASEMENT FOUND. THIS SURVEY.
- d) Easement for Equipment Station dated July 31, 1998, to Southwestern Bell Telephone Company, recorded under Document No. 9900049, Official Records, Williamson County, Texas. AS SHOWN ON SURVEY, SEE ADDITIONAL NOTE ON SURVEY FOR EASEMENT.
- e) Terms, conditions and stipulations of that Public Utility and Access Easement Agreement dated June 28, 2005, executed by and between Joanne Rummel and Jonah Water Special Utility District recorded under Document No. 200505024, Official Records, Williamson County, Texas. DOES AFFECT. INSTALLATION OF LINE NOT OBSERVED. AS NOT LOCATED BY THIS SURVEY.
- f) Terms, conditions and stipulations of that Development Agreement dated July 13, 2010, executed by and between Joanne Rummel, as Owner, and the City of Taylor, recorded under Document No. 2010083279, Official Records, Williamson County, Texas. DOES NOT AFFECT.
- g) Terms, conditions and stipulations of that Public Utility and Access Easement Agreement dated January 25, 2011, executed by and between Joanne Rummel and Jonah Water Special Utility District recorded under Document No. 2011007316, Official Records, Williamson County, Texas. THIS EASEMENT DOES NOT CONTAIN A LEGAL DESCRIPTION AND CANNOT BE LOCATED WITH CERTAINTY. NO SURVEY RECORDS FOR THIS EASEMENT FOUND. THIS SURVEY.
- h) Terms, conditions and stipulations of that Memorandum of Permanent Easement Agreement dated July 10, 2019, executed by and between Rummel and Rohde Farms, Ltd., and MEE3, LLC, recorded under Document No. 2019064828, Official Records, Williamson County, Texas, and said Memorandum being amended by Instrument dated July 27, recorded under Document No. 2020118805, Official Records, Williamson County, Texas. AFFECTS AS SHOWN ON SURVEY.
- i) Rights of tenants, as tenants only, under any and all unrecorded leases or rental agreements. NOTED.
- j) Any portion of the subject property lying within the boundaries of a public or private roadway, whether dedicated or not. NOTED.
- k) All leases, grants, exceptions or reservations of coal, lignite, oil, gas or other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of minerals that are not listed. NOT RESEARCHED. NOT REFERRED TO SURVEYOR'S RIGHTS.
- l) Subject to any visible or apparent easement(s) over, under or across subject property. (OWNER POLICY ONLY) NOTED.
- m) Rights of Parties in possession. (OWNER POLICY ONLY) NOTED.
- n) "Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete survey of the land." (NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO COMPANY, THIS EXCEPTION WILL BE DELETED COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PER ITS EXAMINATION OF SAID SURVEY) NOTED.

**SEE SHEET 2 OF 2
 FOR DETAILS OF "A",
 "B" AND "C"**

VICINITY MAP

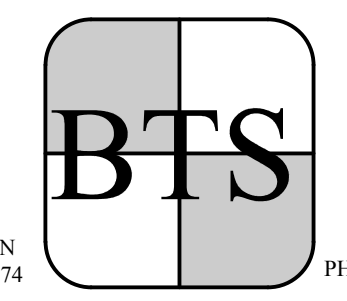


SCALE: N.T.S.

LAND TITLE SURVEY

343.548 ACRE TRACT OUT OF
 THE J.C. EAVES SURVEY
 ABSTRACT NO. 213
 WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
 TAYLOR, TX 76754
 PHONE: (512) 352-9090

FIRM No. 10128500
 www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

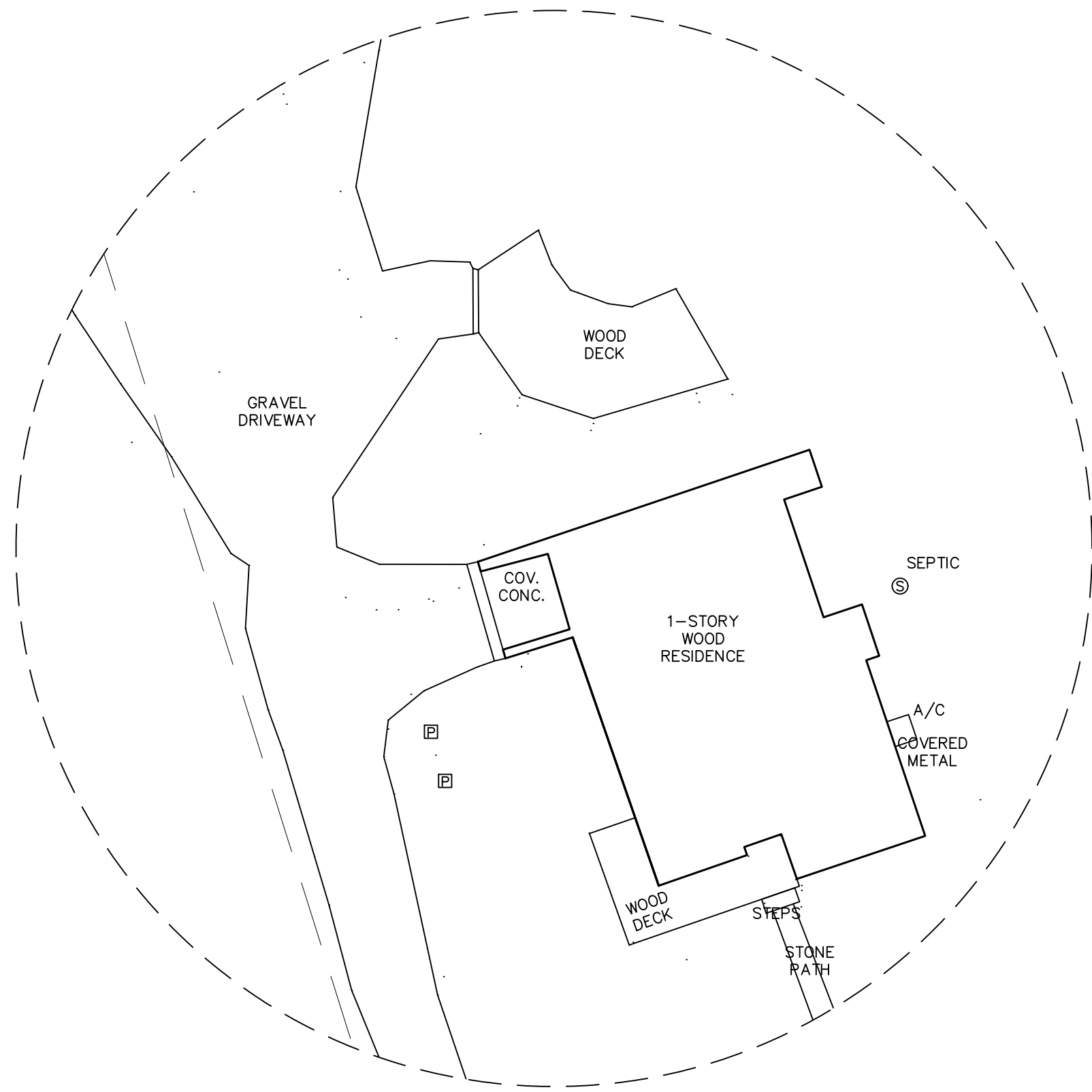
TO: LONGHORN TITLE, TAYLOR, TX

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY AND THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT.

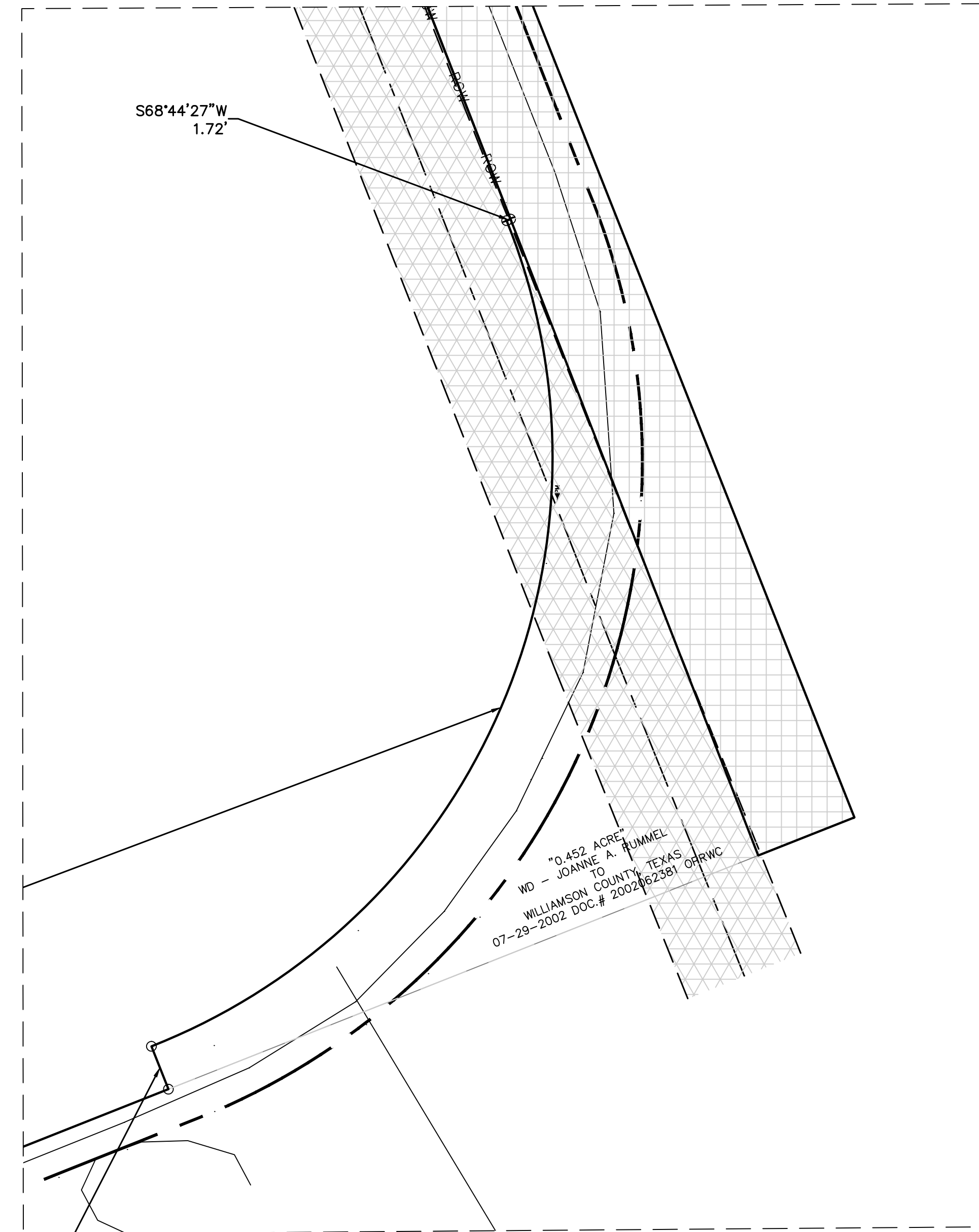
05/18/2022
 DATE

B. Bryan
 BRUCE L. BRYAN, R.P.L.S.
 TEXAS REGISTRATION NO. 4249

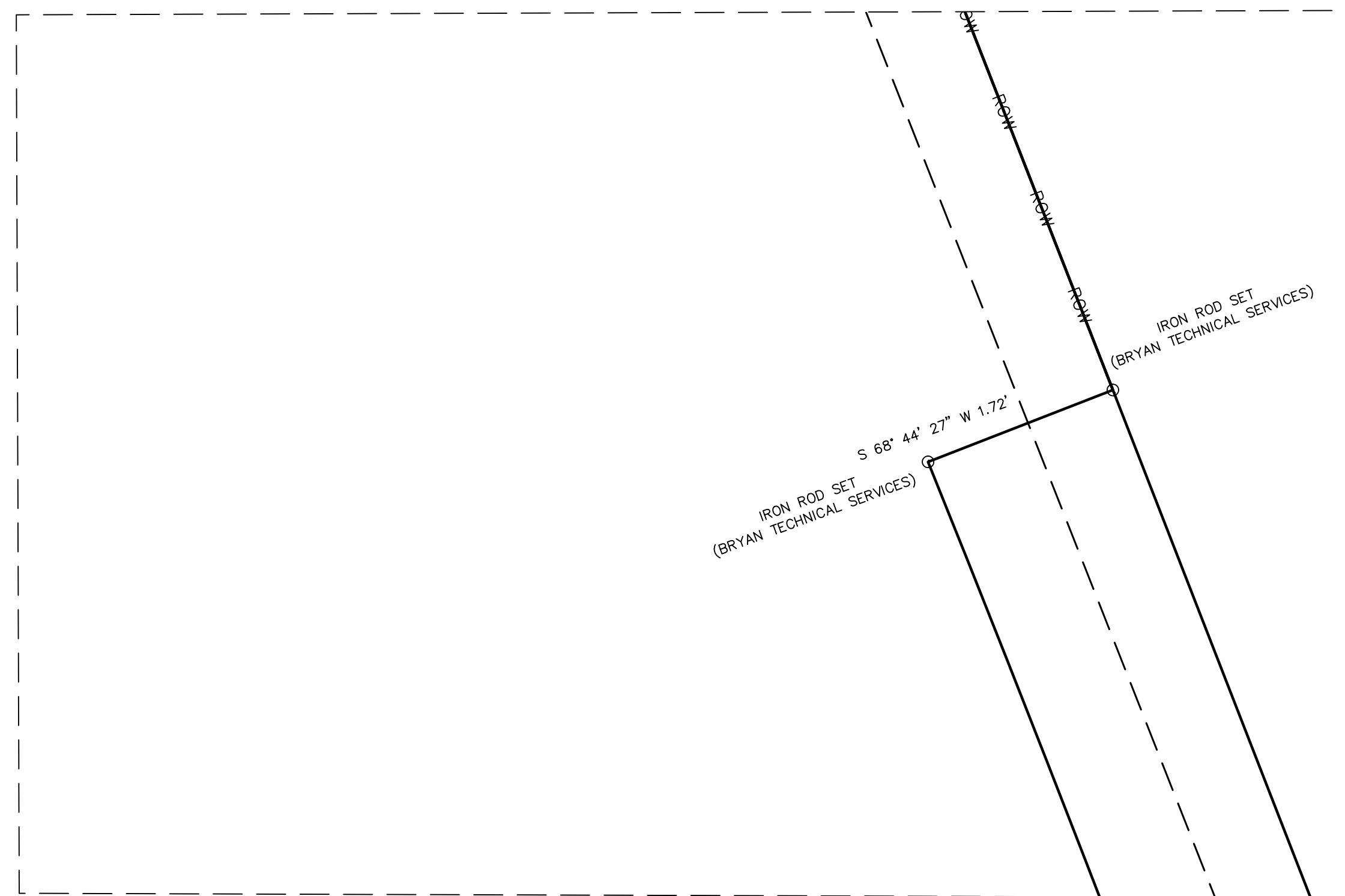
DETAILS SHEET 2 OF 2



DETAIL "A"
SCALE 1"=20'

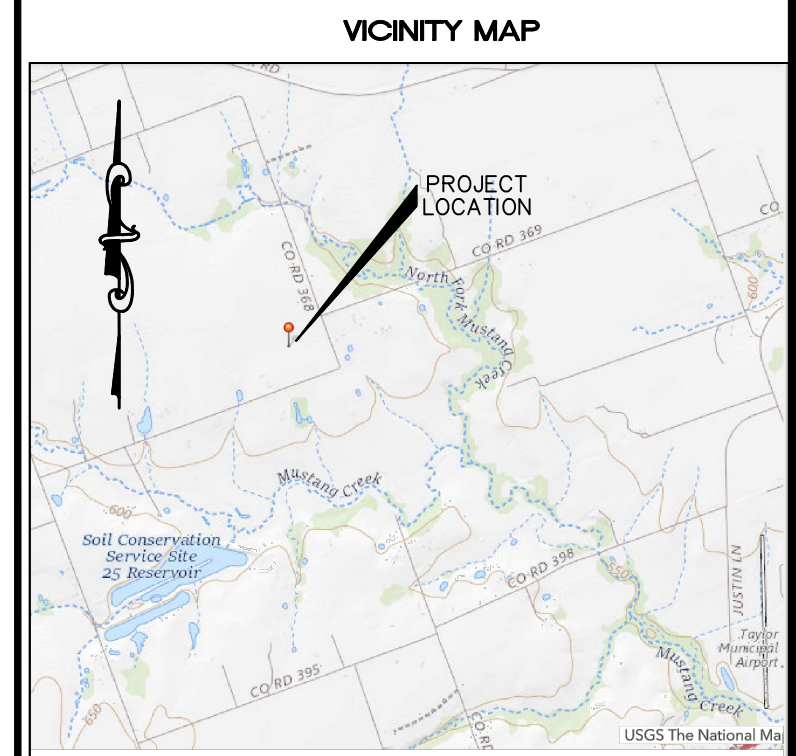


DETAIL "C"
SCALE 1"=40'



DETAIL "B"
SCALE 1"=1'

- LEGEND:**
- 1/2" IRON ROD SET
 - IRON ROD FOUND
 - BARBED WIRE FENCE
 - ◄-PM PIPELINE MARKER
 - X CULVERT GUARD RAIL
 - BOLLARD
 - ▣ PROPANE TANK

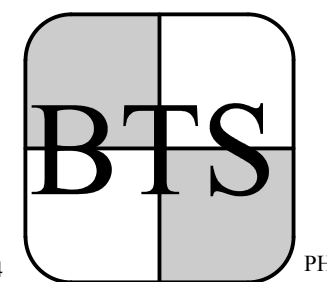


SCALE: N.T.S.

LAND TITLE SURVEY

343.548 ACRE TRACT OUT OF
THE J.C. EAVES SURVEY
ABSTRACT NO. 213
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76774 PHONE: (512) 352-9090

FIRM No. 10128500

www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: TLR	CHECKED BY: BLB
SCALE: 1" = 300'	APPROVED BY: BLB
PROJECT NO. 21-347	DATE: MAY 15, 2022