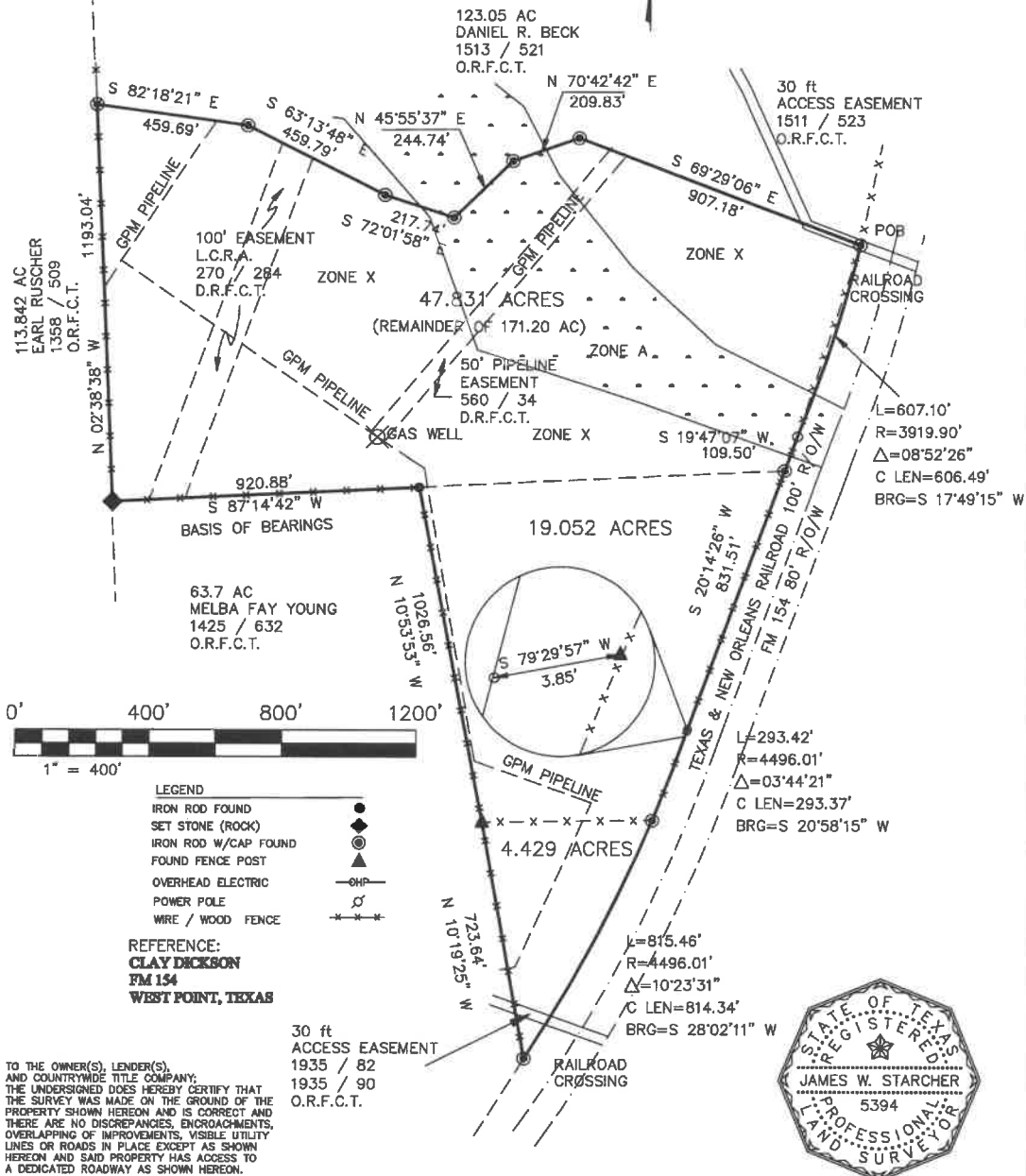


GENERAL NOTES:

1. Basis of bearings a $S 87^{\circ}14'42'' W$, per GPS observation, for the north line of the 63.7 acres conveyed to Melba Fay Young.
2. Easements and Building lines per title commitment supplied by Countrywide Title Company (La Grange, Texas), G.F.# Y210116, effective date: March 29, 2021. No further research of the Fayette County Deed Records was performed by STAR SURVEYING regarding these easements.
3. This survey does not provide any 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.
4. The location of the subject tract on the F.E.M.A. Flood Insurance Rate Map, Community Panel No.48149C0408B, Effective date of October 17, 2006, indicates that the subject tract is within Zone "X" (areas determined outside the annual 0.2% chance flood plain) and within Zone "A" (areas determined subject to the annual 0.2% chance flood with no base flood elevation given); This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions flooding can occur and flood heights may be increased by man-made or natural causes.

PLAT OF SURVEY
 71.312 ACRES
JESSE BARTLETT SURVEY
 Abst. No. 10
 being 47.831 ACRES
 out of and
 a portion of a
 CALLED 171.20 ACRES
 (Tract 3-N)
 Vol. 1511, Pg. 523, O.R.F.C.T.
 &
 19.052 ACRES
 CALLED 19.06 ACRES
 Vol. 1511, Pg. 523, O.R.F.C.T.
 &
 4.429 ACRES
 CALLED 4.447 ACRES
 Vol. 1481, Pg. 724, O.R.F.C.T.
FAYETTE COUNTY, TEXAS



STAR SURVEYING
 101 LAGUNA
 SMITHVILLE, TX 78957
 PH (512) 332-0396

James W. Starcher W01907 08/27/2021
 JAMES W. STARCHER DATE
 REG. PROFESSIONAL LAND SURVEYOR No. 5394

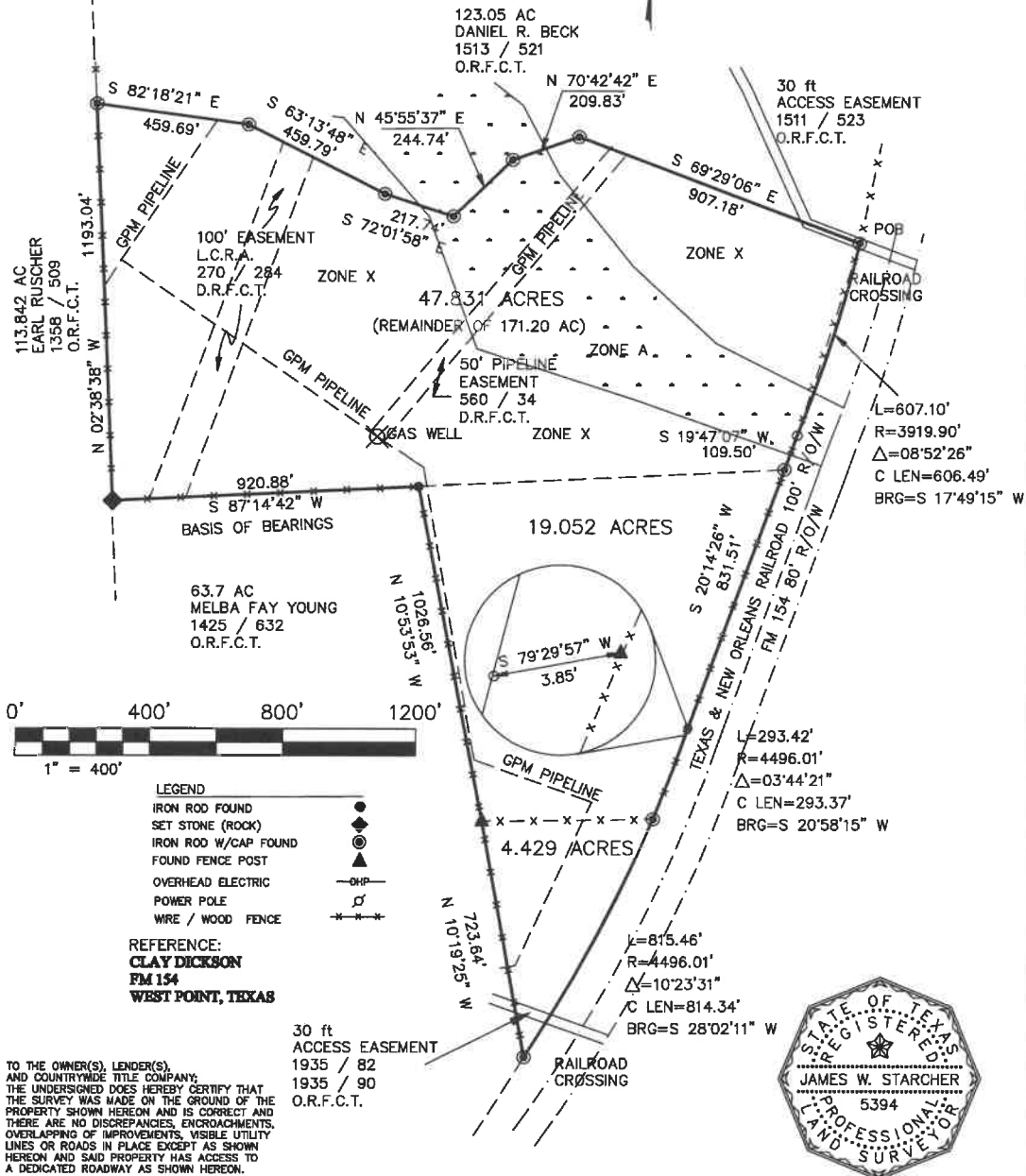


TO THE OWNER(S), LENDER(S), AND COUNTRYWIDE TITLE COMPANY, THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON AND IS CORRECT AND THERE ARE NO DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY AS SHOWN HEREON.

GENERAL NOTES:

1. Basis of bearings a S 87°14'42" W, per GPS observation, fix the north line of the 63.7 acres conveyed to Melba Fay Young.
2. Easements and Building lines per title commitment supplied by Countrywide Title Company (La Grange, Texas), G.F.# Y210116, effective date: March 25, 2021. No further research of the Fayette County Deed Records was performed by STAR SURVEYING regarding these easements.
3. This survey does not provide any 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.
4. The location of the subject tract on the F.E.M.A. Flood Insurance Rate Map, Community Panel No.48149C0400E. Effective date of October 17, 2006, indicates that the subject tract is within Zone "X" (areas determined outside the annual 0.2% chance flood plain) and within Zone "A" (areas determined subject to the annual 0.2% chance flood with no base flood elevation given); This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions flooding can occur and flood heights may be increased by man-made or natural causes.

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 FAYETTE COUNTY, TEXAS

5. Fences shown hereon are graphic only, with dimensional ties shown at specific locations where they were physically measured. The fence lines may meander between said measured locations. The dimensions showing the distance between the fence and the property lines also indicates which side of the property line the fence is on.

Easement(s) and Building line(s) of Record :

- h. Subject to the district rules as promulgated in instrument entitled Fayette County Groundwater Conservation District - District Rules, adopted September 19, 2003, effective January 1, 2004, executed April 7, 2004, and filed for record April 8, 2004, recorded in Volume 1260, Page 142, Official Records of Fayette County, Texas, and revised by instrument dated January 30, 2007, recorded in Volume 1384, Page 493, Official Records of Fayette County, Texas. Does affect this tract-blanket easement
- i. Flood Damage Prevention Regulations dated July 03, 2017 and recorded in Volume 1822, Page 706, Official Records of Fayette County, Texas. Does affect this tract-blanket easement
- j. Easement described in Deed dated January 15, 1922 executed by J.W. Ivy to Carrie B. Foranith, recorded in Volume 116, Page 348, Deed Records of Fayette County, Texas. May affect this tract.
- k. Right of Way Deed dated January 8, 1951 executed by Robert H. Mattingly, et ux to the State of Texas, recorded in Volume 249, Page 213, Deed Records, Fayette, County, Texas. Does not affect this tract.
- l. Easement dated December 4, 1953 executed by Robert H. Mattingly, et ux to Lower Colorado River Authority, recorded in Volume 270, Page 284, Deed Records of Fayette County, Texas. Does affect this tract-see sketch.
- m. Easement dated July 6, 1979 executed by Myrtle Mattingly, et al to Humble Exploration Company, Inc. recorded in Volume 543, Page 55, Deed Records of Fayette County, Texas. Does not affect this tract.
- n. Easement dated April 8, 1980 executed by Myrtle Mattingly, et al to Humble Exploration Company, Inc., recorded in Volume 554, Page 186, Deed Records of Fayette County, Texas. Does not affect this tract.
- o. Easement dated February 18, 1980 executed by W.C. Byler, et ux to Fayette Electric Cooperative, recorded in Volume 476, Page 537, Deed Records of Fayette County, Texas, does not affect this tract.
- p. Easement dated February 25, 1980 executed by Robbie Byler Iroana, et al to W. Wilson Corporation, recorded in Volume 550, Page 810, Deed Records of Fayette County, Texas. May affect this tract.
- q. Easement dated March 5, 1980 executed by Myrtle Mattingly, et al to Humble Exploration Company, recorded in Volume 551, Page 610, Deed Records of Fayette County, Texas. Does not affect this tract.
- ra. Easement dated February 25, 1980 executed by Robbie I. Byler, et al to Humble Exploration Company, recorded in Volume 551, Page 673, Deed Records of Fayette County, Texas. Does not affect this tract.
- rb. Easement dated April 8, 1980 executed by Robbie I. Byler, et al to Humble Exploration Company, recorded in Volume 554, Page 190, Deed Records of Fayette County, Texas. Does not affect this tract.
- rc. Easement dated July 18, 1980 executed by Myrtle Mattingly, et al to Humble Exploration Company, recorded in Volume 560, Page 34, Deed Records of Fayette County, Texas. Does affect this tract-see sketch.
- rd. Easement dated May 19, 1980 executed by Robert Iroana Byler to W. Wilson Corporation, recorded in Volume 563, Page 418, Deed Records of Fayette County, Texas. Does not affect this tract.
- re. Easement dated July 1, 1981 executed by Robbie Iroana Byler to Phillips Petroleum Company, recorded in Volume 582, Page 109, Deed Records of Fayette County, Texas. May affect this tract.
- rf. Easement dated August 4, 1983 executed by W.C. Byler, et ux to Phillips Natural Gas Company, recorded in Volume 640, Page 495, Deed Records of Fayette County, Texas. May affect this tract.
- rg. Easement dated October 31, 1996 executed by Steve Yates et ux to Robbie Iroana Mattingly Byler et al, recorded in Volume 969, Page 836, Official Records of Fayette County, Texas. May affect this tract.
- rh. Easement described in Deed dated April 25, 2003 executed by Nancy Dyer et al to Betty Byler Yates et al, recorded in Volume 1218, Page 345, Official Records of Fayette County, Texas. Does not affect this tract.
- ri. Easement described in Deed dated February 25, 2010 executed by Nancy Dyer et al to Saxon Vaughn Beck et al, recorded in Volume 1511, Page 219, Official Records of Fayette County, Texas. Does affect this tract-see sketch.
- ri. Easement described in Deed dated February 26, 2010 executed by Saxon Vaughn Beck to Amber Ray Beck Laska, recorded in Volume 1511, Page 523, Official Records of Fayette County, Texas. Does affect this tract-see sketch.
- ri. Easement Agreement for Access dated March 23, 2020 executed by Amber Ray Laska to Melba Fay Young, recorded in Volume 1935, Page 82, Official Records of Fayette County, Texas. Does affect this tract-see sketch.
- ri. Easement Agreement for Access dated March 23, 2020 executed by Amber Ray Laska to Earl E. Ruseher et ux, recorded in Volume 1935, Page 90, Official Records of Fayette County, Texas. Does affect this tract-see sketch.
- rk. Right of Way Agreement dated March 5, 1980 executed by R.E. Cochran to W. Wilson Corporation, recorded in Volume 553, Page 756, Deed Records of Fayette County, Texas. (As to Tract Three) May affect this tract.



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