



TBPELS FIRM No. 10194244  
18410 US Hwy 281 N, Suite 109  
San Antonio, TX 78259  
(210) 369-9509

BUYER/OWNER: ALAN VANCE GRIMSLEY  
ADDRESS: 1038 LEAGUE LINE ROAD  
CITY, STATE, ZIP: PAIGE, TEXAS 78659  
TITLE COMPANY: PATTEN TITLE COMPANY  
GF NUMBER: MD-24-51858  
EFFECTIVE DATE: OCTOBER 26, 2024  
ISSUE DATE: OCTOBER 26, 2024

### LAND TITLE SURVEY

TRACT 1 - A 13.335 ACRE TRACT OF LAND LYING IN THE RUTH MACKEY SURVEY NO. 3, ABSTRACT 47, IN BASTROP COUNTY, TEXAS, AND BEING A PORTION OF THAT 40.000 ACRE TRACT DESCRIBED IN A CORRECTION INSTRUMENT BY RICHARD H. HOLT REAL ESTATE HOLDINGS, INC. FOR JACOB LOZA AND GRISELDA MARURI OF RECORD IN DOCUMENT NO. 201912633, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS.

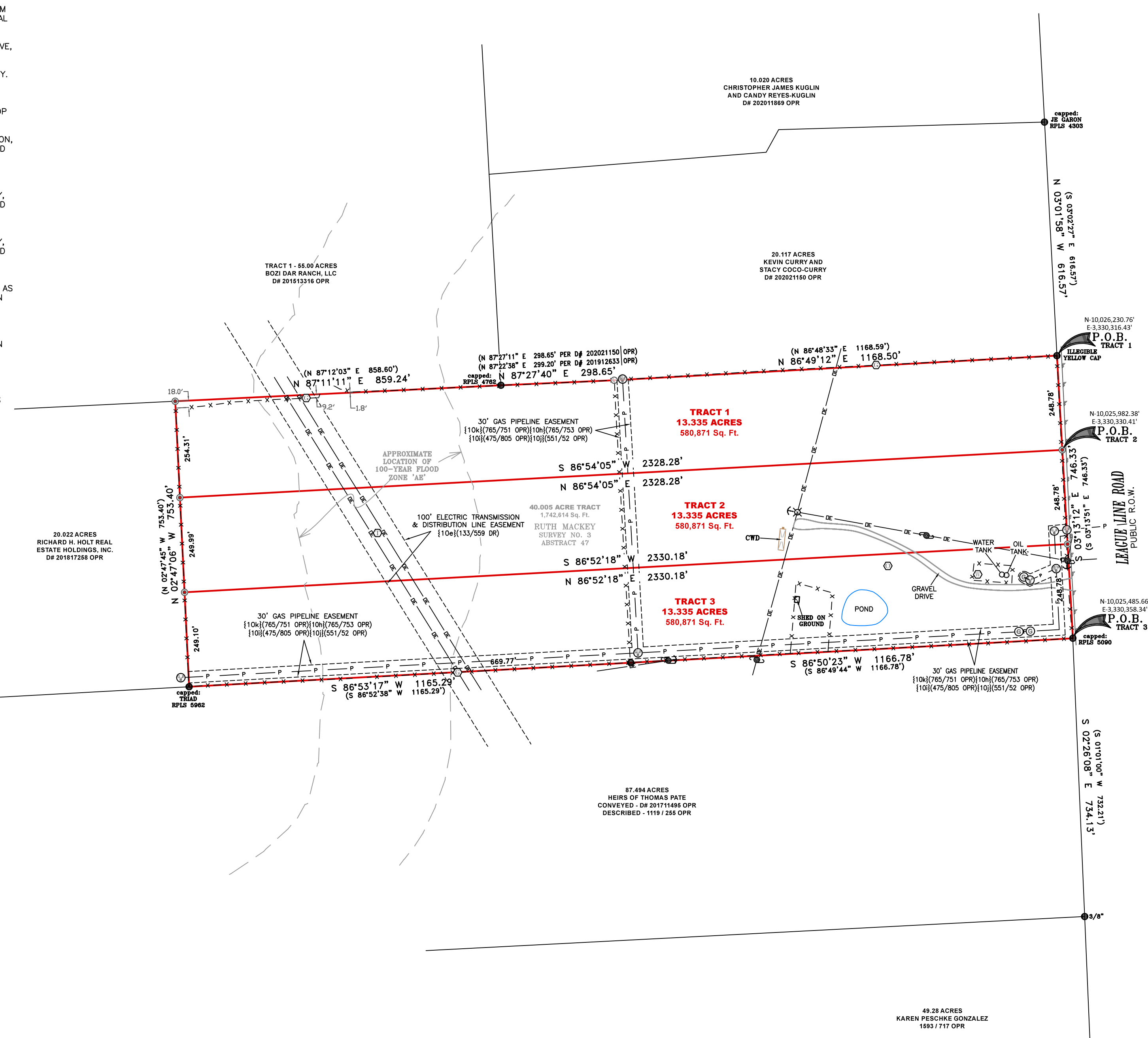
TRACT 2 - A 13.335 ACRE TRACT OF LAND LYING IN THE RUTH MACKEY SURVEY NO. 3, ABSTRACT 47, IN BASTROP COUNTY, TEXAS, AND BEING A PORTION OF THAT 40.000 ACRE TRACT DESCRIBED IN A CORRECTION INSTRUMENT BY RICHARD H. HOLT REAL ESTATE HOLDINGS, INC. FOR JACOB LOZA AND GRISELDA MARURI OF RECORD IN DOCUMENT NO. 201912633, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS.

TRACT 3 - A 13.335 ACRE TRACT OF LAND LYING IN THE RUTH MACKEY SURVEY NO. 3, ABSTRACT 47, IN BASTROP COUNTY, TEXAS, AND BEING A PORTION OF THAT 40.000 ACRE TRACT DESCRIBED IN A CORRECTION INSTRUMENT BY RICHARD H. HOLT REAL ESTATE HOLDINGS, INC. FOR JACOB LOZA AND GRISELDA MARURI OF RECORD IN DOCUMENT NO. 201912633, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS.

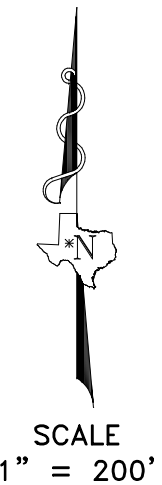


### NOTES

- BEARINGS AND DISTANCES SHOWN FOR THIS SURVEY WERE DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, GRID.
- PER SCHEDULE B OF THE TITLE COMMITMENT REFERENCED ABOVE, THE FOLLOWING ITEMS MAY AFFECT THIS TRACT:
  - {1} SCHEDULE B, ITEM 1, WAS DELETED BY PATTEN TITLE COMPANY.
  - {10e} AN EASEMENT GRANTED TO LOWER COLORADO RIVER AUTHORITY, AS SET FORTH AND DESCRIBED BY INSTRUMENT FILED FOR RECORD IN VOLUME 133, PAGE 559, DEED RECORDS, BASTROP COUNTY, TEXAS. (AS SHOWN)
  - {10f} AN EASEMENT GRANTED TO AQUA WATER SUPPLY CORPORATION, AS SET FORTH AND DESCRIBED BY INSTRUMENT FILED FOR RECORD IN VOLUME 197, PAGE 633, DEED RECORDS, BASTROP COUNTY, TEXAS. (10-FOOT WATER PIPELINE EASEMENT CENTERED ON FACILITIES AS INSTALLED, NOT LOCATED BY THIS SURVEY)
  - {10g} AN EASEMENT GRANTED TO PHILLIPS NATURAL GAS COMPANY, AS SET FORTH AND DESCRIBED BY INSTRUMENT FILED FOR RECORD IN VOLUME 765, PAGE 751, OFFICIAL RECORDS, BASTROP COUNTY, TEXAS. (APPROXIMATE LOCATION OF PIPELINES AS SHOWN)
  - {10h} AN EASEMENT GRANTED TO PHILLIPS NATURAL GAS COMPANY, AS SET FORTH AND DESCRIBED BY INSTRUMENT FILED FOR RECORD IN VOLUME 765, PAGE 753, OFFICIAL RECORDS, BASTROP COUNTY, TEXAS. (APPROXIMATE LOCATION OF PIPELINES AS SHOWN)
  - {10i} AN EASEMENT GRANTED TO PHILLIPS NATURAL GAS COMPANY, AS SET FORTH AND DESCRIBED BY INSTRUMENT FILED FOR RECORD IN VOLUME 475, PAGE 805, OFFICIAL RECORDS, BASTROP COUNTY, TEXAS. (APPROXIMATE LOCATION OF PIPELINES AS SHOWN)
  - {10j} AN EASEMENT GRANTED TO CLAJON GAS COMPANY, L.P., AS SET FORTH AND DESCRIBED BY INSTRUMENT FILED FOR RECORD IN VOLUME 551, PAGE 52, OFFICIAL RECORDS, BASTROP COUNTY, TEXAS. (APPROXIMATE LOCATION OF PIPELINES AS SHOWN)
  - {10k} WATER LINE EASEMENT GRANTED TO AQUA WATER SUPPLY CORPORATION, AS SET FORTH AND DESCRIBED/DEFINED BY INSTRUMENT FILED FOR RECORD UNDER BASTROP COUNTY CLERK'S FILE NO(S). 201913585, OFFICIAL RECORDS, BASTROP COUNTY, TEXAS. (15-FOOT WATER PIPELINE EASEMENT CENTERED ON FACILITIES AS INSTALLED, NOT LOCATED BY THIS SURVEY)



LEGEND	
---	BOUNDARY
---	SETBACK LINE
---	EASEMENTS
X-X-X	WIRE FENCE (WF)
DE	OVERHEAD ELECTRIC
P	OVERHEAD ELECTRIC
---	EDGE OF ASPHALT
○	3/4" PIPE FOUND
●	1/2" IRON ROD FOUND
●	1/2" IRON ROD SET W/CAP
○	STAMPED: ALLIANCE LAND SURVEYORS' RPLS 4716"
△	CALCULATED POINT
( )	RECORD INFORMATION
{ }	SCHEDULE B REFERENCE
000/000	VOLUME/PAGE
D#	DOCUMENT NUMBER
OPR	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS
DR	DEED RECORDS OF BASTROP COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
CWD	COVERED WOOD DECK
○	GAS PIPELINE MARKER
○	GAS VALVE
○	TRANSMISSION TOWER
○	GATE
○	OIL WELL
○	WATER SEPARATOR
○	POWER POLE
○	METER POLE
○	GUY WIRE ANCHOR



SCALE  
1" = 200'

I, Gary A. Gibbons, Registered Professional Land Surveyor number 4716, do hereby certify that this survey made on the ground by personnel working under my direct supervision and that this professional service conforms to the minimum standards of survey practices as set out by the Texas Board of Professional Engineers and Land Surveyors as of this date.

Survey field work completed on:  
THE 5th DAY OF OCTOBER 2024, A.D.  
*Gary A. Gibbons*  
GARY A. GIBBONS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4716

ACCORDING TO FEMA MAP NO. 48021C0275E WITH AN EFFECTIVE DATE OF 01/19/2006, A PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR ZONE 'A' AND IS WITHIN A SPECIAL FLOOD HAZARD AREA, AND A PORTION OF THIS PROPERTY LIES WITHIN FLOOD ZONE 'X' AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA. APPROXIMATE LIMITS (IF SHOWN) ARE BASED ON AVAILABLE SHAPE FILES PROVIDED BY FEMA (msc.fema.gov).

JOB NO. 241018201-A	FIELD WORK: BBIII	BOUNDARY: JTD	DRAWN: JTD	REVIEW: GG	REVISION DATE: --/--/---
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