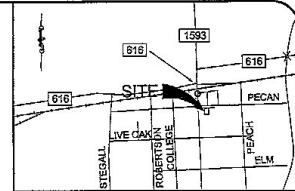


MORTGAGE LOAN INSPECTION

BEING A 0.224 ACRE TRACT OF LAND SITUATED IN BLOCK 2 EAST OF THE LOTTA TOWNSITE IN THE STEPHEN F. AUSTIN TWO LEAGUE GRANT, ABSTRACT NO. 5, JACKSON COUNTY, TEXAS AND BEING COMPRISED OF A CALLED 0.180 ACRE TRACT OF LAND DESCRIBED BY GENERAL WARRANTY DEED DATED AUGUST 13, 2021, CONVEYED FROM ROLAND W. OSBURN AND CONNIE OSBURN TO SHELLEY JOLEEN OSBURN AS RECORDED IN INSTRUMENT NO. 2021-02690 OF THE OFFICIAL RECORDS, JACKSON COUNTY, TEXAS AND ALL OF A CALLED 1920.00 SQUARE FEET TRACT OF LAND AS DESCRIBED BY CASH WARRANTY DEED DATED MAY 15, 1984, CONVEYED FROM ROLAND D. OSBURN AND WIFE, SHARON A. OSBURN TO ROLAND W. OSBURN AND WIFE, CONNIE OSBURN AS RECORDED IN VOLUME 655, PAGE 445 OF THE DEED RECORDS, JACKSON COUNTY, TEXAS.



VICINITY MAP

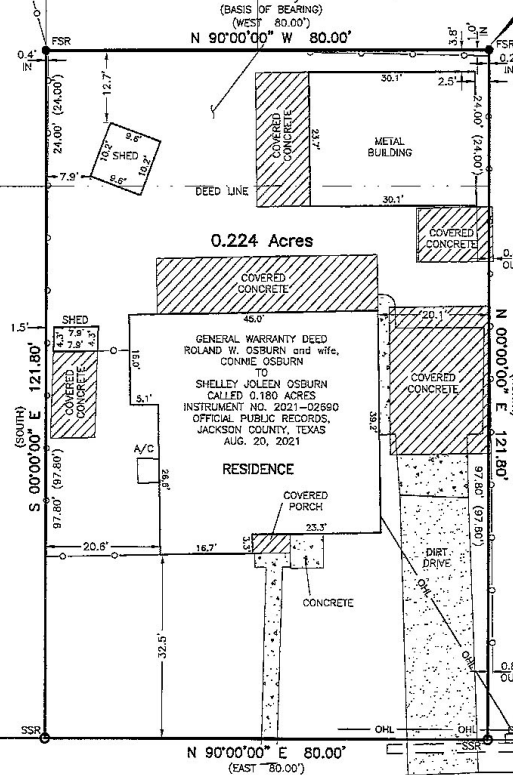
TEXAS GENERAL WARRANTY DEED
HOLLADAY CONST CO, INC.
TO
SHIELDS A. HOLLADAY
CALLED 3.16 ACRES
INSTRUMENT NO. 2022-00047
OFFICIAL PUBLIC RECORDS,
JACKSON COUNTY, TEXAS
JAN. 1, 2022

LOTTA TOWNSITE
BLOCK 2 EAST

DEED OF GIFT
WANDA J. NEWMAN (PESCH)
TO
GARY PESCH
TRACT TWO: CALLED 0.11 ACRES
VOLUME 752, PAGE 770
DEED RECORDS,
JACKSON COUNTY, TEXAS
OCT. 31, 1991

CASH WARRANTY DEED
ROLAND D. OSBURN and wife,
SHARON A. OSBURN
TO
ROLAND W. OSBURN and wife,
CONNIE OSBURN
CALLED 1920.00 SQ.FT.
VOLUME 655, PAGE 445
DEED RECORDS,
JACKSON COUNTY, TEXAS
MAY 15, 1984

POINT OF
BEGINNING



WARRANTY DEED with
VENDOR'S LIEN
R. JERRY BASTIAN
TO
HALSTEAD & RHYME, INC.
PORTION OF BLOCK 2 EAST
CALLED 0.63 ACRES
VOLUME 85, PAGE 368
OFFICIAL RECORDS,
JACKSON COUNTY, TEXAS
NOV. 1, 1996

NOTE:
THE PROPERTY DESCRIBED HEREON MAY OR
MAY NOT BE IN CONFLICT WITH CITY,
COUNTY OR STATE SUBDIVISION
ORDINANCES.

BASIS OF BEARING IS BASED ON GENERAL
WARRANTY DEED RECORDED IN INSTRUMENT
NO. 2021-02690, OFFICIAL RECORDS,
JACKSON COUNTY, TEXAS.



399 PECAN STREET
(32' RIGHT-OF-WAY)

LEGEND

These standard symbols will
be found in the drawing.

- SSR ○ SET 5/8" STEEL REBAR WITH "USP" CAP
- FSR ● FOUND 5/8" STEEL REBAR
- PP □ POWER POLE
- A/C AIR CONDITIONER
- CHAIN LINK FENCE
- OVERHEAD LINES
- (N 00°00'00" E 0.00')

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE
TITLE COMPANY:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND
OF THE PROPERTY LEGALLY DESCRIBED HEREON ON 10/26/2022 AND IS CORRECT, AND
THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE
CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS
OF WAY, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND
FROM A DEDICATED ROADWAY.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR JACKSON COUNTY, TEXAS,
COMMUNITY PANEL NUMBER 48239C 0450D, MAP REVISED SEPTEMBER 17, 2014, THE
SUBJECT PROPERTY IS LOCATED IN ZONE AE WHICH IS A SPECIAL FLOOD HAZARD AREA,
BASE FLOOD ELEVATION DETERMINED.

SIGNED: Michael K. Williams 10/31/2022
URBAN SURVEYING, INC.
BY: MICHAEL K. WILLIAMS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6616



Note:

The referenced tract is subject to:

1. Record Title Search Performed and Provided by Stewart Title Guaranty Company, GF No. 122-0623.
2. Subject to Restrictive Covenants and/or Easements Recorded in:
Volume 300, Page 52, Deed Records, Jackson County, Texas. (DOES NOT AFFECT)
Volume 300, Page 129, Deed Records, Jackson County, Texas. (DOES NOT AFFECT)
Volume 342, Page 514, Deed Records, Jackson County, Texas. (DOES NOT AFFECT)
Volume 623, Page 848, Deed Records, Jackson County, Texas. (DOES NOT AFFECT)

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DRAWN BY: MMB
JOB NO.: S25528.00