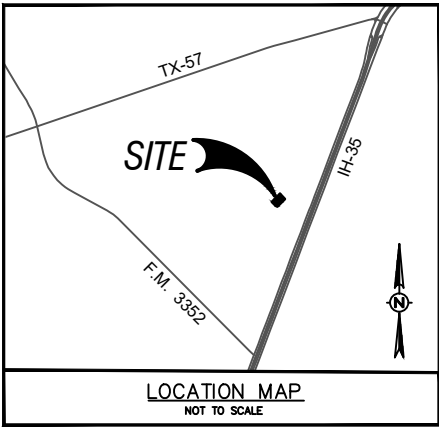




LAND TITLE SURVEY
OF

A 2.971 ACRE TRACT OF LAND IN THE RUSK TRANSPORTATION COMPANY SURVEY NUMBER 11, ABSTRACT 588, FRIO COUNTY, TEXAS, SAID 2.971 ACRE TRACT BEING ALL OF LOT 23, OF THE FRIO COUNTY ESTATES SUBDIVISION, RECORDED IN CABINET 1, SLIDE 162B, MAP AND PLAT RECORDS OF FRIO COUNTY, TEXAS.

LEGEND

- 1/2" IRON ROD WITH PLASTIC CAP
- STAMPED "MMES RPLS 6490"
- FOUND UNLESS OTHERWISE NOTED
- POB — PLACE OF BEGINNING
- PROPERTY LINE
- R.O.W. — RIGHT-OF-WAY
- () — RECORD CALLS
- SERVICE POWER POLE
- POWER POLE
- GUY WIRE
- OHE — OVERHEAD ELECTRIC
- CHAIN LINK FENCE
- O.P.R.F.C. — OFFICIAL PUBLIC RECORDS OF FRIO COUNTY, TEXAS
- M.P.R.F.C. — MAP AND PLAT RECORDS OF FRIO COUNTY, TEXAS

SURVEYORS NOTES:

- BASIS OF BEARING TAKEN FROM GPS OBSERVATIONS AND IS BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83(2011).
- THIS SURVEY WAS CONDUCTED IN CONJUNCTION WITH A TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GF. NO. PS-2251-SD, EFFECTIVE DATE: FEBRUARY 16, 2024, ISSUED: MARCH 5, 2024
- THE SUBJECT TRACT LIES WITHIN AN AREA WHERE FEMA HAS NOT COMPLETED A STUDY TO DETERMINE FLOOD HAZARD.
- RECORD CALLS TAKEN FROM CABINET 1, SLIDE 162B, MAP AND PLAT RECORDS OF FRIO COUNTY, TEXAS.
- DISTANCES SHOWN HEREON ARE SURFACE.
- FIELD WORK WAS COMPLETED ON MARCH 7, 2024.

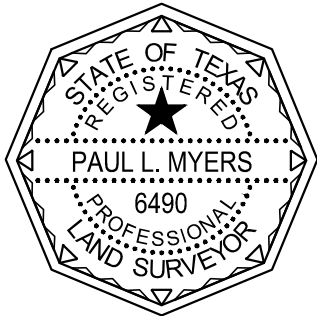
SCHEDULE B, ITEM 10:

- 20' PUBLIC UTILITY EASEMENT, RECORDED IN CABINET 1, SLIDE 162B, MAP AND PLAT RECORDS OF FRIO COUNTY — (AFFECTS SUBJECT TRACT — SHOWN HEREON)
- COVENANTS PROVIDING FOR ASSESSMENTS PAYABLE TO FRIO COUNTY ESTATES ASSOCIATION, INC., RECORDED IN VOLUME 350, PAGE 712, OFFICIAL PUBLIC RECORDS OF FRIO COUNTY, TEXAS — (AFFECTS SUBJECT TRACT)
- 10' PERPETUAL UTILITY EASEMENT, RECORDED IN VOLUME 350, PAGE 712, OFFICIAL PUBLIC RECORDS OF FRIO COUNTY, TEXAS — (AFFECTS SUBJECT TRACT — SHOWN HEREON)
- BUILDING SET BACK LINES, 50' ALONG FRONT, 20' ALONG SIDES, AND 25' ALONG REAR PROPERTY LINES, RECORDED IN VOLUME 350, PAGE 712, OFFICIAL PUBLIC RECORDS OF FRIO COUNTY, TEXAS — (AFFECTS SUBJECT TRACT — SHOWN HEREON)
- POWER LINE EASEMENT, RECORDED IN VOLUME 71, PAGE 295, DEED RECORDS OF FRIO COUNTY, TEXAS — (MAY AFFECT SUBJECT TRACT — BLANKET IN NATURE — CANNOT PLACE GEOGRAPHICALLY)
- STATE OF TEXAS TO BE REIMBURSED FOR ANY ACREAGE IN EXCESS OF 640 ACRES, RECORDED IN VOLUME 43, PAGE 302, DEED RECORDS OF FRIO COUNTY, TEXAS — (MAY AFFECT SUBJECT TRACT)
- MINERAL AND/OR ROYALTY INTEREST, RECORDED IN VOLUME 936, PAGE 307, DEED RECORDS OF FRIO COUNTY, TEXAS — (MAY AFFECT SUBJECT TRACT)
- MINERAL AND/OR ROYALTY INTEREST, RECORDED IN VOLUME 997, PAGE 107, DEED RECORDS OF FRIO COUNTY, TEXAS — (MAY AFFECT SUBJECT TRACT)
- UTILITY, ACCESS, WASTEWATER TREATMENT PLANT AND WATER WELL EASEMENT, RECORDED IN VOLUME 188, PAGE 866, OFFICIAL PUBLIC RECORDS OF FRIO COUNTY, TEXAS — (DOES NOT AFFECT SUBJECT TRACT)
- CHANNEL DRAINAGE EASEMENT, RECORDED IN VOLUME 227, PAGE 77, DEED RECORDS OF FRIO COUNTY, TEXAS — (DOES NOT AFFECT SUBJECT TRACT)
- MINERAL AND/OR ROYALTY INTEREST, RECORDED IN VOLUME 19, PAGE 878, OFFICIAL PUBLIC RECORDS OF FRIO COUNTY, TEXAS — (MAY AFFECT SUBJECT TRACT)
- MINERAL AND/OR ROYALTY INTEREST, RECORDED IN VOLUME 332, PAGE 200, OFFICIAL PUBLIC RECORDS OF FRIO COUNTY, TEXAS — (MAY AFFECT SUBJECT TRACT)
- RIGHT-OF-WAY EASEMENT, RECORDED IN VOLUME 342, PAGE 444, OFFICIAL PUBLIC RECORDS OF FRIO COUNTY, TEXAS — (AFFECTS SUBJECT TRACT — SHOWN HEREON)

TO: WINDSOR CHASE, LLC, A LIMITED LIABILITY COMPANY, FRIO COUNTY ESTATES, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

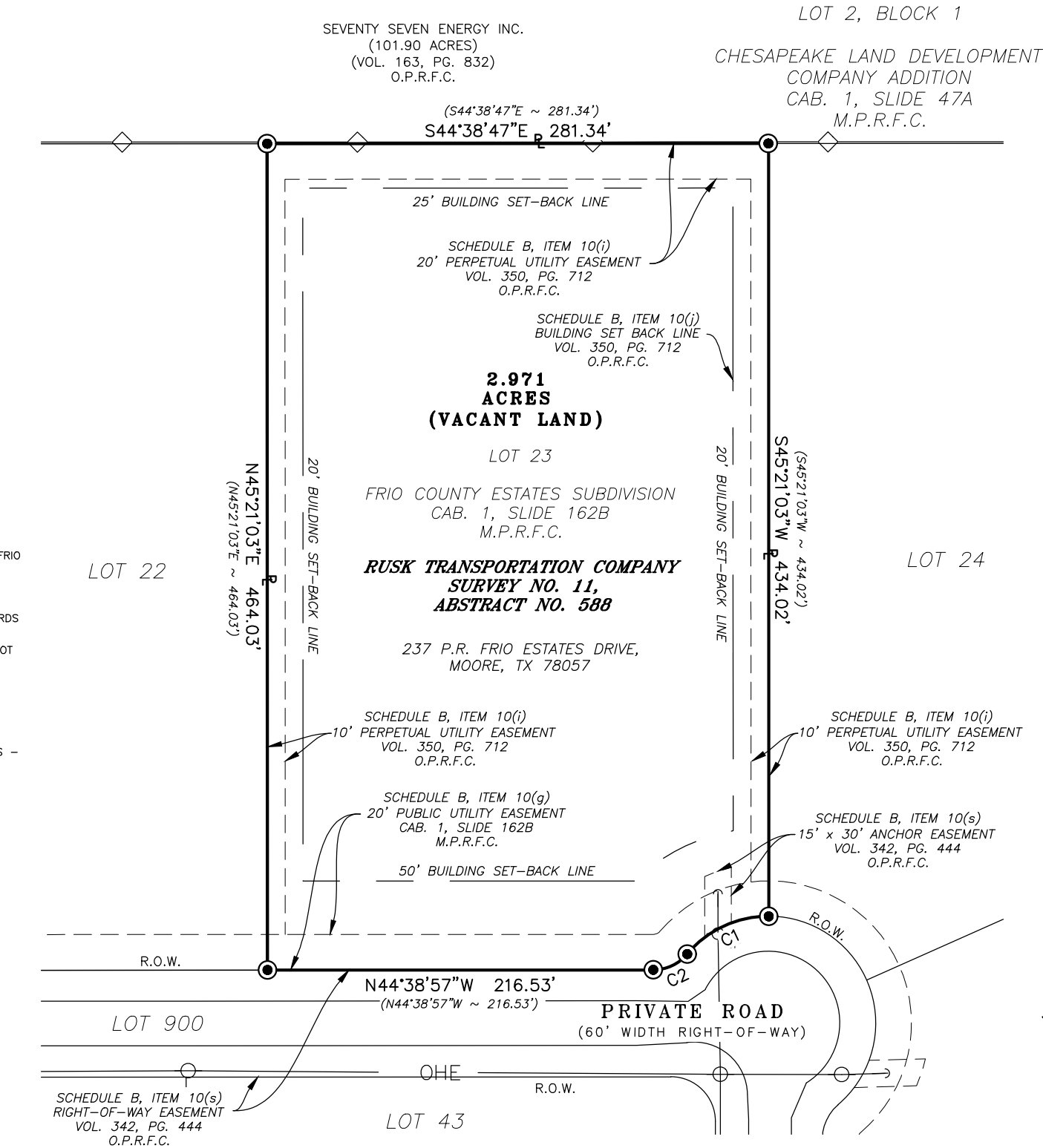
I HEREBY CERTIFY THAT THIS SURVEY REPRESENTS FACTS DISCLOSED BY AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION IN MARCH 2024 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 3 LAND TITLE SURVEY.

Paul L. Myers
PAUL L. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6490



MEALS★MYERS
ENGINEERING & SURVEYING LLC

10906 LAUREATE DR., STE. 101
SAN ANTONIO, TX 78249
PHONE: (830) 931-1269
PHONE: (210) 740-2483
TBPE #F-18576
TBPLS #10194291



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	52.02'	60.00'	49°40'47"	N69°29'20"W	50.41' (LEN. ~ 52.02')
C2	21.68'	25.00'	49°40'47"	N69°29'20"W	21.00' (N69°29'20"W ~ 21.00')