



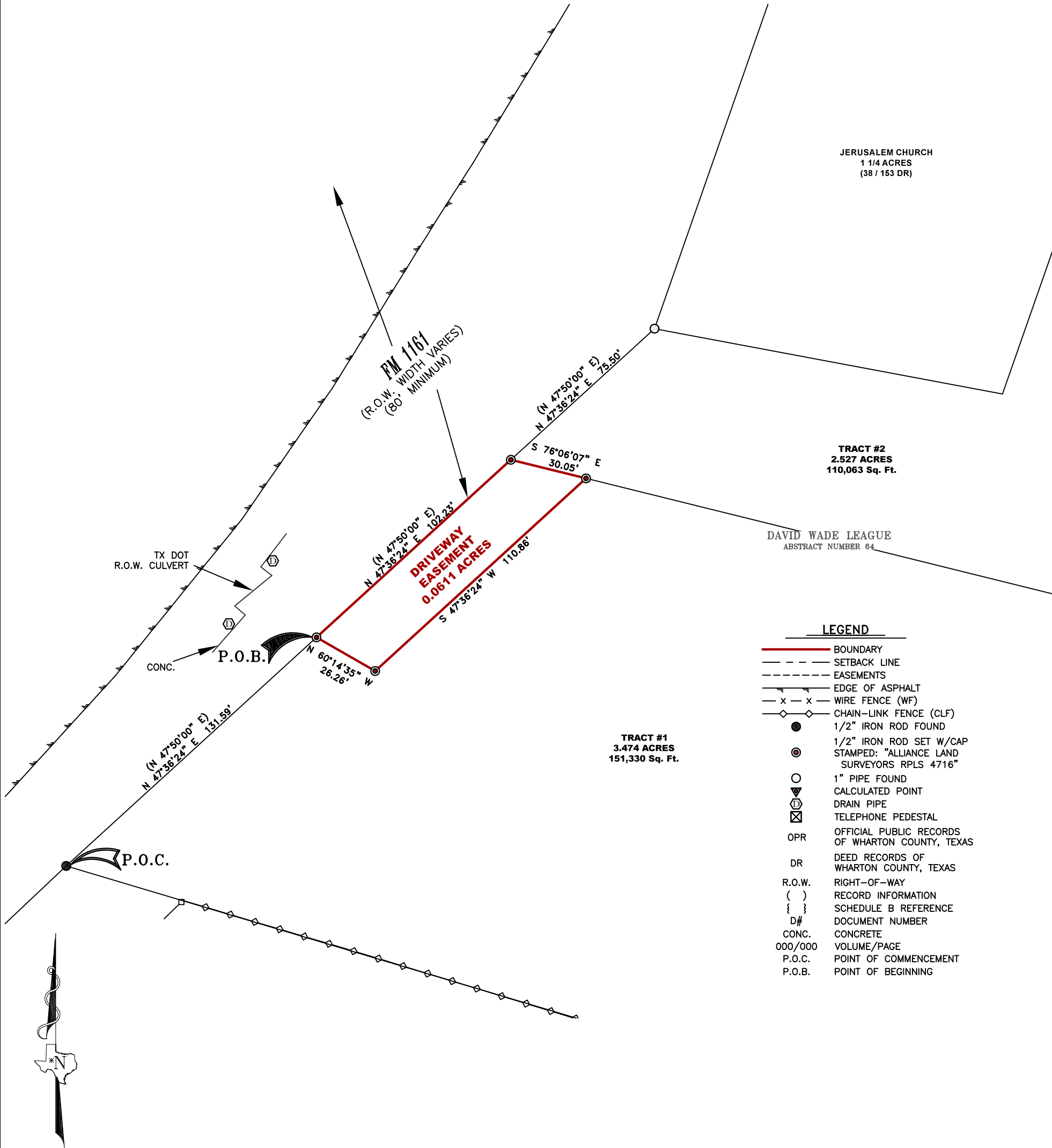
TBPELS FIRM No. 10194244
18410 US Hwy 281 N, Suite 109
San Antonio, TX 78259
(210) 369-9509

BUYER/OWNER: MOUNTAIN ROCK PROPERTY GROUP INC.
ADDRESS: W FM 1161
CITY, STATE, ZIP: SPANISH CAMP, TEXAS
TITLE COMPANY: PRIORITY ONE TITLE, LLC
GF NUMBER: HC-P-25-1061E
EFFECTIVE DATE: AUGUST 15, 2025
ISSUE DATE: AUGUST 29, 2025



LAND SURVEY

BEING A 0.0611 ACRE (2,664 Sq. Ft.) STRIP OF LAND FOR A DRIVEWAY EASEMENT (INGRESS AND EGRESS) SITUATED IN THE DAVID WADE LEAGUE, ABSTRACT 64, WHARTON COUNTY, TEXAS, OUT OF THAT CERTAIN 6.001 ACRE TRACT CONVEYED TO MOUNTAIN ROCK PROPERTY GROUP, INC., AS DESCRIBED IN VOLUME 1406, PAGE 376, OFFICIAL PUBLIC RECORDS OF WHARTON COUNTY, TEXAS, SAID 6.001 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN A SURVEY PREPARED BY ALLIANCE LAND SURVEYORS, LLC, JOB NO. 260221670, DATED FEBRUARY 18, 2026. SAID 0.0611 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.



LEGEND

—	BOUNDARY
- - -	SETBACK LINE
- - - - -	EASEMENTS
— x — x —	EDGE OF ASPHALT
— x — x —	WIRE FENCE (WF)
— x — x —	CHAIN-LINK FENCE (CLF)
●	1/2" IRON ROD FOUND
⊙	1/2" IRON ROD SET W/CAP
⊙	STAMPED: "ALLIANCE LAND SURVEYORS RPLS 4716"
○	1" PIPE FOUND
▽	CALCULATED POINT
⊕	DRAIN PIPE
⊕	TELEPHONE PEDESTAL
OPR	OFFICIAL PUBLIC RECORDS OF WHARTON COUNTY, TEXAS
DR	DEED RECORDS OF WHARTON COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
()	RECORD INFORMATION
{ }	SCHEDULE B REFERENCE
D#	DOCUMENT NUMBER
CONC.	CONCRETE
000/000	VOLUME/PAGE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING



SCALE
1" = 40'

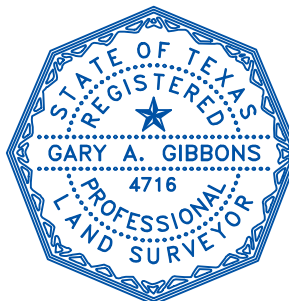
NOTES

1. BEARINGS AND DISTANCES SHOWN FOR THIS SURVEY WERE DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.

2. PER SCHEDULE B OF THE TITLE COMMITMENT REFERENCED HEREON, THE FOLLOWING ITEMS MAY AFFECT THIS TRACT:

{ } SCHEDULE B, ITEM 1, IS DELETED. NO PLOTTABLE RESTRICTIONS DESCRIBED IN SCHEDULE B.

ACCORDING TO FEMA MAP NO. 48481C0175F WITH AN EFFECTIVE DATE OF 12/21/2017, THIS PROPERTY LIES WITHIN 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).



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 4TH DAY OF MARCH 2026, A.D.

Gary A. Gibbons

GARY A. GIBBONS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4716

JOB NO. 260221670-A

FIELD WORK:
BBIII

BOUNDARY:
EJS

DRAWN:
JAG

REVIEW:
JTD/EJS

REVISION DATE: