



## **Filing Receipt**

**Filing Date - 2024-01-22 05:03:21 PM**

**Control Number - 53429**

**Item Number - 63**

**DOCKET NO. 53259**

<b>APPLICATION OF CSWR-TEXAS</b>	<b>§</b>	
<b>UTILITY OPERATING COMPANY LLC</b>	<b>§</b>	
<b>AND CODY AND ANITA LEWIS DBA</b>	<b>§</b>	<b>PUBLIC UTILITY COMMISSION</b>
<b>CASSIE WATER COMPANY FOR SALE,</b>	<b>§</b>	
<b>TRANSFER, OR MERGER OF</b>	<b>§</b>	<b>OF TEXAS</b>
<b>FACILITIES AND CERTIFICATE</b>	<b>§</b>	
<b>RIGHTS IN BURNET COUNTY</b>	<b>§</b>	

**DOCKET NO. 53429**

<b>APPLICATION OF CSWR-TEXAS</b>	<b>§</b>	
<b>UTILITY OPERATING COMPANY LLC</b>	<b>§</b>	
<b>AND DEER SPRINGS WATER</b>	<b>§</b>	<b>PUBLIC UTILITY COMMISSION</b>
<b>COMPANY FOR SALE, TRANSFER, OR</b>	<b>§</b>	
<b>MERGER OF FACILITIES AND</b>	<b>§</b>	<b>OF TEXAS</b>
<b>CERTIFICATE RIGHTS IN BURNET</b>	<b>§</b>	
<b>COUNTY</b>	<b>§</b>	

**DOCKET NO. 53430**

<b>APPLICATION OF CSWR-TEXAS</b>	<b>§</b>	
<b>UTILITY OPERATING COMPANY, LLC</b>	<b>§</b>	<b>PUBLIC UTILITY COMMISSION</b>
<b>AND WATER WORKS I AND II FOR</b>	<b>§</b>	
<b>SALE, TRANSFER, OR MERGER OF</b>	<b>§</b>	<b>OF TEXAS</b>
<b>FACILITIES AND CERTIFICATE</b>	<b>§</b>	
<b>RIGHTS IN LLANO COUNTY</b>	<b>§</b>	

**CSWR-TEXAS UTILITY OPERATING COMPANY, LLC'S  
SUBMISSION OF ADDITIONAL DOCUMENTATION REGARDING THE CLOSING  
OF THIS TRANSACTION AND JOINT MOTION TO ADMIT**

CSWR-Texas Utility Operating Company, LLC (CSWR-Texas) submits additional documentation regarding the closing of this transaction along with an explanation of the documents. Together with Staff of the Public Utility Commission of Texas (Staff), CSWR-Texas files a Joint Motion to Admit the additional documentation into the record.

**I. ADDITIONAL DOCUMENTATION AND EXPLANATION**

Pursuant to discussions with Staff, CSWR-Texas provides the following explanation of the transaction to close this purchase. This case was originally filed under one docket number because

all three systems were operated by one entity. After discussions with Staff, the dockets were separated at the Commission for processing even though the transaction was still conducted as one closing transaction. The real property transferred to CSWR-Texas for Water Works I & II was owned by Master Trade, Inc., Tinaco Pacific Corporation, and Water Works I & II. Thus, those entities appear on the Bill of Sale. The Bill of Sale for this transaction does not include references to Cassie Water or Deer Springs because those entities did not own any real or personal property that was transferred to CSWR-Texas. The title commitment for the transaction is attached as Exhibit A. Surveys for all of the tracts are attached as Exhibit B.

## **II. JOINT MOTION TO ADMIT**

To allow consideration of the title commitment and surveys, CSWR-Texas and Staff respectfully request that Exhibits A and B be admitted into the record.

Respectfully submitted,

**ATTORNEYS FOR CSWR-TEXAS UTILITY  
OPERATING COMPANY, LLC**

L. Russell Mitten  
General Counsel  
Central States Water Resources, Inc.  
1630 Des Peres Rd., Suite 140  
Des Peres, MO 63131  
(314) 380-8595  
(314) 763-4743 (Fax)



Evan D. Johnson  
State Bar No. 24065498  
Wendy K. L. Harvel  
State Bar No. 00796719  
Coffin Renner LLP  
1011 W. 31<sup>st</sup> Street  
Austin, Texas 78705  
(512) 879-0900  
(512) 879-0912 (fax)  
evan.johnson@crtxlaw.com  
wendy.harvel@crtxlaw.com

**PUBLIC UTILITY COMMISSION OF TEXAS  
LEGAL DIVISION**

Marisa Lopez Wagley  
Division Director

Ian Groetsch  
Managing Attorney

/s/ Kelsey Daugherty  
Kelsey Daugherty  
State Bar No. 24125054  
1701 N. Congress Avenue  
P.O. Box 13326  
Austin, Texas 78711-3480  
(512) 936-7255  
(512) 936-7268 (facsimile)  
Kelsey.Daugherty@puc.texas.gov

**CERTIFICATE OF SERVICE**

I hereby certify that on this 22nd day of January 2024, notice of the filing of this document was provided to all parties of record via electronic mail in accordance with the Second Order Suspending Rules, issued in Project No. 50664.

  
Wendy K. L. Harvel

THE LANGUAGE SET FORTH BELOW *MUST* BE INCORPORATED INTO A COVER LETTER ATTACHED TO ALL TITLE INSURANCE COMMITMENTS.

#### Required Language for a Title Insurance Commitment Cover Letter

The attached title insurance commitment contains information which has been obtained or derived from records and information owned by Title Data, Inc. or one (1) of its subsidiaries (collectively "Title Data"). Title Data owns and maintains land title plants for various Texas counties. Our company's right to access and use Title Data's title plants is governed by the Subscription Agreement(s) we have with Title Data, which restricts who can receive and/or use a title insurance commitment, which is based in whole or in part, upon Title Data's records and information. The information contained in the title plants is protected by federal copyright law and Texas common law on trade secrets and contract.

**This Title Insurance Commitment should not be re-distributed without first confirming with the issuing agent what is permissible under the terms of their Subscription Agreement with Title Data.**



Inquire before you wire!

## WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.  
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and **DO NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

**Federal Bureau of Investigation:**  
<http://www.fbi.gov>

**Internet Crime Complaint Center:**  
<http://www.ic3.gov>

# COMMITMENT FOR TITLE INSURANCE (T-7)

Issued By:

Commitment Number:



**Fidelity National Title Insurance Company**

**FAH23001792**

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN **SCHEDULE A**, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

We (Fidelity National Title Insurance Company, a Florida corporation) will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

**Fidelity National Title Insurance Company**

By:

Issued By:

**Fidelity National Title Agency, Inc.**

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

Stefanie Gerdes



### CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment that is not shown in Schedule B you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.
2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements, or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.

**SCHEDULE A**

Effective Date: February 28, 2023 at 8:00 AM  
Commitment No.: FAH23001792

GF No.: FTH-93-FAH23001792L  
Issued: March 24, 2023 at 8:00 AM

1. The policy or policies to be issued are:
  - a. OWNER'S POLICY OF TITLE INSURANCE (Form T-1)  
(Not applicable for improved one-to-four family residential real estate)  
  
Policy Amount:  
PROPOSED INSURED:
  - b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE  
ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)  
  
Policy Amount: \$200,000.00  
PROPOSED INSURED: Central States Water Resources, Inc
  - c. LOAN POLICY OF TITLE INSURANCE (Form T-2)  
  
Policy Amount:  
PROPOSED INSURED:  
Proposed Borrower:
  - d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)  
  
Policy Amount:  
PROPOSED INSURED:  
Proposed Borrower:
  - e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)  
  
Policy Amount:  
PROPOSED INSURED:  
Proposed Borrower:
  - f. OTHER  
  
Policy Amount:  
PROPOSED INSURED:
2. The interest in the land covered by this Commitment is:
  - Fee Simple (Tract I 7 II)
  - Fee Simple and Easement (Tract III & IV)



**SCHEDULE A**  
(continued)

3. Record title to the land on the Effective Date appears to be vested in:

**Tract I:**

Cody B. Lewis and Anita H. Lewis

**Tract II:**

Cody B. Lewis and Anita H. Lewis, subject to Schedule C Requirement No. 25.

**Tract III:**

Tract 1, Master Trade Corporation

Tract 2, Lael Chad Mitchell

**Tract IV:**

Tract I:

Master Trade Corporation

Tract II: TJM Investments, L.P.

**SCHEDULE A**  
(continued)

4. Legal description of land:

**Tract I:**

Tract 1: Being 0.394 acres, more or less, out of the G. D. Simpson Survey No. 1550, Abstract No. 1620 and the James Olney Survey No. 898, Abstract No. 664, Burnet County, Texas, and being more fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof, together with the right of ingress and egress to said water wells for the purpose of laying, maintaining, operating and replacing all existing pipelines to and from said wells.

Tract 2: Being 0.055 acres out of the G. W. Banta Survey No. 1161, Abstract No. 1369, Burnet County, Texas, and being a portion of Lot 17 and a portion of that certain tract designated as "Reserved for Passway to the Lake", Cassie Subdivision, Block No. 4, with said 0.055 acres more fully described by metes and bounds in Exhibit "B" attached hereto and made a part hereof, together with the right of ingress and egress to said water wells for the purpose of laying, maintaining, operating and replacing all existing pipelines to and from said wells.

**Tract II:**

Being Lot No. Two Hundred Three (203), Deer Springs, a subdivision in Burnet County, Texas, as shown on plat recorded in Volume 4, Page 43, also referenced in Cabinet 1, Slide 126-D, Plat Records of Burnet County, Texas; together with the right of ingress and egress to said water wells for the purpose of laying, maintaining, operating and replacing all existing pipelines to and from said wells.

**Tract III:**

Tract 1:

Being a portion of Lot No. Thirteen (13), Floyd Acres Subdivision Revised, a subdivision in Llano County, Texas, as shown by map or plat there of recorded in Volume 91, Page 493, Deed Records of Llano County, Texas; said portion of Lot 13 being more particularly described by metes and bounds in EXHIBIT "A" attached hereto and made a part hereof.

TOGETHER WITH and to include an easement over the streets of Floyd Acres Subdivision, and along the lot lines of the lots therein as set out in deed dated October 1, 1971, executed by Ira M. Floyd and Emma Floyd, recorded in Volume 179, Page 667, Deed Records of Llano County, Texas.

Tract 2:

Being Lot Nos. Forty-One (41) and Forty-Five (45), Floyd Acres Subdivision Revised, a subdivision in Llano County, Texas, as shown by map or plat there of recorded in Volume 91, Page 493, Deed Records of Llano County, Texas.

**Tract IV:**

Tract I:

Being a 0.101 acre tract of land, being a portion of Lot Nos. Thirty-Eight (38) and Thirty-Nine (39), Island Lodges Subdivision, Section Two (1), a subdivision located in Llano County, Texas, according to the plat recorded in Volume 1, Page 66, Plat Records of Llano County, Texas; said 0.101 acre being more particularly described by metes and bounds in EXHIBIT "A" attached hereto and made a part hereof. TOGETHER WITH and to include right of ingress and egress over, upon, along and across the tracts of land described in Volume 720, Page 27, Official Public Records of Llano County, Texas, for the purpose of

**SCHEDULE A**  
(continued)

access and maintenance of water wells and pipelines to and from said wells.

Tract II:

Being Lots D, E, F and G, Island Lodges Subdivision, Section Two (2)), a subdivision located in Llano County, Texas, according to the plat recorded in Volume 1, Page 66, Plat Records of Llano County, Texas.

SAVE AND EXCEPT from Lot D that certain portion conveyed in Deed dated May 20, 1976, executed by R.M. Jones to Ernie Rahe, recorded in Volume 210, Page 452, Deed Records of Llano County, Texas, and subsequently conveyed by Ernest Rahe a/k/a Ernie Rahe and Alberteen Rahe to N.S. Lewis in deed dated September 1, 1980, recorded in Volume 251, Page 286, Deed Records of Llano County, Texas; said save and except portion being more particularly described by metes and bounds in EXHIBIT "B" attached hereto and made a part hereof.

**END OF SCHEDULE A**

**SCHEDULE B  
EXCEPTIONS FROM COVERAGE**

Commitment No.: FAH23001792

GF No.: FTH-93-FAH23001792L

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

**Tract I:**

Tract 1: Restrictions as set out in Volume 455, Page 546, Official Public Records of Burnet County, Texas.

Tract 2: Restrictions as set out in Volume 121, Page 424, Deed Records, and Volume 455, Page 546, Official Public Records of Burnet County, Texas, and Volume 1, Page 32, also referenced as Cabinet 1, Slide 11-B, Plat Records of Burnet County, Texas.

Omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

**Tract II:**

Item 1, Schedule B is hereby deleted.

**Tract III:**

Volume 158, Page 405, Deed Records of Llano County, Texas.

As to Tract 1, Volume 179, Page 667, Volume 251, Page 286, Volume 548, Page 325 and Volume 720, Page 27, Deed Records of Llano County, Texas.

As to Tract 2, Volume 126, Page 248, Deed Records of Llano County, Texas

Volume 1213, Page 594, and Volume 1265, Page 518, Official Public Records of Llano County, Texas.

**Tract IV:**

Volume 166, Page 96, Deed Records of Llano County, Texas.

Volume 599, Page 178, and Volume 896, Page 92, Official Public Records of Real Property of Llano County, Texas.

Volume 1, Page 66, Plat Records of Llano County, Texas.

As to Tract I, Volume 251, Page 281, Volume 251, Page 286, Volume 548, Page 325 and Volume 720, Page 27, Official Public Records of Llano County, Texas.

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.

3. Homestead or community property or survivorship rights, if any of any spouse of any insured.

(Applies to the Owner Policy only.)

**SCHEDULE B**  
**EXCEPTIONS FROM COVERAGE**  
(continued)

4. Any title or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
- a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
  - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
  - c. to filled-in lands, or artificial islands, or
  - d. to statutory water rights, including riparian rights, or
  - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.

(Applies to the Owner Policy only.)

5. Standby fees, taxes and assessments by any taxing authority for the year 2023 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax years. (If Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2023 and subsequent years.")
6. The terms and conditions of the documents creating your interest in the land.
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Mortgagee Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)
8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage.
- (Applies to Mortgagee Policy (T-2) only.)
9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R) only. Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R).
10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):
- a. Rights of parties in possession.
  - b. The following exception will appear in any policy issued (other than the T-1R Residential Owner Policy of Title Insurance and the T-2R Short-Form Residential Mortgagee Policy) if the Company is not provided a survey of the Land, acceptable to the Company, for review at or prior to closing:

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.

**SCHEDULE B**  
**EXCEPTIONS FROM COVERAGE**  
(continued)

Note: Upon receipt of a survey acceptable to the Title Company, this exception will be deleted. The Company reserves the right to except additional items and/or make additional requirements after reviewing said survey.

**Tract 1:**

Tract 1:

- c. Provisions as set out in a deed from Joyce Ray Meyer et vir, Nocliffe Meyer to Cody B. Lewis and Anita H. Lewis, dated May 8, 1989, and recorded in Volume 455, Page 546, Official Public Records, Burnet County, Texas.
- d. Rights and claims, if any, of adjoining owner(s) in and to that portion of the land lying between the boundary and inset fence, as shown by plat of survey of 0.394 acre tract dated April 27, 2022, prepared by Jeremy L. Bludau, Registered Professional Land Surveyor No. 6390.
- e. Title Company does not insure that property which lies within the fence line but not within the deeded property line boundaries as shown by plat of survey of 0.394 acre tract dated April 27, 2022, prepared by Jeremy L. Bludau, Registered Professional Land Surveyor No. 6390.
- f. Overhead electric lines as shown on plat of survey of 0.394 acre tract dated April 27, 2022, prepared by Jeremy Lane Bludau, Registered Professional Land Surveyor No. 6390.

Tract 2:

- g. Covenants, conditions and reservations set out in Volume 121, Page 424, Deed Records of Burnet County, Texas.
- h. Perpetual easement and right-of-way over and along all boundary lines of all lots for the purpose of installing, erecting, and laying water pipe lines, sewerage lines and electric transmission lines set out in Volume 121, Page 424, Deed Records of Burnet County, Texas.
- i. Easement granted to Pedernales Electric Cooperative, Inc. set out in Volume 117, Page 110, Deed Records of Burnet County, Texas.
- j. Stated undivided one-half (1/2) interest in and to all oil, gas, minerals, elements or radio-active substances in and under the said premises hereby conveyed, set out in Volume 133, Page 502, Deed cords of Burnet County, Texas. Title to said interest has not been investigated subsequent to the date of said instrument.
- k. Rights and claims, if any, of adjoining owner(s) in and to that portion of the land lying between the boundary and inset fence, as shown by plat of survey of 0.055 acre tract dated April 7, 2022, prepared by Jeremy L. Bludau, Registered Professional Land Surveyor No. 6390.
- l. Title Company does not insure that property which lies within the fence line but not within the deeded property line boundaries as shown by plat of survey of 0.055 acre tract dated April 7, 2022, prepared by Jeremy L. Bludau, Registered Professional Land Surveyor No. 6390.

Tracts 1 and 2:

- m. Regulations and ordinances of Burnet County, The State of Texas and all departments and political subdivisions thereof, including Burnet County Subdivision Regulations, dated April 25, 2000, recorded in Volume 943, Page 399, and amended in Volume 993, Page 620, Volume 1043, Page 85, Volume 1377, Page 722, Clerk's File No. 201100417, and corrected in Clerk's File No. 201100547, Official Public

**SCHEDULE B  
EXCEPTIONS FROM COVERAGE**

(continued)

Records of Burnet County, Texas.

- n. Inundation and flowage easement reserved in a deed from Emery, Peck and Rockwood Development Co. to Cassie A Friedsam dated August 14, 1930 and recorded in Volume 79, Page 40, Deed Records of Burnet County, Texas.
- o. Inundation and flowage easement granted in deed from Cassie A. Friedsam to Emery, Peck and Rockwood Development Co. dated August 14, 1930, and recorded in Volume 79, Page 45, Deed Records of Burnet County, Texas.
- p. Stated undivided one-half (1/2) non-participating royalty interest in and to all oil, gas, minerals, elements or radio-active substances in and under the said premises hereby conveyed, set out in Volume 167, Page 310, Deed Records of Burnet County, Texas. Title to said interest has not been investigated subsequent to the date of said instrument.
- q. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- r. Visible and apparent easements on or across the insured property, evidence of which does not appear of record.

**Tract II:**

- s. Regulations and ordinances of Burnet County, The State of Texas and all departments and political subdivisions thereof, including Burnet County Subdivision Regulations, dated April 25, 2000, recorded in Volume 943, Page 399, and amended in Volume 993, Page 620, Volume 1043, Page 85, Volume 1377, Page 722, Clerk's File No. 201100417, and corrected in Clerk's File No. 201100547, Official Public Records of Burnet County, Texas.
- t. Building setback lines set out in Volume 228, Page 866, Deed Records of Burnet County, Texas.
- u. Utility easements set out in Volume 228, Page 866, Deed Records of Burnet County, Texas.
- v. Utility easement granted to Pedernales Electric Cooperative, Inc., recorded in Volume 196, Page 84, Deed Records of Burnet County, Texas.
- w. Restrictions of water supply set out in Volume 202, Page 871, Deed Records of Burnet County, Texas.
- x. Sanitary Control Easement as set forth in Affidavit recorded in Volume 783, Page 307, Official Public Records of Burnet County, Texas.
- y. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- z. Visible and apparent easements on or across the insured property, evidence of which does not appear of record.
- aa. Encroachment of shed and wellhead slab from adjoining property in and upon the subject property, as shown on plat of survey dated April 27, 2022, prepared by Jeremy Lane Bludau, Registered Professional Land Surveyor No. 6390.

**SCHEDULE B  
EXCEPTIONS FROM COVERAGE**

(continued)

- ab. Location of slab and tanks in and upon utility easement, building setback line and sanitary easement as shown on survey dated as shown on plat of survey dated April 27, 2022, prepared by Jeremy Lane Bludau, Registered Professional Land Surveyor No. 6390.
- ac. Ingress/Egress easement unrecorded document surveyed October 30, 1984 by Charles Cox, as referenced on survey dated April 27, 2022, prepared by Jeremy Lane Bludau, Registered Professional Land Surveyor No. 6390.
- ad. Water production from northernmost water well as shown on survey dated April 27, 2022, being the well depicted in Detail "A" attached to said survey, prepared by Jeremy Lane Bludau, Registered Professional Land Surveyor No. 6390.

**Tract III:**

- ae. Receiver's Deed from A. J. Wirtz, Receiver for Central Texas Hydro-Electric Company, to C. G. Malott dated January 10, 1935, recorded in Volume 65, Page 225, Deed Records of Llano County, Texas.
- af. Utility easement dated December 19, 1949, executed by C. G. Malott, Trustee, to Pedernales Electric Cooperative, Inc., recorded in Volume 80, Page 66, Deed Records of Llano County, Texas.
- ag. Easement and right to ingress and egress set out in deed dated December 10, 1955, executed by Ed Houston to W. T. Anderson, recorded in Volume 85, Page 3 11, Deed Records of Llano County, Texas.
- ah. Easement and right to ingress and egress set out in document dated October 10, 1967, executed by Ira Floyd, et al, recorded in Volume 158, Page 405, Deed Records of Llano County, Texas.
- ai. As to Tract 1, an easement over the streets of Floyd Acres Subdivision, and along the lot lines of the lots therein as set out in deed dated October 1, 1971, executed by Ira M. Floyd and Emma Floyd, recorded in Volume 179, Page 667, Deed Records of Llano County, Texas.
- aj. As to Tract 1, water fee set out in deed dated September 1, 1980, executed by Ernest Rahe a/k/a Ernie Rahe to N.S. Lewis, recorded in Volume 251, Page 286, Deed Records of Llano County, Texas.
- ak. As to Tract 1, easement set out in set out in deed dated September 1, 1980, executed by Ernest Rahe a/k/a Ernie Rahe to N.S. Lewis, recorded in Volume 251, Page 286, Deed Records of Llano County, Texas, and further described in deeds recorded in Volume 548, Page 325 and Volume 720, Page 27, Official Public Records.
- al. Right to inundate peninsula adjoining Floyd Acres Subdivision as set out in document dated June 16, 2003, executed by Floyd Acres Property Owners Association and the Lower Colorado River Authority, recorded in Volume 1213, Page 594, Official Public Records of Llano County, Texas.
- am. Right to egress and ingress upon peninsula adjoining Floyd Acres Subdivision as set out in document dated June 16, 2003, executed by Floyd Acres Property Owners Association and the Lower Colorado River Authority, recorded in Volume 1213, Page 594, Official Public Records of Llano County, Texas.
- an. On-Site Sewage Facility Order for Llano County set out in document dated May 14, 2018, recorded in Volume 1580, Page 4337, Official Public Records of Llano County, Texas.
- ao. Terms and conditions of current Subdivision Regulations for Llano County, Texas.
- ap. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in



**SCHEDULE B  
EXCEPTIONS FROM COVERAGE**

(continued)

Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

- aq. Visible and apparent easements on or across insured property, evidence of which does not appear of record.

**Tract IV:**

- ar. Easements, conditions and reservations (including the inundation of lands below the 1020' contour line) set out in Deed to Emery, Peck & Rockwood Development Company dated July 9, 1930, recorded in Volume 61, Page 555, Deed Records of Llano County, Texas.
- as. Right of way easement to the State of Texas recorded in Volume 66, Page 631, Deed Records of Llano County, Texas.
- at. Right of way easement for an electric control cable to the Lower Colorado River Authority recorded in Volume 68, Page 134, Deed Records of Llano County, Texas.
- au. Right of way easement for an electric transmission and/or distribution line to the Lower Colorado River Authority recorded in Volume 68, Page 343, Deed Records of Llano County, Texas.
- av. Right of way easement for an electric transmission and/or distribution line to the Lower Colorado River Authority recorded in Volume 68, Page 473, Deed Records of Llano County, Texas.
- aw. Right of way easement to Central Texas Electric Cooperative, Inc., recorded in Volume 162, Page 392, Deed Records of Llano County, Texas.
- ax. Five foot (5') building setback along side lot lines set out on the plat of Island Lodges Subdivision, Section Two, recorded in Volume 1, Page 66, Plat Records of Llano County, Texas.
- ay. Assessments and assessment liens set out in Volume 166, Page 96, Llano County Deed Records; the renewal and extension of said restrictions recorded in Volume 599, Page 178, Official Public Records of Real Property of Llano County, Texas; and the Affidavit concerning restrictions recorded in Volume 896, Page 92, Official Public Records of Real Property of Llano County, Texas and set out on the plat of Island Lodges Subdivision, Section Two, recorded in Volume 1, Page 66, Plat Records of Llano County, Texas.
- az. Five foot (5') utility easement along side lot lines set out in Volume 166, Page 96, Deed Records of Llano County, Texas; the renewal and extension of said restrictions recorded in Volume 599, Page 178, Official Public Records of Real Property of Llano County, Texas; and the Affidavit concerning restrictions recorded in Volume 896, Page 92, Official Public Records of Real Property of Llano County, Texas and set out on the plat of Island Lodges Subdivision, Section Two, recorded in Volume 1, Page 66, Plat Records of Llano County, Texas.
- ba. Five foot (5') utility easement along rear lot lines set out in Volume 166, Page 96, Deed Records of Llano County, Texas; the renewal and extension of said restrictions recorded in Volume 599, Page 178, Official Public Records of Real Property of Llano County, Texas; and the Affidavit concerning restrictions recorded in Volume 896, Page 92, Official Public Records of Real Property of Llano County, Texas and set out on the plat of Island Lodges Subdivision, Section Two, recorded in Volume 1, Page 66, Plat Records of Llano County, Texas.
- bb. As to Tract I, Reverter clause set out in deed dated September 24, 1980, executed by R.M. Jones to Ernie Rahe, recorded in Volume 251, Page 281, Deed Records of Llano County, Texas, and further described in deed dated September 1, 1980, executed by Ernest Rahe a/k/a Ernie Rahe to N.S. Lewis, recorded in Volume 251, Page 286, Deed Records of Llano County, Texas.

**SCHEDULE B  
EXCEPTIONS FROM COVERAGE**

(continued)

- bc. Water fee set out in deed dated September 1, 1980, executed by Ernest Rahe a/k/a Ernie Rahe to N.S. Lewis, recorded in Volume 251, Page 286, Deed Records of Llano County, Texas.
- bd. As to Tract I, Easement set out in deed dated September 24, 1980, executed by R.M. Jones to Ernie Rahe, recorded in Volume 251, Page 281, Deed Records of Llano County, Texas, and further described in deeds recorded in Volume 251, Page 286, Volume 548, Page 325 and Volume 720, Page 27, Official Public Records.
- be. As to Tract II, Lot D, easement set out in deed dated May 20, 1976, executed by R.M. Jones to Ernie Rahe, recorded in Volume 210, Page 452, Deed Records of Llano County, Texas, and deed dated September 1, 1980, executed by Ernest Rahe a/k/a Ernie Rahe and Alberteen Rahe to N.S. Lewis, recorded in Volume 251, Page 286, Deed Records of Llano County, Texas.
- bf. As to Tract II, Right of Way Easement dated August 24, 1984, executed by Peoples Savings and Loan to Central Texas Electric Cooperative, Inc., recorded in Volume 313, Page 401, Deed Records of Llano County, Texas.
- bg. As to Tract II, right of W.A. Haydon and Rosa Mirl Haydon to use the water well on the vacant portion of property set out in Special Warranty Deed dated April 25, 1997, executed by Coastal Banc, SSB, recorded in Volume 812, Page 26, Official Public Records of Llano County, Texas.
- bh. As to Tract II, Right of Way Easement dated June 24, 2021, executed by TJM Investments, LP to Central Texas Electric Cooperative, Inc., recorded in Instrument No. 21-09228, Official Public Records of Llano County, Texas.
- bi. On-Site Sewage Facility Order for Llano County set out in document dated May 14, 2018, recorded in Volume 1580, Page 4337, Official Public Records of Llano County, Texas.
- bj. Terms and conditions of current Subdivision Regulations for Llano County, Texas.
- bk. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- bl. Visible and apparent easements on or across the insured property, evidence of which does not appear of record.
- bm. If any portion of the proposed loan and/or the Owner's Title Policy coverage amount includes funds for immediately contemplated improvements, the following exceptions will appear in Schedule B of any policy issued as indicated:

Owner and Loan Policy(ies): Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land. However, the Company does insure the insured against loss, if any, sustained by the Insured under this policy if such liens have been filed with the County Clerk of County, Texas, prior to the date hereof.

Owner Policy(ies) Only: Liability hereunder at the date hereof is limited to \$ 0.00. Liability shall increase as contemplated improvements are made, so that any loss payable hereunder shall be limited to said sum plus the amount actually expended by the insured in improvements at the time the loss occurs. Any expenditures made for improvements, subsequent to the date of this policy, will be deemed made as of the date of this policy. In no event shall the liability of the Company hereunder exceed the face amount of

**SCHEDULE B  
EXCEPTIONS FROM COVERAGE**

(continued)

this policy. Nothing contained in this paragraph shall be construed as limiting any exception or any printed provision of this policy.

Loan Policy(ies) Only: Pending disbursement of the full proceeds of the loan secured by the lien instrument set forth under Schedule A hereof, this policy insures only to the extent of the amount actually disbursed, but increase as each disbursement is made in good faith and without knowledge of any defect in, or objections to, the title up to the face amount of the policy. Nothing contained in this paragraph shall be construed as limiting any exception under Schedule B, or any printed provision of this policy.

**SCHEDULE C**

Commitment No.: FAH23001792

GF No.: FTH-93-FAH23001792L

Your Policy will not cover loss, costs, attorneys' fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.
2. Satisfactory evidence must be provided that:
  - a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
  - b. all standby fees, taxes, assessments and charges against the property have been paid,
  - c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,
  - d. there is legal right of access to and from the land,
  - e. (on a Mortgagee Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.
3. You must pay the seller or borrower the agreed amount for your property or interest.
4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.

**Tract I:**

5. **ARBITRATION.** The policy of title insurance to be issued under this Commitment for Title Insurance provides for arbitration which is a common form of alternative dispute resolution. The rules of the Texas Department of Insurance allow you to request that such provision be deleted from the policy at no additional charge to you. Unless you notify us prior to settlement that you wish to have the arbitration provision deleted, it will be in the policy which we issue to you. (Not Applicable to the Texas Residential Owner Policy)
6. **Execution by sellers of Seller's Affidavit as to Debts and Liens.** We reserve the right to make additional requirements on the basis of this affidavit.
7. "Rights of parties in possession" shown in Schedule B of this commitment will be deleted from the Owner's Title Policy ONLY if an inspection is made and paid for which shows no parties in possession other than the owner or purchaser. If such an inspection is not required, the purchaser(s) must sign a Waiver of Inspection and acknowledge that they understand that the Owner's Title Policy will be subject to rights of parties of possession.
8. **STATE TITLE GUARANTY FEE.** Payment to Highland Lakes Title of \$2.00 per each owner policy and mortgagee policy issued for "State of Texas Policy Guaranty Fee".
9. Title Company is to be reimbursed for tax certificate fees at closing or upon cancellation of this file.
10. **NOTE TO ALL BUYERS, LENDERS AND ALL PARTIES HAVING A VESTED INTEREST IN THE TRANSACTION COVERED BY THIS COMMITMENT:** The Texas Department of Insurance Procedural Rule P-27 requires that "GOOD FUNDS" be received and deposited before a title agent may disburse from its trust fund account. "GOOD FUNDS" is defined as: (1) cash or wire transfers; (2) cashier's checks as defined in P-27 A 1b;

**SCHEDULE C**  
(continued)

(3) certified checks as defined in Procedural Rule P-27A 1c; (4) checks drawn on an insured financial institution and for which a transaction code has been issued pursuant to, and in compliance with a fully executed Immediately Available Funds Procedural Agreement (Form T-37 or T-37A); (5) State of Texas Warrants; (6) United States Treasury Checks; (7) uncertified funds in amounts less than \$1,500.00, including checks, traveler's checks, money orders, and negotiable orders of withdrawal; provided multiple items shall not be used to avoid the \$1,500.00 limitation; (8) uncertified funds in amounts of \$1,500.00 or more, drafts, and any other items when collected by the financial institution; (9) checks by city and county governments located in the State of Texas. An official check may be accepted as good funds if issued by any financial institution to a purchaser or borrower for their down payment/closing costs. The purchaser or borrower must be identified as the remitter on the official check. An official check issued by a financial institution to fund a loan or issued to a purchaser on a cash transaction to purchase the property may be accepted as good funds if the financial institution is a National Bank or Federal Savings Bank. Please note that ACH transfers are NOT GOOD FUNDS and will not be accepted by title company as such.

- 11. IDENTIFICATION. Unless exempt, sellers will be required to furnish a social security number and/or a federal ID number. A copy of photo identification from all parties who execute documents at the time of closing will also be required.
- 12. SURVEY COVERAGE. Upon receipt of survey acceptable to Title Company and payment of all the expenses in connection with the survey and the applicable premium, if any, Item No. 2 of Schedule B will be deleted (except for "shortages in area") and subject to any additional exceptions revealed by the survey. If a previous survey is to be used in order to amend the area and boundary exception, the title company must be provided with an original previous land title survey and upon the title company's approval of said survey and upon the execution of a T-47 Survey Affidavit executed by owners, this item will be amended in the policy(ies) to read "shortages in area".
- 13. POWER OF ATTORNEY. If an agent of one or more owners of the property will act on behalf of an owner under a power of attorney, then PRIOR TO CLOSING Title Company must be provided with a copy of or the original of owner's Power of Attorney for review and approval. IF APPROVED, Title Company requires that the original of the Power of Attorney be filed for record in the Official Public Records of Burnet County, Texas, and that agent execute at closing an affidavit regarding agent's authority concerning use of the Power of Attorney.  
  
If any party to the transaction will execute documents by a durable power of attorney Company requires that the agent of each such power of attorney provide the Company with a Certification of Durable Power of Attorney by Agent, pursuant to Texas Estates Code, Sect. 751.203, on or before the date of closing.
- 14. FOREIGN FUNDS. Title Company WILL NOT accept any foreign money and/or checks of any kind initiated from a foreign bank or foreign financial institution. Checks or currency MUST BE initiated from a United States financial institution.
- 15. BANKRUPTCY. Title Company has not received any information that any party to the transaction to be insured hereunder has filed for bankruptcy or any other form of protection from creditors. Company reserves the right to amend this commitment and to make additional requirements should any party to such transaction be subject to bankruptcy proceedings or any other form of protection from creditors. Company will require all parties to confirm at or prior to closing that they are not subject to any such proceedings.
- 16. Payment of any and all Burnet County taxes that may be due and payable.
- 17. Payment of any and all Burnet County ESD taxes that may be due and payable.
- 18. Payment of any and all Burnet ISD taxes that may be due and payable.
- 19. Payment of any and all property owner association fees and/or maintenance fees that may be due and payable.
- 20. Copies of settlement statements and loan instructions to be furnished.

**SCHEDULE C**  
(continued)

21. Copy of Comptroller's status data information showing the entity is "Active" and Corporate Resolution of Central States Water Resources, Inc. authorizing the transaction and execution of all required documents.

FYI: Vesting Warranty Deed from Joyce Ray Meyer and Nocliffe to Cody B. Lewis and Anita H. Lewis dated May 8, 1989, and recorded in Volume 455, Page 546, Official Public Records of Burnet County, Texas.

NOTICE: By agreement between Highland Lakes Title and Fidelity National Title Agency, Inc., this Commitment for Title Insurance is issued solely for the purpose of furnishing examined title evidence for issuance of a directly-issued ("Home Office Issue") policy pursuant to Texas Insurance Code Sec. 2704.001 et seq and Procedural Rules P-1(z) and P-24 of the Texas Title Insurance Basic Manual. Highland Lakes Title shall have no obligation under this commitment to issue any policy of Title Insurance and all opinions of and decisions for title insurance underwriting and risk determination are the responsibility of the Issuing Company. In accordance with Texas Insurance Code Sec. 2704.003 and Rule P-26 of the Texas Title Insurance Basic Manual, Issuing Company shall provide Highland Lakes Title a copy of the issued policy within 30 days from the date of the policy.

**Tract II:**

22. **ARBITRATION.** The policy of title insurance to be issued under this Commitment for Title Insurance provides for arbitration which is a common form of alternative dispute resolution. The rules of the Texas Department of Insurance allow you to request that such provision be deleted from the policy at no additional charge to you. Unless you notify us prior to settlement that you wish to have the arbitration provision deleted, it will be in the policy which we issue to you. (Not Applicable to the Texas Residential Owner Policy)

23. Execution by sellers of Seller's Affidavit as to Debts and Liens. We reserve the right to make additional requirements on the basis of this affidavit.

24. "Rights of parties in possession" shown in Schedule B of this commitment will be deleted from the Owner's Title Policy ONLY if an inspection is made and paid for which shows no parties in possession other than the owner or purchaser. If such an inspection is not required, the purchaser(s) must sign a Waiver of Inspection and acknowledge that they understand that the Owner's Title Policy will be subject to rights of parties of possession.

25. **STATE TITLE GUARANTY FEE.** Payment to Highland Lakes Title of \$2.00 per each owner policy and mortgagee policy issued for "State of Texas Policy Guaranty Fee".

26. Title Company is to be reimbursed for tax certificate fees at closing or upon cancellation of this file.

27. **NOTE TO ALL BUYERS, LENDERS AND ALL PARTIES HAVING A VESTED INTEREST IN THE TRANSACTION COVERED BY THIS COMMITMENT:** The Texas Department of Insurance Procedural Rule P-27 requires that "GOOD FUNDS" be received and deposited before a title agent may disburse from its trust fund account. "GOOD FUNDS" is defined as: (1) cash or wire transfers; (2) cashier's checks as defined in P-27 A 1b; (3) certified checks as defined in Procedural Rule P-27A 1c; (4) checks drawn on an insured financial institution and for which a transaction code has been issued pursuant to, and in compliance with a fully executed Immediately Available Funds Procedural Agreement (Form T-37 or T-37A); (5) State of Texas Warrants; (6) United States Treasury Checks; (7) uncertified funds in amounts less than \$1,500.00, including checks, traveler's checks, money orders, and negotiable orders of withdrawal; provided multiple items shall not be used to avoid the \$1,500.00 limitation; (8) uncertified funds in amounts of \$1,500.00 or more, drafts, and any other items when collected by the financial institution; (9) checks by city and county governments located in the State of Texas. An official check may be accepted as good funds if issued by any financial institution to a purchaser or borrower for their down payment/closing costs. The purchaser or borrower must be identified as the remitter on the official check. An official check issued by a financial institution to fund a loan or issued to a purchaser on a cash transaction to purchase the property may be accepted as good funds if the financial institution is a National Bank or Federal Savings Bank. Please note that ACH transfers are NOT GOOD FUNDS and will not be accepted by title company as such.

**SCHEDULE C**

(continued)

28. IDENTIFICATION. Unless exempt, sellers will be required to furnish a social security number and/or a federal ID number. A copy of photo identification from all parties who execute documents at the time of closing will also be required.
29. SURVEY COVERAGE. Upon receipt of survey acceptable to Title Company and payment of all the expenses in connection with the survey and the applicable premium, if any, Item No. 2 of Schedule B will be deleted (except for "shortages in area") and subject to any additional exceptions revealed by the survey. If a previous survey is to be used in order to amend the area and boundary exception, the title company must be provided with an original previous land title survey and upon the title company's approval of said survey and upon the execution of a T-47 Survey Affidavit executed by owners, this item will be amended in the policy(ies) to read "shortages in area".
30. POWER OF ATTORNEY. If an agent of one or more owners of the property will act on behalf of an owner under a power of attorney, then PRIOR TO CLOSING Title Company must be provided with a copy of or the original of owner's Power of Attorney for review and approval. IF APPROVED, Title Company requires that the original of the Power of Attorney be filed for record in the Official Public Records of Burnet County, Texas, and that agent execute at closing an affidavit regarding agent's authority concerning use of the Power of Attorney.
- If any party to the transaction will execute documents by a durable power of attorney Company requires that the agent of each such power of attorney provide the Company with a Certification of Durable Power of Attorney by Agent, pursuant to Texas Estates Code, Sect. 751.203, on or before the date of closing.
31. FOREIGN FUNDS. Title Company WILL NOT accept any foreign money and/or checks of any kind initiated from a foreign bank or foreign financial institution. Checks or currency MUST BE initiated from a United States financial institution.
32. BANKRUPTCY. Title Company has not received any information that any party to the transaction to be insured hereunder has filed for bankruptcy or any other form of protection from creditors. Company reserves the right to amend this commitment and to make additional requirements should any party to such transaction be subject to bankruptcy proceedings or any other form of protection from creditors. Company will require all parties to confirm at or prior to closing that they are not subject to any such proceedings.
33. Payment of any and all Burnet County taxes that may be due and payable.
34. Payment of any and all Burnet County ESD taxes that may be due and payable.
35. Payment of any and all Burnet ISD taxes that may be due and payable.
36. Payment of any and all property owner association fees and/or maintenance fees that may be due and payable.
37. Copies of settlement statements and loan instructions to be furnished.
38. Copy of Comptroller's status data information showing the entity is "Active" and Corporate Resolution of Master Trade Corporation authorizing the transaction and execution of all required documents.
39. Copy of Comptroller's status data information showing the entity is "Active" and Corporate Resolution of Central States Water Resources, Inc. authorizing the transaction and execution of all required documents.
40. Execution and recording of a Warranty Deed by M. J. Wootan and Fay Miller to Cody B. Lewis and Anita H. Lewis conveying subject property, and a Quitclaim Deed by Master Trade Corporation to Cody B. Lewis and Anita H. Lewis conveying the subject property.

FYI: Last vesting deed of record: Volume 685, Page 774, Official Public Records of Burnet County, Texas. There are two gaps in the chain of title: 1) out of the developers, M. J. Wootan and Fay Miller and 2) out of Master Trade

**SCHEDULE C**  
(continued)

Corporation, which is the grantee in said vesting deed. Title still appears to be vested in M. J. Wootan and Fay Miller.

NOTICE: By agreement between Highland Lakes Title and Fidelity National Title Agency, Inc., this Commitment for Title Insurance is issued solely for the purpose of furnishing examined title evidence for issuance of a directly-issued ("Home Office Issue") policy pursuant to Texas Insurance Code Sec. 2704.001 et seq and Procedural Rules P-1(z) and P-24 of the Texas Title Insurance Basic Manual. Highland Lakes Title shall have no obligation under this commitment to issue any policy of Title Insurance and all opinions of and decisions for title insurance underwriting and risk determination are the responsibility of the Issuing Company. In accordance with Texas Insurance Code Sec. 2704.003 and Rule P-26 of the Texas Title Insurance Basic Manual, Issuing Company shall provide Highland Lakes Title a copy of the issued policy within 30 days from the date of the policy.

**Tract III:**

41. **ARBITRATION.** The policy of title insurance to be issued under this Commitment for Title Insurance provides for arbitration which is a common form of alternative dispute resolution. The rules of the Texas Department of Insurance allow you to request that such provision be deleted from the policy at no additional charge to you. Unless you notify us prior to settlement that you wish to have the arbitration provision deleted, it will be in the policy which we issue to you. (Not Applicable to the Texas Residential Owner Policy)
42. **Execution by sellers of Seller's Affidavit as to Debts and Liens.** We reserve the right to make additional requirements on the basis of this affidavit.
43. **"Rights of parties in possession"** shown in Schedule B of this commitment will be deleted from the Owner's Title Policy ONLY if an inspection is made and paid for which shows no parties in possession other than the owner or purchaser. If such an inspection is not required, the purchaser(s) must sign a Waiver of Inspection and acknowledge that they understand that the Owner's Title Policy will be subject to rights of parties of possession.
44. **STATE TITLE GUARANTY FEE.** Payment to Highland Lakes Title of \$2.00 per each owner policy and mortgagee policy issued for "State of Texas Policy Guaranty Fee".
45. Title Company is to be reimbursed for tax certificate fees at closing or upon cancellation of this file.
46. **NOTE TO ALL BUYERS, LENDERS AND ALL PARTIES HAVING A VESTED INTEREST IN THE TRANSACTION COVERED BY THIS COMMITMENT:** The Texas Department of Insurance Procedural Rule P-27 requires that "GOOD FUNDS" be received and deposited before a title agent may disburse from its trust fund account. "GOOD FUNDS" is defined as: (1) cash or wire transfers; (2) cashier's checks as defined in P-27 A 1b; (3) certified checks as defined in Procedural Rule P-27A 1c; (4) checks drawn on an insured financial institution and for which a transaction code has been issued pursuant to, and in compliance with a fully executed Immediately Available Funds Procedural Agreement (Form T-37 or T-37A); (5) State of Texas Warrants; (6) United States Treasury Checks; (7) uncertified funds in amounts less than \$1,500.00, including checks, traveler's checks, money orders, and negotiable orders of withdrawal; provided multiple items shall not be used to avoid the \$1,500.00 limitation; (8) uncertified funds in amounts of \$1,500.00 or more, drafts, and any other items when collected by the financial institution; (9) checks by city and county governments located in the State of Texas. An official check may be accepted as good funds if issued by any financial institution to a purchaser or borrower for their down payment/closing costs. The purchaser or borrower must be identified as the remitter on the official check. An official check issued by a financial institution to fund a loan or issued to a purchaser on a cash transaction to purchase the property may be accepted as good funds if the financial institution is a National Bank or Federal Savings Bank. Please note that ACH transfers are NOT GOOD FUNDS and will not be accepted by title company as such.
47. **IDENTIFICATION.** Unless exempt, sellers will be required to furnish a social security number and/or a federal ID number. A copy of photo identification from all parties who execute documents at the time of closing will also be required. "A copy of current valid government issued photo identification (example-Driver's License or



**SCHEDULE C**  
(continued)

Identification Card"

- 48. **SURVEY COVERAGE.** Upon receipt of survey acceptable to Title Company and payment of all the expenses in connection with the survey and the applicable premium, if any, Item No. 2 of Schedule B will be deleted (except for "shortages in area") and subject to any additional exceptions revealed by the survey. If a previous survey is to be used in order to amend the area and boundary exception, the title company must be provided with an original previous land title survey and upon the title company's approval of said survey and upon the execution of a T-47 Survey Affidavit executed by owners, this item will be amended in the policy(ies) to read "shortages in area".
- 49. **POWER OF ATTORNEY.** If an agent of one or more owners of the property will act on behalf of an owner under a power of attorney, then **PRIOR TO CLOSING** Title Company must be provided with a copy of or the original of owner's Power of Attorney for review and approval. **IF APPROVED**, Title Company requires that the original of the Power of Attorney be filed for record in the Official Public Records of Llano County, Texas, and that agent execute at closing an affidavit regarding agent's authority concerning use of the Power of Attorney.  
  
If any party to the transaction will execute documents by a durable power of attorney Company requires that the agent of each such power of attorney provide the Company with a Certification of Durable Power of Attorney by Agent, pursuant to Texas Estates Code, Sect. 751.203, on or before the date of closing.
- 50. **FOREIGN FUNDS.** Title Company **WILL NOT** accept any foreign money and/or checks of any kind initiated from a foreign bank or foreign financial institution. Checks or currency **MUST BE** initiated from a United States financial institution.
- 51. **BANKRUPTCY.** Title Company has not received any information that any party to the transaction to be insured hereunder has filed for bankruptcy or any other form of protection from creditors. Company reserves the right to amend this commitment and to make additional requirements should any party to such transaction be subject to bankruptcy proceedings or any other form of protection from creditors. Company will require all parties to confirm at or prior to closing that they are not subject to any such proceedings.
- 52. Payment of any and all Burnet ISD taxes that may be due and payable.
- 53. Payment of any and all taxes of Llano County that may be due and payable.
- 54. Please furnish to title company evidence that all of the taxes have been paid.
- 55. Copies of settlement statements and loan instructions to be furnished.
- 56. As to Tract 2, evidence of the marital status of Lael Chad Mitchell from January 31, 2001, to present. If Lael Chad Mitchell was married at any time during this period of time, Title Company requires sufficient information to determine the status of any outstanding community interest for purposes of the joinder of additional parties, if necessary. Company requires the joinder of spouse, if any, in any conveyance of homestead property or must provide Title Company with a recordable affidavit executed by such seller and his/her spouse disclaiming the insured property as homestead and designating sufficient other land as their homestead. Please inform the Title Company before closing of the spouses name so that a name search can be performed prior to closing.
- 57. As to Tract 1, Title Company requires a copy of the Articles of Organization for Master Trade Corporation , including copies of the Certificate of Formation and Company Agreement and any requirements disclosed thereby, and satisfactory evidence from the Texas Comptroller of Public Accounts that the entity is "Active" and eligible to transact business in Texas.
- 58. As to Tract 1, Title Company requires Corporate Resolution executed by all members/managers/officers of Master Trade Corporation authorizing the designated member/manager to execute all documents including the note and deed of trust on behalf of the corporation.

**SCHEDULE C**

(continued)

59. As to Tract 1, the execution and recording of a Warranty Deed by Master Trade Corporation to Cody B. Lewis and Anita H. Lewis conveying subject property.
60. As to Tract 2, the execution and recording of a Warranty Deed by Lael Chad Mitchell to Cody B. Lewis and Anita H. Lewis conveying subject property.
61. As to Tract 2, release of vendor's lien retained in deed dated January 31, 2001, executed by Linda R. Selman and Joe Selman to Lael Chad Mitchell, recorded in Volume 1107, Page 815, Official Public Records of Llano County, Texas, securing the payment of one note of even date therewith in the principal sum of \$74,312.00, payable to the order of Wells Fargo Home Mortgage, Inc., and being additionally secured by a Deed of Trust of even date therewith to Dudley Beadles, Trustee, filed for record February 7, 2001, recorded in Volume 1107, Page 817, Official Public Records of Llano County, Texas.

NOTICE: By agreement between Highland Lakes Title and Fidelity National Title Agency, Inc., this Commitment for Title Insurance is issued solely for the purpose of furnishing examined title evidence for issuance of a directly-issued ("Home Office Issue") policy pursuant to Texas Insurance Code Sec. 2704.001 et seq and Procedural Rules P-1(z) and P-24 of the Texas Title Insurance Basic Manual. Highland Lakes Title shall have no obligation under this commitment to issue any policy of Title Insurance and all opinions of and decisions for title insurance underwriting and risk determination are the responsibility of the Issuing Company. In accordance with Texas Insurance Code Sec. 2704.003 and Rule P-26 of the Texas Title Insurance Basic Manual, Issuing Company shall provide Highland Lakes Title a copy of the issued policy within 30 days from the date of the policy.

**Tract IV:**

62. **ARBITRATION.** The policy of title insurance to be issued under this Commitment for Title Insurance provides for arbitration which is a common form of alternative dispute resolution. The rules of the Texas Department of Insurance allow you to request that such provision be deleted from the policy at no additional charge to you. Unless you notify us prior to settlement that you wish to have the arbitration provision deleted, it will be in the policy which we issue to you. (Not Applicable to the Texas Residential Owner Policy)
63. Execution by sellers of Seller's Affidavit as to Debts and Liens. We reserve the right to make additional requirements on the basis of this affidavit.
64. "Rights of parties in possession" shown in Schedule B of this commitment will be deleted from the Owner's Title Policy ONLY if an inspection is made and paid for which shows no parties in possession other than the owner or purchaser. If such an inspection is not required, the purchaser(s) must sign a Waiver of Inspection and acknowledge that they understand that the Owner's Title Policy will be subject to rights of parties of possession.
65. **STATE TITLE GUARANTY FEE.** Payment to Highland Lakes Title of \$2.00 per each owner policy and mortgagee policy issued for "State of Texas Policy Guaranty Fee".
66. Title Company is to be reimbursed for tax certificate fees at closing or upon cancellation of this file.
67. **NOTE TO ALL BUYERS, LENDERS AND ALL PARTIES HAVING A VESTED INTEREST IN THE TRANSACTION COVERED BY THIS COMMITMENT:** The Texas Department of Insurance Procedural Rule P-27 requires that "GOOD FUNDS" be received and deposited before a title agent may disburse from its trust fund account. "GOOD FUNDS" is defined as: (1) cash or wire transfers; (2) cashier's checks as defined in P-27 A 1b; (3) certified checks as defined in Procedural Rule P-27A 1c; (4) checks drawn on an insured financial institution and for which a transaction code has been issued pursuant to, and in compliance with a fully executed Immediately Available Funds Procedural Agreement (Form T-37 or T-37A); (5) State of Texas Warrants; (6) United States Treasury Checks; (7) uncertified funds in amounts less than \$1,500.00, including checks, traveler's checks, money orders, and negotiable orders of withdrawal; provided multiple items shall not be used to avoid the \$1,500.00 limitation; (8) uncertified funds in amounts of \$1,500.00 or more, drafts, and any other items when collected by the financial institution; (9) checks by city and county governments located in the State of Texas. An

**SCHEDULE C**  
(continued)

official check may be accepted as good funds if issued by any financial institution to a purchaser or borrower for their down payment/closing costs. The purchaser or borrower must be identified as the remitter on the official check. An official check issued by a financial institution to fund a loan or issued to a purchaser on a cash transaction to purchase the property may be accepted as good funds if the financial institution is a National Bank or Federal Savings Bank. Please note that ACH transfers are NOT GOOD FUNDS and will not be accepted by title company as such.

68. IDENTIFICATION. Unless exempt, sellers will be required to furnish a social security number and/or a federal ID number. A copy of photo identification from all parties who execute documents at the time of closing will also be required. "A copy of current valid government issued photo identification (example-Driver's License or Identification Card"
69. SURVEY COVERAGE. Upon receipt of survey acceptable to Title Company and payment of all the expenses in connection with the survey and the applicable premium, if any, Item No. 2 of Schedule B will be deleted (except for "shortages in area") and subject to any additional exceptions revealed by the survey. If a previous survey is to be used in order to amend the area and boundary exception, the title company must be provided with an original previous land title survey and upon the title company's approval of said survey and upon the execution of a T-47 Survey Affidavit executed by owners, this item will be amended in the policy(ies) to read "shortages in area".
70. POWER OF ATTORNEY. If an agent of one or more owners of the property will act on behalf of an owner under a power of attorney, then PRIOR TO CLOSING Title Company must be provided with a copy of or the original of owner's Power of Attorney for review and approval. IF APPROVED, Title Company requires that the original of the Power of Attorney be filed for record in the Official Public Records of Llano County, Texas, and that agent execute at closing an affidavit regarding agent's authority concerning use of the Power of Attorney.
- If any party to the transaction will execute documents by a durable power of attorney Company requires that the agent of each such power of attorney provide the Company with a Certification of Durable Power of Attorney by Agent, pursuant to Texas Estates Code, Sect. 751.203, on or before the date of closing.
71. FOREIGN FUNDS. Title Company WILL NOT accept any foreign money and/or checks of any kind initiated from a foreign bank or foreign financial institution. Checks or currency MUST BE initiated from a United States financial institution.
72. BANKRUPTCY. Title Company has not received any information that any party to the transaction to be insured hereunder has filed for bankruptcy or any other form of protection from creditors. Company reserves the right to amend this commitment and to make additional requirements should any party to such transaction be subject to bankruptcy proceedings or any other form of protection from creditors. Company will require all parties to confirm at or prior to closing that they are not subject to any such proceedings.
73. Payment of any and all Burnet ISD taxes that may be due and payable.
74. Payment of any and all taxes of Llano County that may be due and payable.
75. Payment of any and all property owner association fees and/or maintenance fees that may be due and payable.
76. Please furnish to title company evidence that all of the taxes have been paid.
77. Copies of settlement statements and loan instructions to be furnished.
78. As to Tract I, Title Company requires a copy of the Articles of Organization for Master Trade Corporation, including copies of the Certificate of Formation and Company Agreement and any requirements disclosed thereby, and satisfactory evidence from the Texas Comptroller of Public Accounts that the entity is "Active" and eligible to transact business in Texas.

**SCHEDULE C**  
(continued)

- 79. As to Tract I, Title Company requires Corporate Resolution executed by all members/managers/officers of Master Trade Corporation authorizing the designated member/manager to execute all documents including the note and deed of trust on behalf of the corporation.
- 80. As to Tract I, The execution and recording of a Warranty Deed by Master Trade Corporation to Cody B. Lewis and Anita H. Lewis conveying subject property.
- 81. Title Company requires a copy of the Articles of Organization for Central States Water Resources, Inc., including copies of the Certificate of Formation and Company Agreement and any requirements disclosed thereby, and satisfactory evidence from the Texas Comptroller of Public Accounts that the entity is "Active" and eligible to transact business in Texas.
- 82. Title Company requires Corporate Resolution executed by all members/managers/officers of Central States Water Resources, Inc. authorizing the designated member/manager to execute all documents including the note and deed of trust on behalf of the corporation.
- 83. As to Tract II, we must be furnished a copy of the instrument creating the TJM Investments, L.P. for the purpose of confirming the authority and identity of the person and persons who will act for the Partnership, together with a certificate or opinion letter that such copies constitute the entire agreement and have not been amended, and that the partnership has not been dissolved.
- 84. As to Tract II, the execution and recording of a Warranty Deed by TJM Investments, L.P. to Cody B. Lewis and Anita H. Lewis conveying subject property.
- 85. As to Tract II, Partial Release of Deed of Trust dated April 25, 1997, executed by TJM Properties, a limited partnership to Cary Johnson, Trustee, securing the payment of one note of even date therewith in the principal sum of \$82,500.00, payable to the order of First State Bank of Burnet, recorded in Volume 812, Page 31, Official Public Records of Llano County, Texas; assumed by TJM Investments, L.P. in Correction Assumption Warranty Deed dated April 11, 2002, recorded in Volume 1158, Page 368, Official Public Records of Llano County, Texas; said note and the liens securing same modified in Modification and Extension Agreement dated April 25, 2002, recorded in Volume 1158, Page 255, Official Public Records of Llano County, Texas, and further modified by documents recorded in Volume 1535, Page 3967, Volume 1550, Page 29, and Volume 1565, Page 959, Official Public records of Llano County, Texas.
- 86. As to Tract II, Lots E, F & G, Release of Lease executed by and between TJM Investments, LP and the United States Postal Service, recorded in Volume 901, Page 240, Official Public Records of Llano County, Texas.
- 87. As to Tract II, Lot D, Partial Release of Deed of Trust dated September 27, 2006, executed by T.J.M. Investments, L.P., a Texas limited partnership to Cary Johnson, Trustee, securing the payment of one note of even date therewith in the principal sum of \$200,000.00, payable to the order of First State Bank of Burnet, recorded in Volume 1389, Page 547, Official Public Records of Llano County, Texas. Lots E, F, and G, were previously released by document recorded in Volume 1535, Page 3970, Official Public Records of Llano County, Texas.

NOTICE: By agreement between Highland Lakes Title and Fidelity National Title Agency, Inc., this Commitment for Title Insurance is issued solely for the purpose of furnishing examined title evidence for issuance of a directly-issued ("Home Office Issue") policy pursuant to Texas Insurance Code Sec. 2704.001 et seq and Procedural Rules P-1(z) and P-24 of the Texas Title Insurance Basic Manual. Highland Lakes Title shall have no obligation under this commitment to issue any policy of Title Insurance and all opinions of and decisions for title insurance underwriting and risk determination are the responsibility of the Issuing Company. In accordance with Texas Insurance Code Sec. 2704.003 and Rule P-26 of the Texas Title Insurance Basic Manual, Issuing Company shall provide Highland Lakes Title a copy of the issued policy within 30 days from the date of the policy.

- 88. Note –Important Notice

**SCHEDULE C**  
(continued)

You have the right to have your funds deposited in an interest-bearing account.

If you choose to establish an interest-bearing account for your deposit, notify your escrow officer immediately. Thereafter you will be provided with a Notice of Election form which you should complete in writing by completing and returning the form, along with your taxpayer identification information, not later than five (5) days before the scheduled closing. If you choose to establish an interest-bearing account for your deposit, an additional charge of \$50.00 will be required. This charge may exceed the amount of interest to be earned on the deposit, depending on the amount, applicable interest rate, and the duration of the deposit.

As an example, the amount of interest you can earn on a deposit of \$1000.00 for a thirty-day period at an interest rate of 4% is \$3.33. Interest earned is dependent on the amount of deposit, time of deposit and the applicable interest rate.

If you do not choose to establish an interest-bearing account for your deposit, your funds will be deposited with other escrow funds in your escrow agent's general escrow account with an authorized financial institution and may be transferred to another general escrow account or accounts. By reason of the banking relationship between our Company and the financial institution, the Company may receive an array of bank services, accommodations or other benefits. The escrow funds will not be affected by such services, accommodations or other benefits.

Failure to notify your escrow officer and complete the additional required investment authorization form shall constitute waiver of any intention of establishing an interest-bearing account for your deposit(s).

89. As to any document creating your title or interest that will be executed or recorded electronically, or notarized pursuant to an online notarization, the following requirements apply:
- Confirmation prior to closing that the County Clerk of Llano County, Texas has approved and authorized electronic recording of electronically signed and notarized instruments in the form and format that is being used.
  - Electronic recordation of the instruments to be insured in the Official Public Records of Llano County, Texas.
  - Execution of the instruments to be insured pursuant to the requirements of the Texas Uniform Electronic Transactions Act, Chapter 322 of the Business and Commerce Code.
  - Acknowledgement of the instruments to be insured by a notary properly commissioned as an online notary public by the Texas Secretary of State with the ability to perform electronic and online notarial acts under 1 TAC Chapter 87.

SCHEDULE D

Commitment No.: FAH23001792

GF No.: FTH-93-FAH23001792L

Pursuant to the requirements of Rule P-21, Basic Manual of Rules, Rates and Forms for the writing of Title Insurance in the State of Texas, the following disclosures are made:

1. The issuing Title Insurance Company, **Fidelity National Title Insurance Company**, is a corporation whose shareholders owning or controlling, directly or indirectly, 10% of said corporation, directors and officers are listed below:

**Shareholders:** Fidelity National Title Group, Inc. which is owned 100% by FNTG Holdings, LLC which is owned 100% by Fidelity National Financial, Inc.

**Directors:** Raymond Randall Quirk, Anthony John Park, Marjorie Nemzura, Michael J. Nolan, Steven G. Day

**Officers:** Raymond Randall Quirk (President), Anthony John Park (Executive Vice President), Marjorie Nemzura (Secretary), Daniel Kennedy Murphy (Treasurer)

2. The following disclosures are made by the Title Insurance Agent issuing this Commitment:

**Fidelity National Title Agency, Inc.**

(a) A listing of each shareholder, owner, partner, or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.

**Owners:** FNTS Holdings, LLC owns 100% of **Fidelity National Title Agency, Inc.**

(b) A listing of each shareholder, owner, partner, or other person having, owning or controlling 10 percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.

**Owners:** FNTG Holdings, LLC owns 100% of FNTS Holdings, LLC

(c) If the Agent is a corporation: (i) the name of each director of the Title Insurance Agent, and (ii) the names of the President, the Executive or Senior Vice-President, the Secretary and the Treasurer of the Title Insurance Agent.

**Directors:** Raymond Randall Quirk, Anthony John Park

**Officers:** Laurie H. Ford (President), Paula D. Hester (President), Todd B. Rasco (President), Anthony John Park (Chief Financial Officer and Executive Vice President), Marjorie Nemzura (Secretary), Joseph William Grealish (Executive Vice President), John Ernst (Executive Vice President)

(d) The name of any person who is not a full-time employee of the Title Insurance Agent and who receives any portion of the title insurance premium for services performed on behalf of the Title Insurance Agent in connection with the issuance of a title insurance form; and, the amount of premium that any such person shall receive. NONE.

(e) For purposes of this paragraph 2, "having, owning or controlling" includes the right to receipt of a percentage of net income, gross income, or cash flow of the Agent or entity in the percentage stated in subparagraphs (a) or (b).

3. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium\* is:

<b>Owner's Policy</b>	<b>\$</b>	<b>1,359.00</b>
<b>Total</b>	<b>\$</b>	<b>1,359.00</b>

Of this total amount: 15% will be paid to the policy issuing Title Insurance Company; 85% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

Percent/Amount	To Whom	For Services
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\*The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance.

## TEXAS TITLE INSURANCE INFORMATION

Title insurance insures you against loss resulting from certain risks to your title.

The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.

El seguro de título le asegura en relación a pérdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad.

El Compromiso para Seguro de Título es la promesa de la compañía aseguradora de títulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transacción.

Your Commitment for Title insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the Title Insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

--**MINERALS AND MINERAL RIGHTS** may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, insure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your Policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

---**EXCEPTIONS** are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.

---**EXCLUSIONS** are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.

---**CONDITIONS** are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

## TEXAS TITLE INSURANCE INFORMATION

(Continued)

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-800-442-7067 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the policy. Some of the changes to consider are:

---Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.

---Allow the Company to add an exception to "rights of parties in possession." If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.



## DELETION OF ARBITRATION PROVISION

(Not applicable to the Texas Residential Owner's Policy)

ARBITRATION is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Insurance Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator's award.

**Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is \$2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company.**

The arbitration provision in the Policy is as follows:

"Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction."

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

## FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective January 1, 2023

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

### **Collection of Personal Information**

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

### **Collection of Browsing Information**

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

### **Other Online Specifics**

**Cookies.** When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

**Web Beacons.** We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

**Do Not Track.** Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.



Effective Date: 5/1/2018

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

### **Use of Personal Information**

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

### **When Information Is Disclosed**

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

### **Security of Your Information**

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

### **Choices With Your Information**

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: [aginqueries@ag.state.nv.us](mailto:aginqueries@ag.state.nv.us).



Effective Date: 5/1/2018

**For Oregon Residents:** We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

**For Vermont Residents:** We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

**For Virginia Residents:** For additional information about your Virginia privacy rights, please email [privacy@fnf.com](mailto:privacy@fnf.com) or call (888) 714-2710.

### **Information From Children**

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

### **International Users**

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

### **FNF Website Services for Mortgage Loans**

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

### **Your Consent To This Privacy Notice; Notice Changes**

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

### **Accessing and Correcting Information; Contact Us**

If you have questions or would like to correct your Personal Information, visit FNF's [Privacy Inquiry Website](#) or contact us by phone at (888) 714-2710, by email at [privacy@fnf.com](mailto:privacy@fnf.com), or by mail to:

Fidelity National Financial, Inc.  
601 Riverside Avenue,  
Jacksonville, Florida 32204  
Attn: Chief Privacy Officer

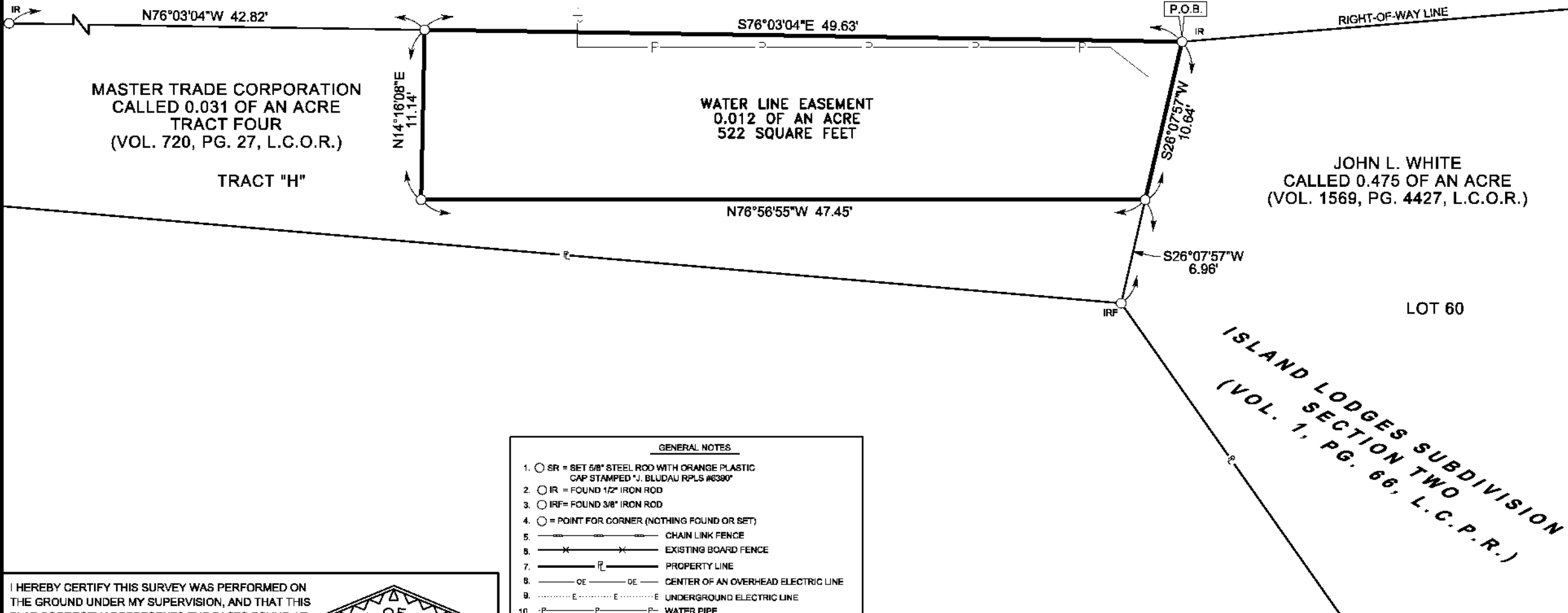
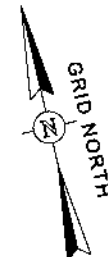


**MEP MAVERICK**  
ENGINEERING, INC.  
316 EAST MORRIS STREET  
YOAKUM, TX 77886  
PHONE (361)293-2726  
FAX (361)293-2176

FIRM NO. 100491-02

**F. MONKEN SURVEY  
(A-509)**

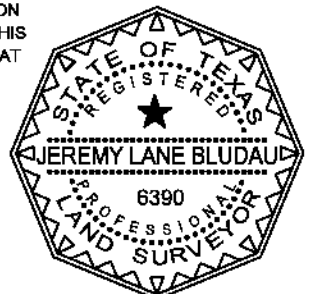
**ISLAND LODGES DRIVE  
(VARIABLE WIDTH PRIVATE R.O.W.)  
(VOL. 1, PG. 66, L.C.P.R.)**



- GENERAL NOTES**
1. ○ SR = SET 5/8" STEEL ROD WITH ORANGE PLASTIC CAP STAMPED "J. BLUDAU RPLS #6390"
  2. ○ IR = FOUND 1/2" IRON ROD
  3. ○ IRF = FOUND 3/8" IRON ROD
  4. ○ = POINT FOR CORNER (NOTHING FOUND OR SET)
  5. ——— CHAIN LINK FENCE
  6. —X—X— EXISTING BOARD FENCE
  7. ——— PROPERTY LINE
  8. —OE—DE— CENTER OF AN OVERHEAD ELECTRIC LINE
  9. —E—E—E— UNDERGROUND ELECTRIC LINE
  10. —P—P—P— WATER PIPE
  11. ——— CONCRETE SLAB
  12. R.O.W. = RIGHT OF WAY  
P.O.C. = POINT OF COMMENCING  
P.O.B. = POINT OF BEGINNING  
P.O.T. = POINT OF TERMINATION
  13. L.C.O.R. = LLANO COUNTY OFFICIAL PUBLIC RECORDS  
L.C.D.R. = LLANO COUNTY DEED RECORDS  
L.C.P.R. = LLANO COUNTY PLAT RECORDS
  14. THE BASIS OF BEARING IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM NAD83(2011) (TEXAS CENTRAL ZONE 4203) AS DERIVED FROM GPS OBSERVATIONS.
  15. THE DISTANCES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00012.

I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

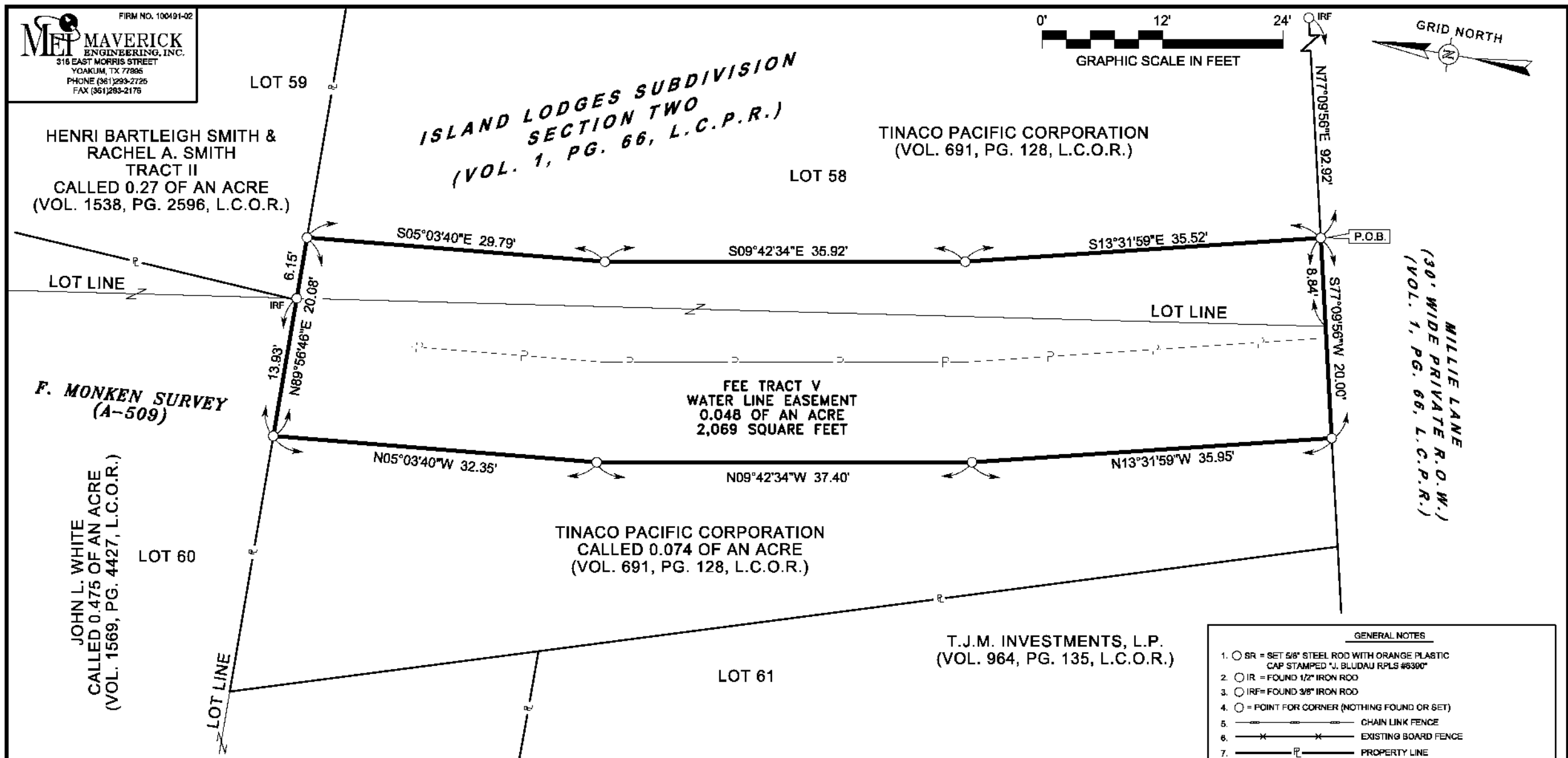
*Jeremy L. Bludau*  
JEREMY BLUDAU  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 6390,  
STATE OF TEXAS  
SURVEYED JANUARY 17, 2023



SURVEY PLAT OF A 0.012 OF AN ACRE TRACT OF LAND SITUATED APPROXIMATELY 14.5 MILES EAST OF THE CITY OF LLANO, IN THE F. MONKEN SURVEY (ABSTRACT NO. 509) IN LLANO COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THAT CALLED 0.031 OF AN ACRE TRACT OF LAND, DESIGNATED AS TRACT "H" ON THE PLAT OF THE ISLAND LODGES SECTION TWO SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 66 OF THE LLANO COUNTY PLAT RECORDS, AND SAID 0.031 OF AN ACRE TRACT "H" BEING CONVEYED AS TRACT FOUR IN A DEED FROM TINACO PACIFIC CORP. TO MASTER TRADE CORPORATION, DATED SEPTEMBER 7, 1994, RECORDED IN VOLUME 720, PAGE 27 OF THE LLANO COUNTY OFFICIAL PUBLIC RECORDS AND SAID 0.031 OF AN ACRE TRACT "H" BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS TRACT FOUR IN A DEED FROM ERNEST RAHE, ET UX TO N.S. LEWIS, DATED SEPTEMBER 1, 1980, RECORDED IN VOLUME 251, PAGE 286 OF THE LLANO COUNTY DEED RECORDS

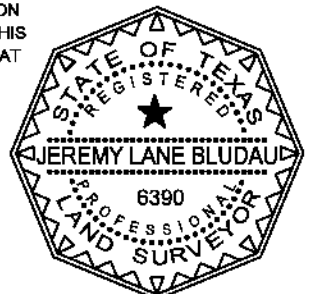
**MEP MAVERICK ENGINEERING, INC.**  
 316 EAST MORRIS STREET  
 YOAKUM, TX 77896  
 PHONE (361)293-2726  
 FAX (361)293-2176

FIRM NO. 100491-02



I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

*Jeremy L. Bludau*  
**JEREMY L. BLUDAU**  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 6390,  
 STATE OF TEXAS  
 SURVEYED JANUARY 17, 2023

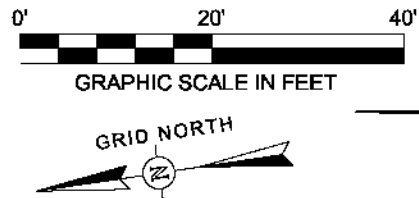


SURVEY PLAT OF A 0.048 OF AN ACRE TRACT OF LAND SITUATED APPROXIMATELY 14.5 MILES EAST OF THE CITY OF LLANO, IN THE F. MONKEN SURVEY (ABSTRACT NO. 509) IN LLANO COUNTY, TEXAS, AND BEING OUT OF AND A PART OF LOT 58 AND LOT 61 OF THE ISLAND LODGES SECTION TWO SUBDIVISION, PER PLAT RECORDED IN VOLUME 1, PAGE 66 OF THE LLANO COUNTY PLAT RECORDS, AND SAID LOT 58 AND A 0.074 OF AN ACRE PORTION OF SAID LOT 61 BEING CONVEYED IN A DEED FROM JOHN A. HOLBROOK AND EARLENE HOLBROOK TO TINACO PACIFIC CORPORATION, DATED OCTOBER 4, 1995, RECORDED IN VOLUME 691, PAGE 128 OF THE LLANO COUNTY OFFICIAL PUBLIC RECORDS AND SAID 0.074 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN A DEED FROM LOAN PAYMENT SERVICES, INC. TO JOHN A. HOLBROOK AND EARLENE HOLBROOK, DATED FEBRUARY 23, 1993, RECORDED IN VOLUME 490, PAGE 88 OF THE LLANO COUNTY DEED RECORDS

- GENERAL NOTES**
1. ○ SR = SET 5/8" STEEL ROD WITH ORANGE PLASTIC CAP STAMPED "J. BLUDAU RPLS #6390"
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  3. ○ IRF = FOUND 3/8" IRON ROD
  4. ○ = POINT FOR CORNER (NOTHING FOUND OR SET)
  5. ——— CHAIN LINK FENCE
  6. — X — X — EXISTING BOARD FENCE
  7. ——— PROPERTY LINE
  8. —○E—○E— CENTER OF AN OVERHEAD ELECTRIC LINE
  9. ——— UNDERGROUND ELECTRIC LINE
  10. — P — P — WATER PIPE
  11. [Pattern] CONCRETE SLAB
  12. R.O.W. = RIGHT OF WAY  
 P.O.C. = POINT OF COMMENCING  
 P.O.B. = POINT OF BEGINNING  
 P.O.T. = POINT OF TERMINATION
  13. L.C.O.R. = LLANO COUNTY OFFICIAL PUBLIC RECORDS  
 L.C.D.R. = LLANO COUNTY DEED RECORDS  
 L.C.P.R. = LLANO COUNTY PLAT RECORDS
  14. THE BASIS OF BEARING IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM NAD83(2011) (TEXAS CENTRAL ZONE 4203) AS DERIVED FROM GPS OBSERVATIONS.
  15. THE DISTANCES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00012.

**MEP MAVERICK**  
ENGINEERING, INC.  
316 EAST MORRIS STREET  
YOAKUM, TX 77886  
PHONE (361) 293-2726  
FAX (361) 293-2176

FIRM NO. 100491-02



LAKE DRIVE  
(PUBLIC R.O.W.)

SUPERHUMAN RANCH, LLC  
CALLED 4.63 ACRES  
(INST. #21-11223, L.C.O.R.)

F. MONKEN SURVEY  
(A-509)

LOT 8

ISLAND LODGES SUBDIVISION  
SECTION THREE  
(VOL. 2, PG. 10, L.C.P.R.)

CODY B. LEWIS  
(VOL. 296, PG. 666, L.C.D.R.)

MASTER TRADE CORPORATION  
TRACT FIVE  
CALLED 0.357 OF AN ACRE  
(VOL. 720, PG. 27, L.C.O.R.)

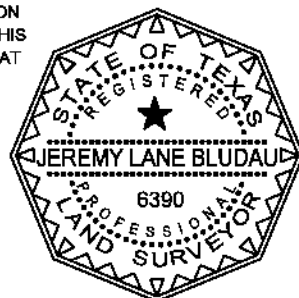
FEE TRACT VI  
WATER LINE EASEMENT  
0.100 OF AN ACRE  
4,352 SQUARE FEET

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  - X — X — EXISTING BOARD FENCE
  - — — PROPERTY LINE
  - OE — OE — CENTER OF AN OVERHEAD ELECTRIC LINE
  - ······ — UNDERGROUND ELECTRIC LINE
  - P — P — WATER PIPE
  - ▨ CONCRETE SLAB
  - R.O.W. = RIGHT OF WAY  
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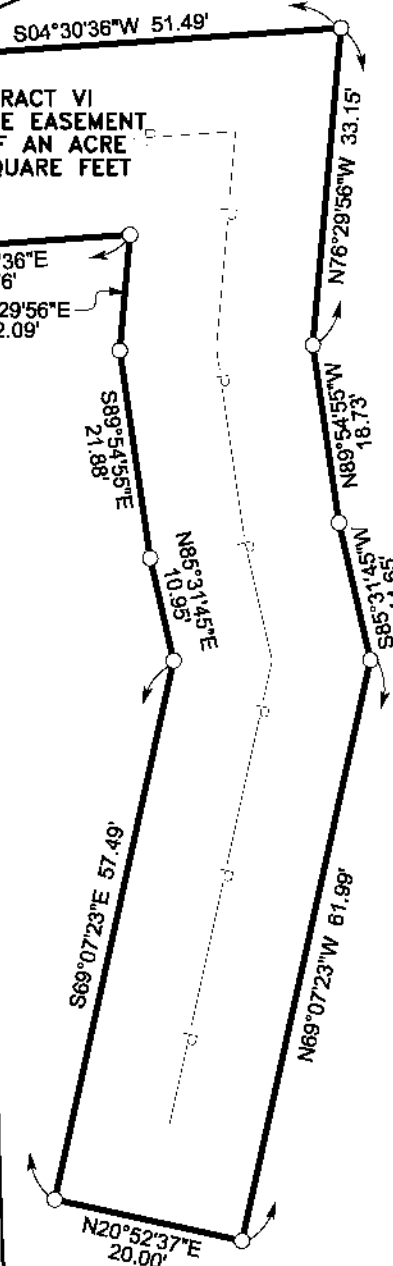
SURVEY PLAT OF A 0.100 OF AN ACRE TRACT OF LAND SITUATED APPROXIMATELY 14.6 MILES EAST OF THE CITY OF LLANO, IN THE F. MONKEN SURVEY (ABSTRACT NO. 509) IN LLANO COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THAT CALLED 0.357 OF AN ACRE TRACT OF LAND CONVEYED AS TRACT FIVE IN A DEED FROM TINACO PACIFIC CORP. TO MASTER TRADE CORPORATION, DATED SEPTEMBER 7, 1994, RECORDED IN VOLUME 720, PAGE 27 OF THE LLANO COUNTY OFFICIAL PUBLIC RECORDS AND SAID 0.357 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS TRACT FIVE IN A DEED FROM ERNEST RAHE, ET UX TO N.S. LEWIS, DATED SEPTEMBER 1, 1980, RECORDED IN VOLUME 251, PAGE 286 OF THE LLANO COUNTY DEED RECORDS

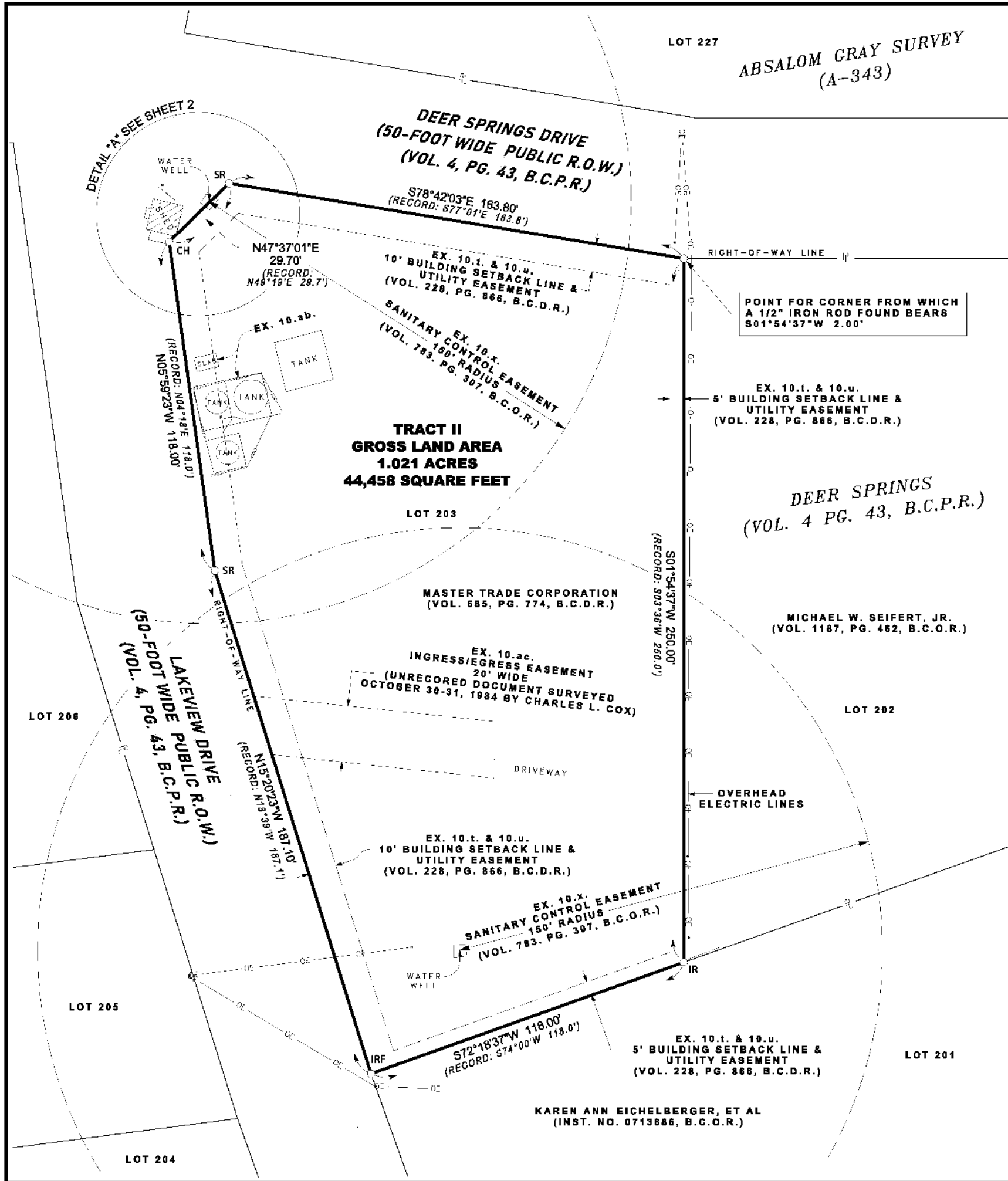
I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

*Jeremy L. Bludau*  
JEREMY BLUDAU  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 6390,  
STATE OF TEXAS  
SURVEYED JANUARY 17, 2023

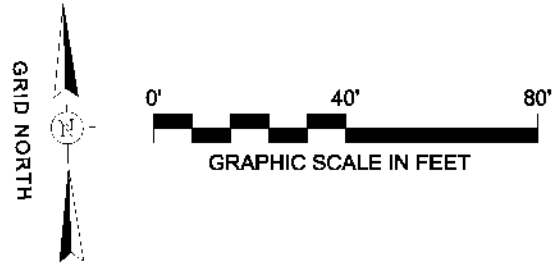


0.04 OF AN ACRE  
DRAINAGE EASEMENT

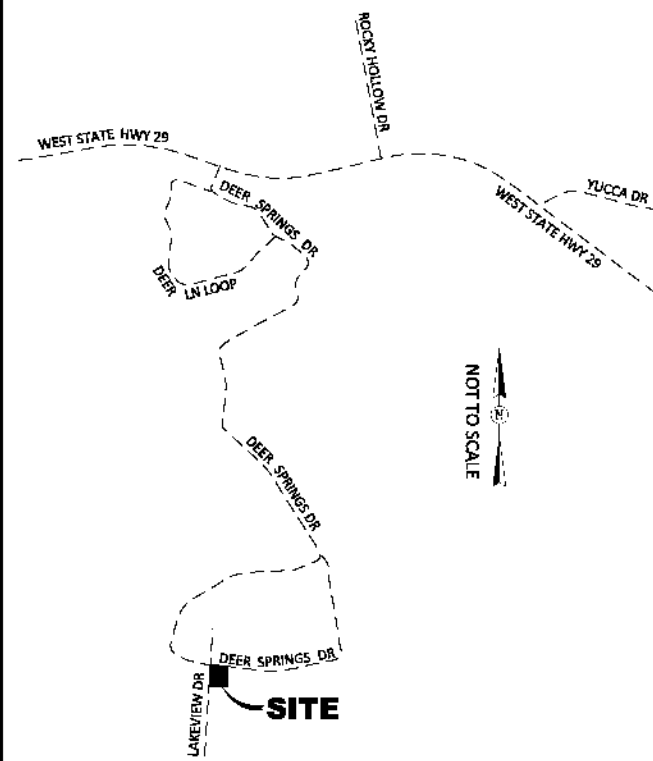




**PLAT SCALE & ORIENTATION**



**VICINITY MAP**



**LEGEND**

- SR = SET 5/8" STEEL ROD WITH ORANGE PLASTIC CAP STAMPED "J. BLUDAU, RPLS #6390"
- CH = SET CHISELED "X" IN CONCRETE
- IR = FOUND 1/2" IRON ROD
- IRF = FOUND 1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "SURVTEX"
- CHAIN LINK FENCE
- OVERHEAD ELECTRIC LINE
- EASEMENT LINE
- PROPERTY LINE
- UNDERGROUND ELECTRIC LINE
- PARENT TRACT LINE
- UNDERGROUND OR ABOVE WATER PIPE
- SURVEY/LEAGUE/ABSTRACT LINE
- BUILDING
- CONCRETE SLAB/PAVEMENT
- UE = UTILITY EASEMENT DE = DRAINAGE EASEMENT BL = BUILDING LINE
- JBE = ELECTRIC JUNCTION BOX WF = WATER FAUCET VLV = VALVE
- R.O.W. = RIGHT OF WAY WV = WATER VALVE PP = POWER POLE
- B.C.O.R. = BURNET COUNTY OFFICIAL PUBLIC RECORDS
- B.C.D.R. = BURNET COUNTY DEED RECORDS
- B.C.P.R. = BURNET COUNTY PLAT RECORDS

**SHEET INFORMATION**

TITLE	ALTA/NSPS LAND TITLE SURVEY
PROJECT LOCATION	201 LAKEVIEW DRIVE, BURNET, TX 78611
PROJECT NUMBER	219502-925
ORIGINAL DATE	04/27/2022
1. REVISION DATE	01/12/2023
2. REVISION DATE	03/30/2023
3. REVISION DATE	

**SURVEYED BY:**

**VLP MAVERICK ENGINEERING, INC.**  
 FIRM #100491-02  
 318 EAST MORRIS STREET, YOAKUM, TEXAS 77995  
 PHONE (361) 293-2725 FAX (361) 293-2176

**GROSS LAND AREA**

1.021 ACRES  
 OR  
 44,458 SQ. FT.

**BEARING BASIS**

BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS CENTRAL ZONE 4203 (UNLESS OTHERWISE NOTED).

**FLOOD NOTE**

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ON-LINE AT WWW.MSC.FEMA.GOV, BASED ON FLOOD INSURANCE RATE MAP NUMBER 48053C0825G, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 1, 2019, THIS PROPERTY DOES NOT LIE WITHIN IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THESE ZONES AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

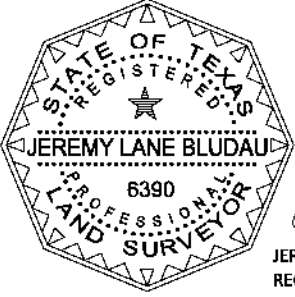
**NOTE TO CLIENT, INSURER, AND LENDER**

WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM THE DELEGATED AUTHORITY WAS COMBINED WITH SURFACE EVIDENCE OF UTILITIES PURSUANT TO SECTION 6.5.I.V. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, OR RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY TO DETERMINE THE EXACT LOCATION OF UNDERGROUND UTILITIES.

**ALTA/NSPS LAND TITLE SURVEY**

TO: CENTRAL STATES WATER RESOURCES, INC., CSWR-TEXAS UTILITY OPERATING COMPANY, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, AND 11 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 7, 2022. DATE OF PLAT OR MAP: MARCH 30, 2023



*Jeremy L. Bludau*  
 JEREMY L. BLUDAU  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 6390,  
 STATE OF TEXAS  
 SURVEY COMPLETED: MARCH 30, 2023



**SUMMARY OF EASEMENTS,  
RIGHTS OF WAY AND SERVITUDES**

SCHEDULE "B" ITEMS SHOWN BELOW ARE PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT G.F. NO. FTH-93-FAH23001792L, COMMITMENT EFFECTIVE DATE OF FEBRUARY 28, 2023 AND AN ISSUED DATE OF MARCH 24, 2023.  
10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):

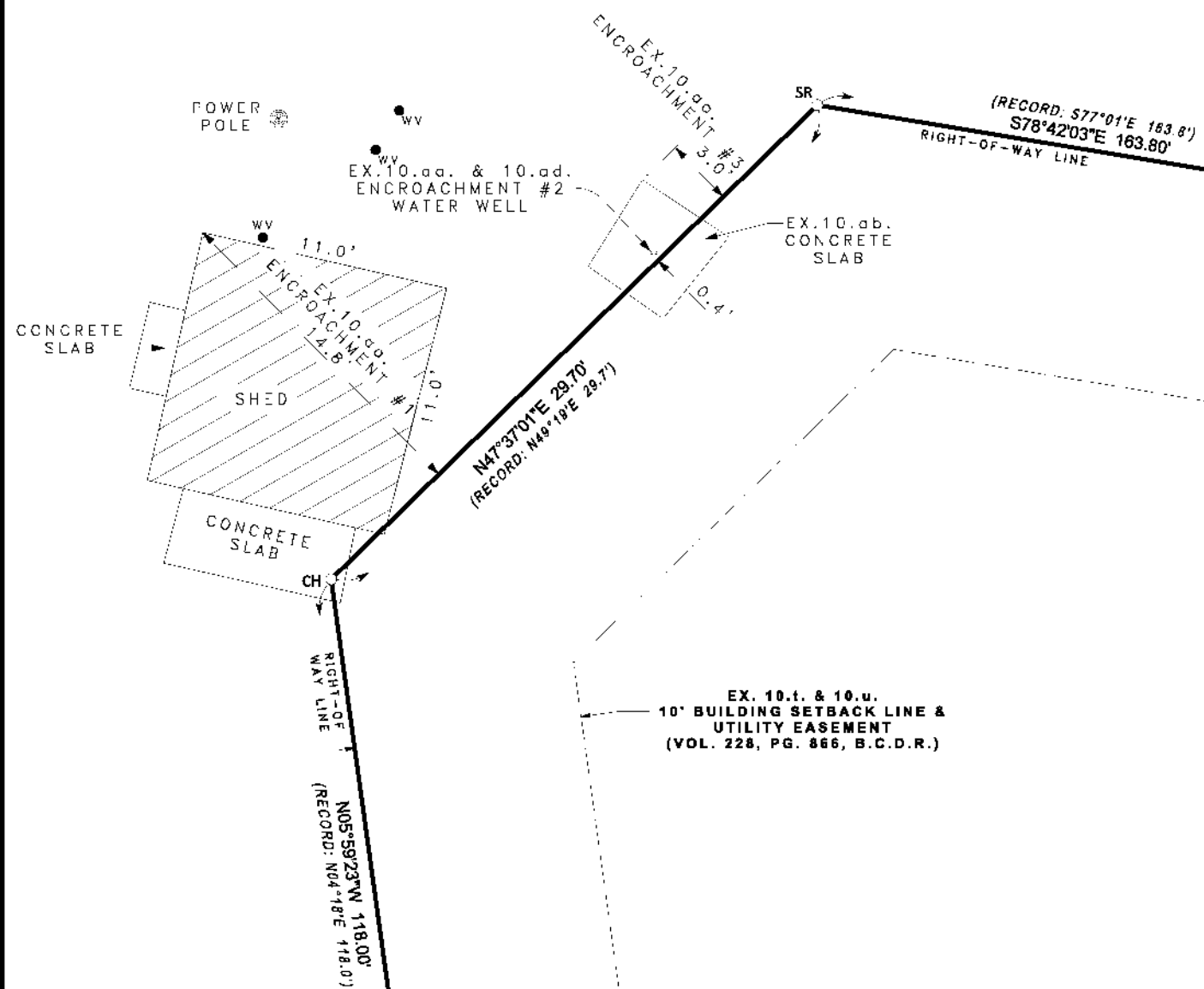
- 10.a. RIGHTS OF PARTIES IN POSSESSION. (AFFECTS TRACT, NOTHING TO PLOT)
- 10.b. THE FOLLOWING EXCEPTION WILL APPEAR IN ANY POLICY ISSUED (OTHER THAN THE T-1R RESIDENTIAL OWNER POLICY OF TITLE INSURANCE AND THE T-2R SHORT-FORM RESIDENTIAL MORTGAGEE POLICY) IF THE COMPANY IS NOT PROVIDED A SURVEY OF THE LAND, ACCEPTABLE TO THE COMPANY, FOR REVIEW AT OR PRIOR TO CLOSING: ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.  
NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO THE TITLE COMPANY, THIS EXCEPTION WILL BE DELETED. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID SURVEY. (AFFECTS TRACT, NOTHING TO PLOT)
- 10.s. REGULATIONS AND ORDINANCES OF BURNET COUNTY, THE STATE OF TEXAS AND ALL DEPARTMENTS AND POLITICAL SUBDIVISIONS THEREOF, INCLUDING BURNET COUNTY SUBDIVISION REGULATIONS, DATED APRIL 25, 2000, RECORDED IN VOLUME 943, PAGE 399, AND AMENDED IN VOLUME 993, PAGE 620, VOLUME 1043, PAGE 85, VOLUME 1377, PAGE 722, CLERK'S FILE NO. 201100417, AND CORRECTED IN CLERK'S FILE NO. 201100547, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS. (AFFECTS TRACT, NOTHING TO PLOT)
- 10.t. BUILDING SETBACK LINES SET OUT IN VOLUME 228, PAGE 866, DEED RECORDS OF BURNET COUNTY, TEXAS. (AFFECTS TRACT, PLOTTED HEREON)
- 10.u. UTILITY EASEMENTS SET OUT IN VOLUME 228, PAGE 866, DEED RECORDS OF BURNET COUNTY, TEXAS. (AFFECTS TRACT, PLOTTED HEREON)
- 10.v. UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 196, PAGE 84, DEED RECORDS OF BURNET COUNTY, TEXAS. (BLANKET EASEMENT, AFFECTS TRACT, NOTHING TO PLOT)
- 10.w. RESTRICTIONS OF WATER SLURRY SET OUT IN VOLUME 202, PAGE 871, DEED RECORDS OF BURNET COUNTY, TEXAS. (AFFECTS TRACT, NOTHING TO PLOT)
- 10.x. SANITARY CONTROL EASEMENT AS SET FORTH IN AFFIDAVIT RECORDED IN VOLUME 783, PAGE 307, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS. (AFFECTS TRACT, PLOTTED HEREON)
- 10.y. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED. (AFFECTS TRACT, NOTHING TO PLOT)
- 10.z. VISIBLE AND APPARENT EASEMENTS ON OR ACROSS THE INSURED PROPERTY, EVIDENCE OF WHICH DOES NOT APPEAR OF RECORD. (AFFECTS TRACT, NOTHING TO PLOT)
- 10.aa. ENCROACHMENT OF SHED AND WELLHEAD SLAB FROM ADJOINING PROPERTY IN AND UPON THE SUBJECT PROPERTY, AS SHOWN ON PLAT OF SURVEY DATED APRIL 27, 2022, PREPARED BY JEREMY LANE BLUDAU, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6390. (AFFECTS TRACT, PLOTTED HEREON)
- 10.ab. LOCATION OF SLAB AND TANKS IN AND UPON UTILITY EASEMENT, BUILDING SETBACK LINE AND SANITARY EASEMENT AS SHOWN ON SURVEY DATED AS SHOWN ON PLAT OF SURVEY DATED APRIL 27, 2022, PREPARED BY JEREMY LANE BLUDAU, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6390. (AFFECTS TRACT, PLOTTED HEREON)
- 10.ac. INGRESS/EGRESS EASEMENT UNRECORDED DOCUMENT SURVEYED OCTOBER 30, 1984 BY CHARLES COX, AS REFERENCED ON SURVEY DATED APRIL 27, 2022, PREPARED BY JEREMY LANE BLUDAU, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6390. (AFFECTS TRACT, PLOTTED HEREON)
- 10.ad. WATER PRODUCTION FROM NORTHERNMOST WATER WELL AS SHOWN ON SURVEY DATED APRIL 27, 2022, BEING THE WELL DEPICTED IN DETAIL "A" ATTACHED TO SAID SURVEY, PREPARED BY JEREMY LANE BLUDAU, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6390. (AFFECTS TRACT, PLOTTED HEREON)

**RECORD DESCRIPTION**

PER SCHEDULE "A" OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT G.F. NO. FTH-93-FAH23001792L, COMMITMENT EFFECTIVE DATE OF FEBRUARY 28, 2023 AND AN ISSUED DATE OF MARCH 24, 2023.  
**TRACT II:**  
BEING LOT NO. TWO HUNDRED THREE (203), DEER SPRINGS, A SUBDIVISION IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 4, PAGE 43, ALSO REFERENCED IN CABINET 1, SLIDE 126-D, PLAT RECORDS OF BURNET COUNTY, TEXAS; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO SAID WATER WELLS FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING AND REPLACING ALL EXISTING PIPELINES TO AND FROM SAID WELLS.

**DETAIL "A"**

NOT TO SCALE



**RESTRICTIONS AND BUILDING LINES**

10' FROM FRONT LOT LINE  
5' FROM SIDES & REAR LOT LINE

**STATEMENT OF ENCROACHMENTS**

- 1) SHED (14.8')
- 2) WATER WELL (0.4')
- 3) WATER WELL CONCRETE SLAB (3.0')

**SURVEYED BY:**

**MFI MAVERICK ENGINEERING, INC.**  
FIRM #100491-02  
318 EAST MORRIS STREET, YOAKUM, TEXAS 77995  
PHONE (361) 293-2725 FAX (361) 293-2176

**SHEET INFORMATION**

TITLE	ALTA/NSPS LAND TITLE SURVEY
PROJECT LOCATION	201 LAKEVIEW DRIVE, BURNET, TX 78611
PROJECT NUMBER	219502-925
ORIGINAL DATE	04/27/2022
1. REVISION DATE	03/30/2023
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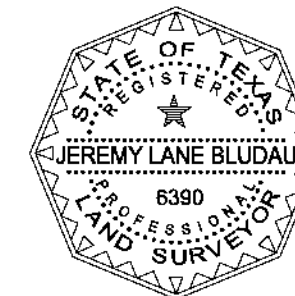
**GENERAL NOTES**

1. THIS SURVEY ONLY SHOWS IMPROVEMENTS FOUND ABOVE GROUND. UNDERGROUND FOOTINGS ARE NOT SHOWN ON THIS SURVEY MAP.
2. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
3. IF YOU ARE READING THIS SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION IS ONLY VALID IF THE DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTERS 5J-17.062 (3) OF THE ADMINISTRATIVE CODE AND STATUTE 472.025 AND WILL CONTAIN A BLUE SIGNATURE. MANUALLY SIGNED AND SEALED SURVEYS ARE KEPT IN THE OFFICE OF THE PERFORMING SURVEYOR. IF THIS DOCUMENT IS IN HARD COPY FORMAT, IT IS NOT VALID WITHOUT A BLUE SIGNATURE AND SEAL OF THE LICENSED SURVEYOR.
4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED OR REDUCED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION, AND MAY NOT REPRESENT THE ACTUAL SHAPE OF SIZE OF THE FEATURE.
5. THERE MAY BE ADDITIONAL BELOW GROUND IMPROVEMENTS NOT SHOWN OR UNKNOWN TO THE SURVEYOR, WHICH MAY OR MAY NOT BE IN CONFLICT WITH BUILDING AND EASEMENT LINES.
6. BUILDING MEASUREMENTS SHOULD NOT BE USED FOR NEW CONSTRUCTION OR PLANNING. MEASUREMENTS SHOULD BE VERIFIED PRIOR TO SUCH ACTIVITY.
7. UTILITIES SHOWN ON THE SUBJECT PROPERTY MAY OR MAY NOT INDICATE THE EXISTENCE OF RECORDED OR UNRECORDED UTILITY EASEMENTS.
8. AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.
9. THERE MAY BE EXISTING UTILITIES AND PIPELINES NOT SHOWN ON PLAT. USE THE TEXAS ONE CALL SYSTEM TO LOCATE PIPELINES BEFORE PERFORMING ANY EXCAVATIONS ON THIS PROPERTY.
10. THE LOCATION OF THE UTILITIES SHOWN HEREON ARE FROM THE OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES, EXCEPT AS SHOWN HEREON.
11. SUBJECT PROPERTY IS SITUATED AT THE INTERSECTION OF DEER SPRINGS DRIVE AND LAKEVIEW DRIVE.
12. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDING, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
13. THE LEGAL DESCRIPTION DOES FORM A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS, GORES OR OVERLAPS.
14. RECORD BEARINGS AND DISTANCES WERE NOT AVAILABLE DUE TO BEING AN UNRECORDED SUBDIVISION.
15. THERE ARE NO REGULAR PARKING SPACES ON SUBJECT PROPERTY.

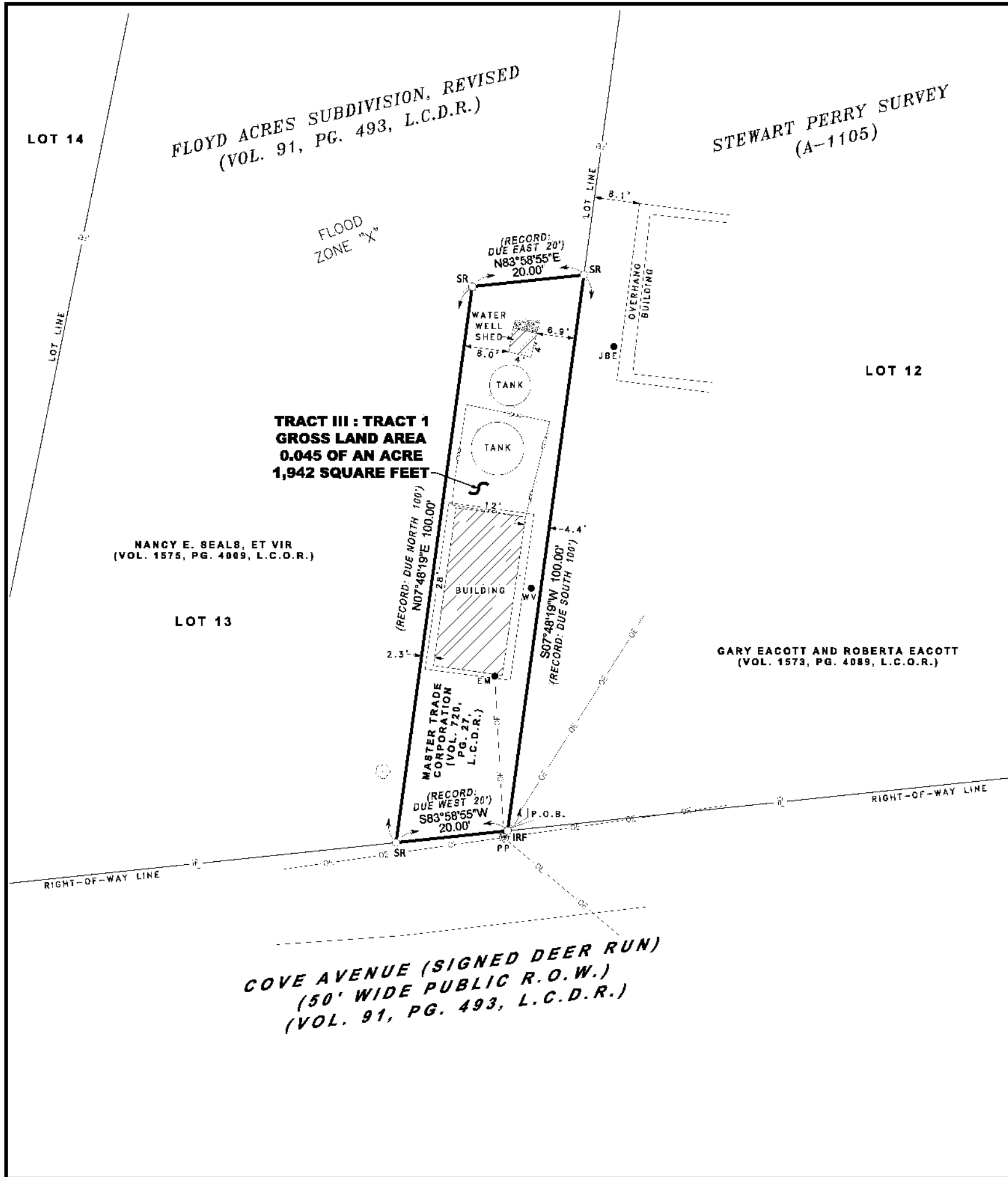
**ALTA/NSPS LAND TITLE SURVEY**

TO: CENTRAL STATES WATER RESOURCES, INC., CSWR-TEXAS UTILITY OPERATING COMPANY, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

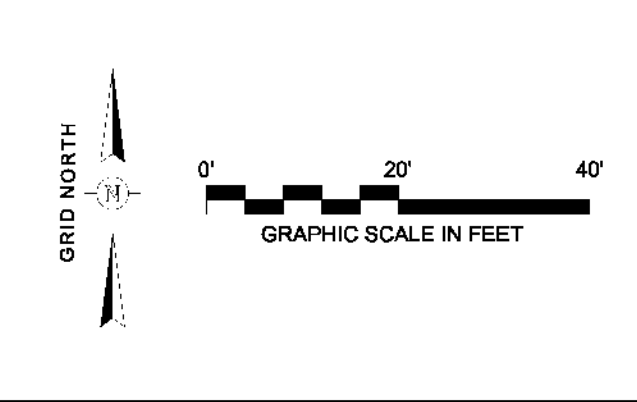
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, AND 11 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 7, 2022. DATE OF PLAT OR MAP: MARCH 30, 2023



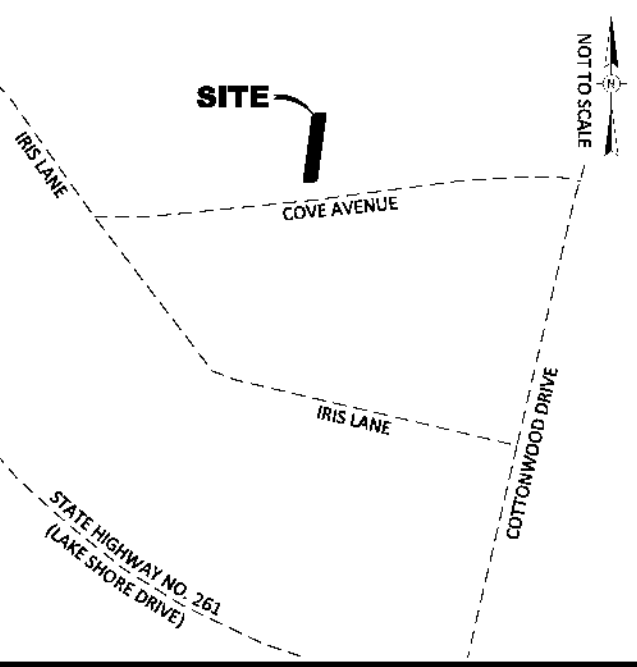
*Jeremy L. Bludau*  
JEREMY L. BLUDAU  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 6390,  
STATE OF TEXAS  
SURVEY COMPLETED: MARCH 30, 2023



**PLAT SCALE & ORIENTATION**



**VICINITY MAP**



**LEGEND**

1. SR = SET 5/8" STEEL ROD WITH ORANGE PLASTIC CAP STAMPED "J. BLUDAU, RPLS #6390"
2. IRF = FOUND 3/8" IRON ROD
3. CHAIN LINK FENCE
4. OVERHEAD ELECTRIC LINE
5. EASEMENT LINE
6. PROPERTY LINE
7. UNDERGROUND ELECTRIC LINE
8. PARENT TRACT LINE
9. UNDERGROUND OR ABOVE WATER PIPE
10. BARBWIRE FENCE
11. SURVEY/LEAGUE/ABSTRACT LINE
12. BUILDING
13. CONCRETE SLAB/PAVEMENT
14. **R.O.W.** = RIGHT OF WAY
15. **JBE** = ELECTRIC JUNCTION BOX
16. **WM** = WATER METER
17. **L.C.O.R.** = LLANO COUNTY OFFICIAL PUBLIC RECORDS
18. **L.C.D.R.** = LLANO COUNTY DEED RECORDS
19. **L.C.P.R.** = LLANO COUNTY PLAT RECORDS

**SHEET INFORMATION**

TITLE	ALTA/NSPS LAND TITLE SURVEY
PROJECT LOCATION	106 DEER RUN, BUCHANAN DAM, TX 78609
PROJECT NUMBER	219502-925
ORIGINAL DATE	04/27/2022
1. REVISION DATE	01/12/2023
2. REVISION DATE	03/30/2023
3. REVISION DATE	

**SURVEYED BY:**

**VLP MAVERICK ENGINEERING, INC.**  
 FIRM #100491-02  
 318 EAST MORRIS STREET, YOAKUM, TEXAS 77995  
 PHONE (361) 293-2725 FAX (361) 293-2176

**GROSS LAND AREA**

0.045 OF AN ACRE  
 OR  
 1,942 SQ. FT.

**BEARING BASIS**

BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS CENTRAL ZONE 4203 (UNLESS OTHERWISE NOTED).

**FLOOD NOTE**

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ON-LINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" (0.2% ANNUAL CHANCE OF 100 YEAR FLOOD, WITH NO BASE FLOOD ELEVATIONS) BASED ON FLOOD INSURANCE RATE MAP NUMBER 48299C0250C, WHICH BEARS AN EFFECTIVE DATE OF MAY 2, 2012, AND DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THESE ZONES AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

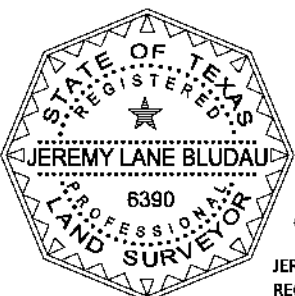
**STATEMENT OF ENCROACHMENTS**

NONE

**ALTA/NSPS LAND TITLE SURVEY**

TO: CENTRAL STATES WATER RESOURCES, INC., CSWR-TEXAS UTILITY OPERATING COMPANY, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, AND 11 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 9, 2022. DATE OF PLAT OR MAP: MARCH 30, 2023



*Jeremy L. Bludau*  
 JEREMY L. BLUDAU  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 6390,  
 STATE OF TEXAS  
 SURVEY COMPLETED: MARCH 30, 2023

**SURVEYED BY:**



**RECORD DESCRIPTION**

PER SCHEDULE "A" OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT G.F. NO. FTH-93-FAH23001792L, COMMITMENT EFFECTIVE DATE OF FEBRUARY 28, 2023 AND AN ISSUED DATE OF MARCH 24, 2023.

**TRACT III:**

TRACT 1:  
BEING A PORTION OF LOT NO. THIRTEEN (13), FLOYD ACRES SUBDIVISION REVISED, A SUBDIVISION IN LLANO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT THERE OF RECORDED IN VOLUME 91, PAGE 493, DEED RECORDS OF LLANO COUNTY, TEXAS; SAID PORTION OF LOT 13 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF. TOGETHER WITH AND TO INCLUDE AN EASEMENT OVER THE STREETS OF FLOYD ACRES SUBDIVISION, AND ALONG THE LOT LINES OF THE LOTS THEREIN AS SET OUT IN DEED DATED OCTOBER 1, 1971, EXECUTED BY IRA M. FLOYD AND EMMA FLOYD, RECORDED IN VOLUME 179, PAGE 667, DEED RECORDS OF LLANO COUNTY, TEXAS.

**SUMMARY OF EASEMENTS, RIGHTS OF WAY AND SERVITUDES**

SCHEDULE "B" ITEMS SHOWN BELOW ARE PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT G.F. NO. FTH-93-FAH23001792L, COMMITMENT EFFECTIVE DATE OF FEBRUARY 28, 2023 AND AN ISSUED DATE OF MARCH 24, 2023.

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):

**TRACT III:**

VOLUME 158, PAGE 405, DEED RECORDS OF LLANO COUNTY, TEXAS. AS TO TRACT 1, VOLUME 179, PAGE 667, VOLUME 251, PAGE 286, VOLUME 548, PAGE 325 AND VOLUME 720, PAGE 27, DEED RECORDS OF LLANO COUNTY, TEXAS. AS TO TRACT 2, VOLUME 126, PAGE 248, DEED RECORDS OF LLANO COUNTY, TEXAS VOLUME 1213, PAGE 594, AND VOLUME 1285, PAGE 518, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS.  
(AFFECTS TRACT, NOTHING TO PLOT)

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):

10.a. RIGHTS OF PARTIES IN POSSESSION.  
(AFFECTS TRACT, NOTHING TO PLOT)

10.b. THE FOLLOWING EXCEPTION WILL APPEAR IN ANY POLICY ISSUED (OTHER THAN THE T-1R RESIDENTIAL OWNER POLICY OF TITLE INSURANCE AND THE T-2R SHORT-FORM RESIDENTIAL MORTGAGEE POLICY) IF THE COMPANY IS NOT PROVIDED A SURVEY OF THE LAND, ACCEPTABLE TO THE COMPANY, FOR REVIEW AT OR PRIOR TO CLOSING:

ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.

NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO THE TITLE COMPANY, THIS EXCEPTION WILL BE DELETED. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID SURVEY.  
(AFFECTS TRACT, NOTHING TO PLOT)

10.aa. RECEIVER'S DEED FROM A. J. WIRTZ, RECEIVER FOR CENTRAL TEXAS HYDRO-ELECTRIC COMPANY, TO C. G. MALOTT DATED JANUARY 10, 1935, RECORDED IN VOLUME 85, PAGE 225, DEED RECORDS OF LLANO COUNTY, TEXAS.  
(AFFECTS TRACT, NOTHING TO PLOT)

10.af. UTILITY EASEMENT DATED DECEMBER 19, 1949, EXECUTED BY C. G. MALOTT, TRUSTEE, TO PEDERNALES ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 80, PAGE 66, DEED RECORDS OF LLANO COUNTY, TEXAS.  
(AFFECTS TRACT, NOTHING TO PLOT)

10.eg. EASEMENT AND RIGHT TO INGRESS AND EGRESS SET OUT IN DEED DATED DECEMBER 10, 1955, EXECUTED BY ED HOUSTON TO W. T. ANDERSON, RECORDED IN VOLUME 85, PAGE 311, DEED RECORDS OF LLANO COUNTY, TEXAS.  
(AFFECTS TRACT, NOTHING TO PLOT)

**SUMMARY OF EASEMENTS, RIGHTS OF WAY AND SERVITUDES**

10ah. EASEMENT AND RIGHT TO INGRESS AND EGRESS SET OUT IN DOCUMENT DATED OCTOBER 10, 1967, EXECUTED BY IRA FLOYD, ET AL, RECORDED IN VOLUME 158, PAGE 405, DEED RECORDS OF LLANO COUNTY, TEXAS.  
(AFFECTS TRACT, NOTHING TO PLOT)

10.ai. AS TO TRACT 1, AN EASEMENT OVER THE STREETS OF FLOYD ACRES SUBDIVISION, AND ALONG THE LOT LINES OF THE LOTS THEREIN AS SET OUT IN DEED DATED OCTOBER 1, 1971, EXECUTED BY IRA M. FLOYD AND EMMA FLOYD, RECORDED IN VOLUME 179, PAGE 667, DEED RECORDS OF LLANO COUNTY, TEXAS.  
(AFFECTS TRACT, NOTHING TO PLOT)

10.aj. AS TO TRACT 1, WATER FEE SET OUT IN DEED DATED SEPTEMBER 1, 1980, EXECUTED BY ERNEST RAHE A/K/A ERNIE RAHE TO N.S. LEWIS, RECORDED IN VOLUME 251, PAGE 286, DEED RECORDS OF LLANO COUNTY, TEXAS.  
(AFFECTS TRACT, NOTHING TO PLOT)

10.ak. AS TO TRACT 1, EASEMENT SET OUT IN SET OUT IN DEED DATED SEPTEMBER 1, 1980, EXECUTED BY ERNEST RAHE A/K/A ERNIE RAHE TO N.S. LEWIS, RECORDED IN VOLUME 251, PAGE 286, DEED RECORDS OF LLANO COUNTY, TEXAS, AND FURTHER DESCRIBED IN DEEDS RECORDED IN VOLUME 548, PAGE 325 AND VOLUME 720, PAGE 27, OFFICIAL PUBLIC RECORDS.  
(AFFECTS TRACT, NOTHING TO PLOT)

10.al. RIGHT TO INUNDATE PENINSULA ADJOINING FLOYD ACRES SUBDIVISION AS SET OUT IN DOCUMENT DATED JUNE 16, 2003, EXECUTED BY FLOYD ACRES PROPERTY OWNERS ASSOCIATION AND THE LOWER COLORADO RIVER AUTHORITY, RECORDED IN VOLUME 1213, PAGE 594, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS.  
(AFFECTS TRACT, NOTHING TO PLOT)

10.am. RIGHT TO EGRESS AND INGRESS UPON PENINSULA ADJOINING FLOYD ACRES SUBDIVISION AS SET OUT IN DOCUMENT DATED JUNE 16, 2003, EXECUTED BY FLOYD ACRES PROPERTY OWNERS ASSOCIATION AND THE LOWER COLORADO RIVER AUTHORITY, RECORDED IN VOLUME 1213, PAGE 594, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS.  
(AFFECTS TRACT, NOTHING TO PLOT)

10.an. ON-SITE SEWAGE FACILITY ORDER FOR LLANO COUNTY SET OUT IN DOCUMENT DATED MAY 14, 2018, RECORDED IN VOLUME 1580, PAGE 4337, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS.  
(AFFECTS TRACT, NOTHING TO PLOT)

10.aq. TERMS AND CONDITIONS OF CURRENT SUBDIVISION REGULATIONS FOR LLANO COUNTY, TEXAS.  
(AFFECTS TRACT, NOTHING TO PLOT)

10.ap. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.  
(AFFECTS TRACT, NOTHING TO PLOT)

10.aq. VISIBLE AND APPARENT EASEMENTS ON OR ACROSS INSURED PROPERTY, EVIDENCE OF WHICH DOES NOT APPEAR OF RECORD.  
(AFFECTS TRACT, NOTHING TO PLOT)

**NEW DESCRIPTION**

BEING A 0.045 OF AN ACRE TRACT OF LAND SITUATED APPROXIMATELY 12.6 MILES EAST OF THE CITY OF LLANO, IN THE STEWART PERRY SURVEY (ABSTRACT NO. 1105) IN LLANO COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED FROM TINACO PACIFIC CORP. TO MASTER TRADE CORPORATION (MTC), DATED SEPTEMBER 7, 1984, RECORDED IN VOLUME 720, PAGE 27 OF THE LLANO COUNTY OFFICIAL PUBLIC RECORDS AND BEING OUT OF AND A PART OF LOT 13 OF THE FLOYD ACRES REVISED SUBDIVISION, PER PLAT RECORDED IN VOLUME 91, PAGE 493 OF THE LLANO COUNTY DEED RECORDS. METES AND BOUNDS DESCRIPTION OF SAID 0.045 OF AN ACRE TRACT IS AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF COVE AVENUE (SIGNED DEER RUN, 50-FOOT WIDE RIGHT-OF-WAY), FOR THE SOUTHWEST CORNER OF LOT 12 OF SAID FLOYD ACRES REVISED SUBDIVISION, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 13, OF SAID MTC TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 83° 58' 55" WEST, WITH SAID NORTHERLY RIGHT-OF-WAY LINE AND WITH THE SOUTH LINE OF SAID LOT 13, FOR A DISTANCE OF 20.00 FEET TO A 5/8" STEEL ROD WITH AN ORANGE PLASTIC CAP STAMPED "J. BLUDAU RPLS #6390" SET FOR THE SOUTHWEST CORNER OF SAID MTC TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 07° 48' 19" EAST, ACROSS SAID LOT 13, FOR A DISTANCE OF 100.00 FEET TO A 5/8" STEEL ROD WITH AN ORANGE PLASTIC CAP STAMPED "J. BLUDAU RPLS #6390" SET FOR THE NORTHWEST CORNER OF SAID MTC TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 83° 58' 55" EAST, CONTINUING ACROSS SAID LOT 13, FOR A DISTANCE OF 20.00 FEET TO A 5/8" STEEL ROD WITH AN ORANGE PLASTIC CAP STAMPED "J. BLUDAU RPLS #6390" SET IN THE WEST LINE OF SAID LOT 12, SAME BEING THE EAST LINE OF SAID LOT 13, FOR THE NORTHEAST CORNER OF SAID MTC TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 07° 48' 19" WEST, WITH THE COMMON LINE BETWEEN SAID LOT 12 AND SAID LOT 13, FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.045 OF AN ACRE (1,942 SQUARE FEET) OF LAND, MORE OR LESS.

ALL BEARINGS ARE BASED ON GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD83(2011) TEXAS CENTRAL ZONE NO. 4203. THE UNIT MEASURE FOR ALL DISTANCES IS US SURVEY FEET AND ARE REPRESENTED AS SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00012.

THE ABOVE DESCRIPTION IS THE SAME PROPERTY AS THE RECORD DESCRIPTION.

**RESTRICTIONS AND BUILDING LINES**

NONE

**NOTE TO CLIENT, INSURER, AND LENDER**

WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM THE DELEGATED AUTHORITY WAS COMBINED WITH SURFACE EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, OR RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY TO DETERMINE THE EXACT LOCATION OF UNDERGROUND UTILITIES.

**SHEET INFORMATION**

TITLE	ALTA/NSPS LAND TITLE SURVEY
PROJECT LOCATION	106 DEER RUN, BUCHANAN DAM, TX 78609
PROJECT NUMBER	219502-925
ORIGINAL DATE	04/27/2022
1. REVISION DATE	01/12/2023
2. REVISION DATE	03/30/2023
3. REVISION DATE	

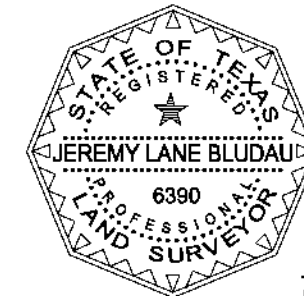
**GENERAL NOTES**

1. THIS SURVEY ONLY SHOWS IMPROVEMENTS FOUND ABOVE GROUND. UNDERGROUND FOOTINGS ARE NOT SHOWN ON THIS SURVEY MAP.
2. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
3. IF YOU ARE READING THIS SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION IS ONLY VALID IF THE DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTERS 5J-17.062 (3) OF THE ADMINISTRATIVE CODE AND STATUTE 472.025 AND WILL CONTAIN A BLUE SIGNATURE. MANUALLY SIGNED AND SEALED SURVEYS ARE KEPT IN THE OFFICE OF THE PERFORMING SURVEYOR. IF THIS DOCUMENT IS IN HARD COPY FORMAT, IT IS NOT VALID WITHOUT A BLUE SIGNATURE AND SEAL OF THE LICENSED SURVEYOR.
4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED OR REDUCED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION, AND MAY NOT REPRESENT THE ACTUAL SHAPE OF SIZE OF THE FEATURE.
5. THERE MAY BE ADDITIONAL BELOW GROUND IMPROVEMENTS NOT SHOWN OR UNKNOWN TO THE SURVEYOR. WHICH MAY OR MAY NOT BE IN CONFLICT WITH BUILDING AND EASEMENT LINES.
6. BUILDING MEASUREMENTS SHOULD NOT BE USED FOR NEW CONSTRUCTION OR PLANNING. MEASUREMENTS SHOULD BE VERIFIED PRIOR TO SUCH ACTIVITY.
7. UTILITIES SHOWN ON THE SUBJECT PROPERTY MAY OR MAY NOT INDICATE THE EXISTENCE OF RECORDED OR UNRECORDED UTILITY EASEMENTS.
8. AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.
9. THERE MAY BE EXISTING UTILITIES AND PIPELINES NOT SHOWN ON PLAT. USE THE TEXAS ONE CALL SYSTEM TO LOCATE PIPELINES BEFORE PERFORMING ANY EXCAVATIONS ON THIS PROPERTY.
10. THE LOCATION OF THE UTILITIES SHOWN HEREON ARE FROM THE OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES, EXCEPT AS SHOWN HEREON.
11. SUBJECT PROPERTY IS SITUATED ON COVE AVENUE, APPROXIMATELY 310 FEET NORTHEAST FROM THE INTERSECTION OF COVE AVENUE AND IRIS LANE, BOTH DEDICATED PUBLIC RIGHT-OF-WAYS, AND HAS DIRECT ACCESS TO BOTH.
12. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDING, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
13. THE LEGAL DESCRIPTION DOES FORM A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS, GORES OR OVERLAPS.
14. RECORDED BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS.
15. THERE ARE NO REGULAR PARKING SPACES ON SUBJECT PROPERTY.

**ALTA/NSPS LAND TITLE SURVEY**

TO: CENTRAL STATES WATER RESOURCES, INC., CSWR-TEXAS UTILITY OPERATING COMPANY, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

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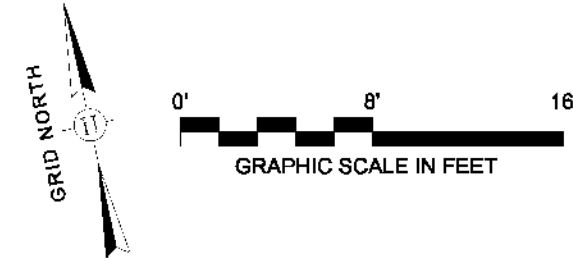
*Jeremy L. Bludau*

JEREMY L. BLUDAU  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 6390,  
STATE OF TEXAS  
SURVEY COMPLETED: MARCH 30, 2023

FLOYD ACRES SUBDIVISION, REVISED  
(VOL. 91, PG. 493, L.C.D.R.)

STEWART PERRY  
SURVEY  
(A-1105)

PLAT SCALE & ORIENTATION



SURVEYED BY:

**VLP MAVERICK**  
ENGINEERING, INC.  
FIRM #100491-02  
318 EAST MORRIS STREET, YOAKUM, TEXAS 77995  
PHONE (361) 293-2725 FAX (361) 293-2176

GROSS LAND AREA

0.024 OF AN ACRE  
OR  
1,057 SQ. FT.

BEARING BASIS

BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS CENTRAL ZONE 4203 (UNLESS OTHERWISE NOTED).

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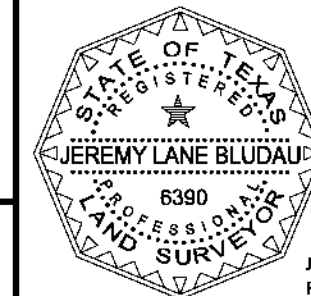
STATEMENT OF ENCROACHMENTS

1. BUILDING (1.6')

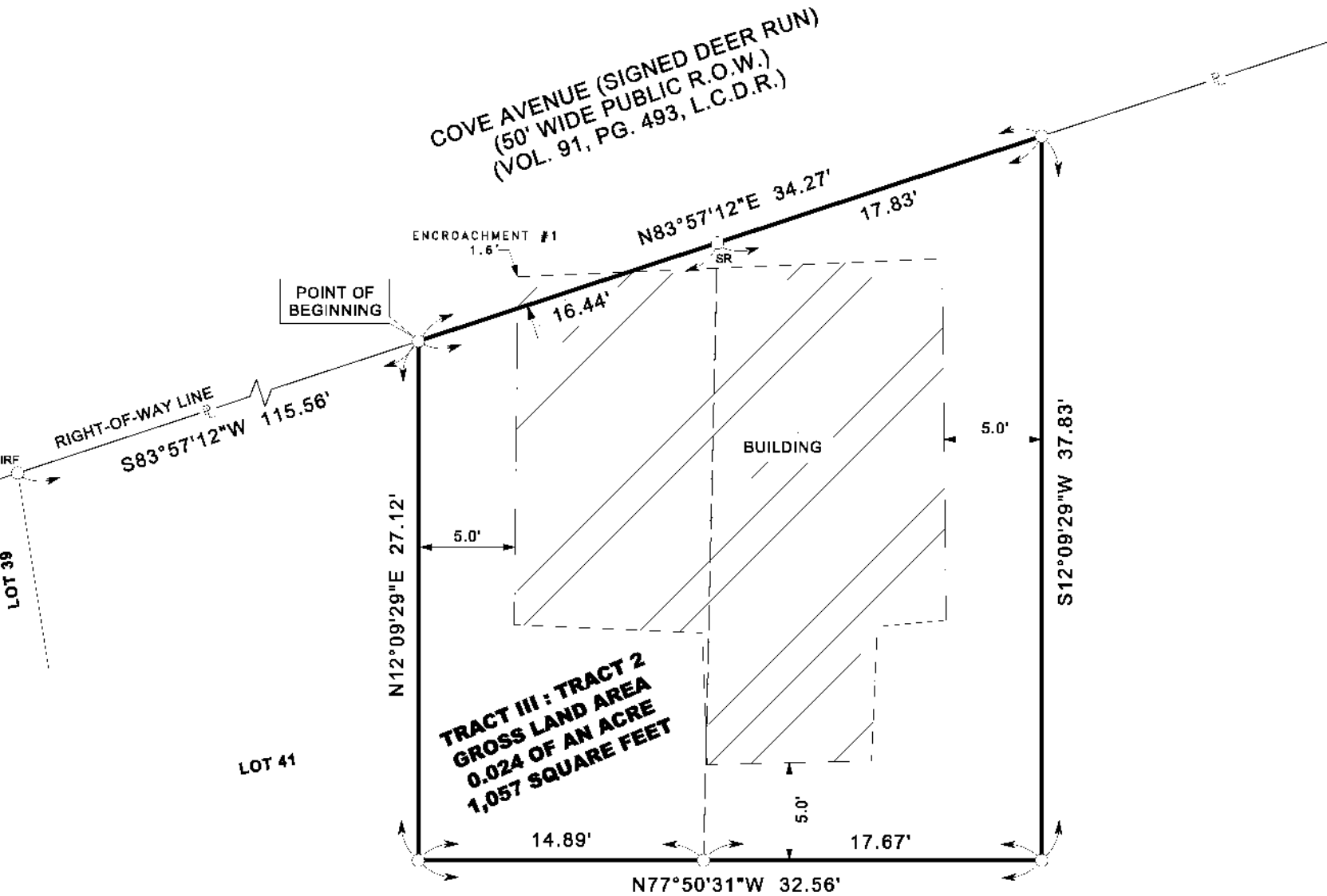
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TO: CENTRAL STATES WATER RESOURCES, INC., CSWR-TEXAS UTILITY OPERATING COMPANY, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

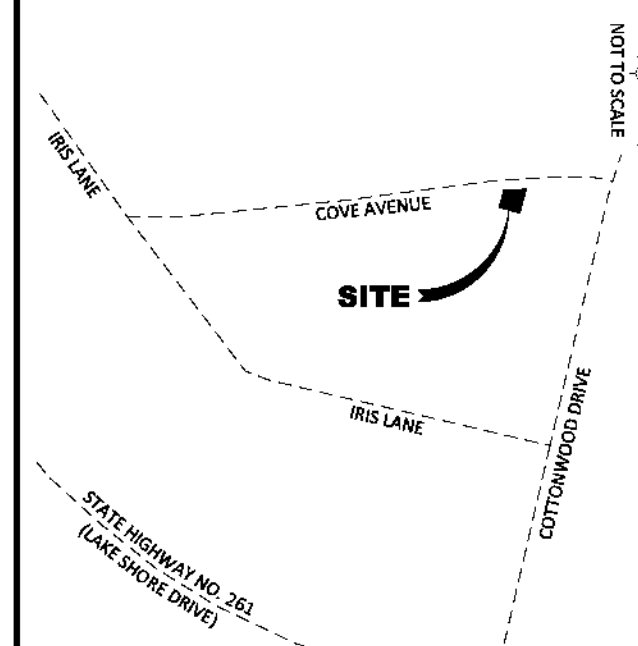
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*Jeremy L. Bludau*  
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REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 6390,  
STATE OF TEXAS  
SURVEY COMPLETED: MARCH 30, 2023



VICINITY MAP



LEGEND

1. ○ SR = SET 5/8" STEEL ROD WITH ORANGE PLASTIC CAP STAMPED "J. BLUDAU, RPLS #6390"
2. ○ IRF = FOUND 3/8" IRON ROD
3. ○ = POINT FOR CORNER (NOTHING FOUND OR SET)
4. --- CHAIN LINK FENCE
5. --- OVERHEAD ELECTRIC LINE
6. --- EASEMENT LINE
7. --- PROPERTY LINE
8. --- UNDERGROUND ELECTRIC LINE
9. --- PARENT TRACT LINE
10. --- UNDERGROUND OR ABOVE WATER PIPE
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12. --- SURVEY/LEAGUE/ABSTRACT LINE
13. [Hatched Box] BUILDING
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15. R.O.W. = RIGHT OF WAY P.O.B. = POINT OF BEGINNING
16. JBE = ELECTRIC JUNCTION BOX PP = POWER POLE
17. WM = WATER METER WV = WATER VALVE EM = ELECTRIC METER
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LAEL CHAD MITCHELL  
(VOL. 1107, PG. 815, L.C.O.R.)

LAEL CHAD MITCHELL  
(VOL. 1107, PG. 815, L.C.O.R.)

**SURVEYED BY:**



**RECORD DESCRIPTION**

PER SCHEDULE "A" OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT G.F. NO. FTH-93-FAH23001792L, COMMITMENT EFFECTIVE DATE OF FEBRUARY 28, 2023 AND AN ISSUED DATE OF MARCH 24, 2023.

**TRACT III:**

TRACT 2:  
BEING LOT NOS. FORTY-ONE (41) AND FORTY-FIVE (45), FLOYD ACRES SUBDIVISION REVISED, A SUBDIVISION IN LLANO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT THERE OF RECORDED IN VOLUME 91, PAGE 493, DEED RECORDS OF LLANO COUNTY, TEXAS.

**RESTRICTIONS AND BUILDING LINES**

NONE

**SUMMARY OF EASEMENTS, RIGHTS OF WAY AND SERVITUDES**

SCHEDULE "B" ITEMS SHOWN BELOW ARE PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT G.F. NO. FTH-93-FAH23001792L, COMMITMENT EFFECTIVE DATE OF FEBRUARY 28, 2023 AND AN ISSUED DATE OF MARCH 24, 2023.

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):

**TRACT III:**

VOLUME 158, PAGE 405, DEED RECORDS OF LLANO COUNTY, TEXAS.  
AS TO TRACT 1, VOLUME 179, PAGE 667, VOLUME 251, PAGE 286, VOLUME 548, PAGE 325 AND VOLUME 720, PAGE 27, DEED RECORDS OF LLANO COUNTY, TEXAS.  
AS TO TRACT 2, VOLUME 126, PAGE 248, DEED RECORDS OF LLANO COUNTY, TEXAS  
VOLUME 1213, PAGE 594, AND VOLUME 1265, PAGE 518, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS.  
(AFFECTS TRACT, NOTHING TO PLOT)

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):

10.a. RIGHTS OF PARTIES IN POSSESSION.  
(AFFECTS TRACT, NOTHING TO PLOT)  
10.b. THE FOLLOWING EXCEPTION WILL APPEAR IN ANY POLICY ISSUED (OTHER THAN THE T-1R RESIDENTIAL OWNER POLICY OF TITLE INSURANCE AND THE T-2R SHORT-FORM RESIDENTIAL MORTGAGEE POLICY) IF THE COMPANY IS NOT PROVIDED A SURVEY OF THE LAND, ACCEPTABLE TO THE COMPANY, FOR REVIEW AT OR PRIOR TO CLOSING:

ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.  
NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO THE TITLE COMPANY, THIS EXCEPTION WILL BE DELETED. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID SURVEY.  
(AFFECTS TRACT, NOTHING TO PLOT)

10.aa. RECEIVER'S DEED FROM A. J. WIRTZ, RECEIVER FOR CENTRAL TEXAS HYDRO-ELECTRIC COMPANY, TO C. G. MALOTT DATED JANUARY 10, 1935, RECORDED IN VOLUME 85, PAGE 225, DEED RECORDS OF LLANO COUNTY, TEXAS.  
(AFFECTS TRACT, NOTHING TO PLOT)

10.af. UTILITY EASEMENT DATED DECEMBER 19, 1949, EXECUTED BY C. G. MALOTT, TRUSTEE, TO PEDERNALES ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 80, PAGE 66, DEED RECORDS OF LLANO COUNTY, TEXAS.  
(AFFECTS TRACT, NOTHING TO PLOT)

10.ag. EASEMENT AND RIGHT TO INGRESS AND EGRESS SET OUT IN DEED DATED DECEMBER 10, 1955, EXECUTED BY ED HOUSTON TO W. T. ANDERSON, RECORDED IN VOLUME 85, PAGE 3 11, DEED RECORDS OF LLANO COUNTY, TEXAS.  
(AFFECTS TRACT, NOTHING TO PLOT)

**SUMMARY OF EASEMENTS, RIGHTS OF WAY AND SERVITUDES (continued)**

10ah. EASEMENT AND RIGHT TO INGRESS AND EGRESS SET OUT IN DOCUMENT DATED OCTOBER 10, 1967, EXECUTED BY IRA FLOYD, ET AL, RECORDED IN VOLUME 158, PAGE 405, DEED RECORDS OF LLANO COUNTY, TEXAS.  
(AFFECTS TRACT, NOTHING TO PLOT)

10.ai. AS TO TRACT 1, AN EASEMENT OVER THE STREETS OF FLOYD ACRES SUBDIVISION, AND ALONG THE LOT LINES OF THE LOTS THEREIN AS SET OUT IN DEED DATED OCTOBER 1, 1971, EXECUTED BY IRA M. FLOYD AND EMMA FLOYD, RECORDED IN VOLUME 179, PAGE 667, DEED RECORDS OF LLANO COUNTY, TEXAS.  
(AFFECTS TRACT, NOTHING TO PLOT)

10.aj. AS TO TRACT 1, WATER FEE SET OUT IN DEED DATED SEPTEMBER 1, 1980, EXECUTED BY ERNEST RAHE A/K/A ERNIE RAHE TO N.S. LEWIS, RECORDED IN VOLUME 251, PAGE 286, DEED RECORDS OF LLANO COUNTY, TEXAS.  
(AFFECTS TRACT, NOTHING TO PLOT)

10.ak. AS TO TRACT 1, EASEMENT SET OUT IN SET OUT IN DEED DATED SEPTEMBER 1, 1980, EXECUTED BY ERNEST RAHE A/K/A ERNIE RAHE TO N.S. LEWIS, RECORDED IN VOLUME 251, PAGE 286, DEED RECORDS OF LLANO COUNTY, TEXAS, AND FURTHER DESCRIBED IN DEEDS RECORDED IN VOLUME 548, PAGE 325 AND VOLUME 720, PAGE 27, OFFICIAL PUBLIC RECORDS.  
(AFFECTS TRACT, NOTHING TO PLOT)

10.al. RIGHT TO INUNDATE PENINSULA ADJOINING FLOYD ACRES SUBDIVISION AS SET OUT IN DOCUMENT DATED JUNE 16, 2003, EXECUTED BY FLOYD ACRES PROPERTY OWNERS ASSOCIATION AND THE LOWER COLORADO RIVER AUTHORITY, RECORDED IN VOLUME 1213, PAGE 594, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS.  
(AFFECTS TRACT, NOTHING TO PLOT)

10.am. RIGHT TO EGRESS AND INGRESS UPON PENINSULA ADJOINING FLOYD ACRES SUBDIVISION AS SET OUT IN DOCUMENT DATED JUNE 16, 2003, EXECUTED BY FLOYD ACRES PROPERTY OWNERS ASSOCIATION AND THE LOWER COLORADO RIVER AUTHORITY, RECORDED IN VOLUME 1213, PAGE 594, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS.  
(AFFECTS TRACT, NOTHING TO PLOT)

10.an. ON-SITE SEWAGE FACILITY ORDER FOR LLANO COUNTY SET OUT IN DOCUMENT DATED MAY 14, 2018, RECORDED IN VOLUME 1580, PAGE 4337, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS.  
(AFFECTS TRACT, NOTHING TO PLOT)

10.ao. TERMS AND CONDITIONS OF CURRENT SUBDIVISION REGULATIONS FOR LLANO COUNTY, TEXAS.  
(AFFECTS TRACT, NOTHING TO PLOT)

10.ap. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.  
(AFFECTS TRACT, NOTHING TO PLOT)

10.aq. VISIBLE AND APPARENT EASEMENTS ON OR ACROSS INSURED PROPERTY, EVIDENCE OF WHICH DOES NOT APPEAR OF RECORD.  
(AFFECTS TRACT, NOTHING TO PLOT)

**NEW DESCRIPTION**

BEING A 0.024 OF AN ACRE TRACT OF LAND SITUATED APPROXIMATELY 12.7 MILES EAST OF THE CITY OF LLANO, IN THE STEWART PERRY SURVEY (ABSTRACT NO. 1105) IN LLANO COUNTY, TEXAS, AND BEING OUT OF AND A PART OF LOT 41 AND LOT 45 OF THE FLOYD ACRES REVISED SUBDIVISION, PER PLAT RECORDED IN VOLUME 91, PAGE 493 OF THE LLANO COUNTY DEED RECORDS, AND SAID LOTS 41 AND 45 BEING CONVEYED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM LINDA R. SELMAN AND JOE SELMAN TO LAEL CHAD MITCHELL, DATED JANUARY 31, 2001, RECORDED IN VOLUME 1107, PAGE 815 OF THE LLANO COUNTY OFFICIAL RECORDS. METES AND BOUNDS DESCRIPTION OF SAID 0.024 OF AN ACRE TRACT IS AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF COVE AVENUE (SIGNED DEER RUN, 50-FOOT WIDE RIGHT-OF-WAY), SAME BEING IN THE NORTH LINE OF SAID LOT 41, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 3/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 41, SAME BEING THE NORTHEAST CORNER OF LOT 39 OF SAID SUBDIVISION BEARS SOUTH 83°57' 12"WEST, A DISTANCE OF 115.56 FEET;

THENCE NORTH 83°57' 12"EAST, WITH SAID SOUTHERLY RIGHT-OF-WAY LINE AND WITH THE NORTH LINE OF SAID LOT 41, AT A DISTANCE OF 16.44 FEET PASS A 5/8"STEEL ROD WITH AN ORANGE PLASTIC CAP STAMPED "J. BLUDAU RPLS #6390" SET FOR THE NORTHEAST CORNER OF SAID LOT 41, SAME BEING THE NORTHWEST CORNER OF SAID LOT 45, AND CONTINUING WITH THE NORTHWEST LINE OF SAID LOT 45, FOR A TOTAL DISTANCE OF 34.27 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 12°09' 29" WEST, ACROSS SAID LOT 45, FOR A DISTANCE OF 37.83 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 77°50' 31"WEST, CONTINUING ACROSS SAID LOT 45, AT A DISTANCE OF 17.67 FEET PASS THE WEST LINE OF SAID LOT 45, SAME BEING THE EAST LINE OF SAID LOT 41, AND CONTINUING ACROSS SAID LOT 41, FOR A TOTAL DISTANCE OF 32.56 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 12°09' 29"EAST, CONTINUING ACROSS SAID LOT 41, FOR A DISTANCE OF 27.12 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.024 OF AN ACRE (1,057 SQUARE FEET) OF LAND, MORE OR LESS.

ALL BEARINGS ARE BASED ON GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD83(2011) TEXAS CENTRAL ZONE NO. 4203. THE UNIT MEASURE FOR ALL DISTANCES IS US SURVEY FEET AND ARE REPRESENTED AS SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00012.

**NOTE TO CLIENT, INSURER, AND LENDER**

WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM THE DELEGATED AUTHORITY WAS COMBINED WITH SURFACE EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, OR RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY TO DETERMINE THE EXACT LOCATION OF UNDERGROUND UTILITIES.

**SHEET INFORMATION**

TITLE	ALTA/NSPS LAND TITLE SURVEY
PROJECT LOCATION	107 DEER RUN, BUCHANAN DAM, TX 78609
PROJECT NUMBER	219502-925
ORIGINAL DATE	01/12/2023
1. REVISION DATE	03/30/2023
2. REVISION DATE	
3. REVISION DATE	

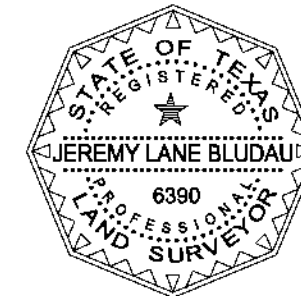
**GENERAL NOTES**

1. THIS SURVEY ONLY SHOWS IMPROVEMENTS FOUND ABOVE GROUND. UNDERGROUND FOOTINGS ARE NOT SHOWN ON THIS SURVEY MAP.
2. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
3. IF YOU ARE READING THIS SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION IS ONLY VALID IF THE DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTERS 5J-17.052 (3) OF THE ADMINISTRATIVE CODE AND STATUTE 472.025 AND WILL CONTAIN A BLUE SIGNATURE. MANUALLY SIGNED AND SEALED SURVEYS ARE KEPT IN THE OFFICE OF THE PERFORMING SURVEYOR. IF THIS DOCUMENT IS IN HARD COPY FORMAT, IT IS NOT VALID WITHOUT A BLUE SIGNATURE AND SEAL OF THE LICENSED SURVEYOR.
4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED OR REDUCED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION, AND MAY NOT REPRESENT THE ACTUAL SHAPE OF SIZE OF THE FEATURE.
5. THERE MAY BE ADDITIONAL BELOW GROUND IMPROVEMENTS NOT SHOWN OR UNKNOWN TO THE SURVEYOR. WHICH MAY OR MAY NOT BE IN CONFLICT WITH BUILDING AND EASEMENT LINES.
6. BUILDING MEASUREMENTS SHOULD NOT BE USED FOR NEW CONSTRUCTION OR PLANNING. MEASUREMENTS SHOULD BE VERIFIED PRIOR TO SUCH ACTIVITY.
7. UTILITIES SHOWN ON THE SUBJECT PROPERTY MAY OR MAY NOT INDICATE THE EXISTENCE OF RECORDED OR UNRECORDED UTILITY EASEMENTS.
8. AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.
9. THERE MAY BE EXISTING UTILITIES AND PIPELINES NOT SHOWN ON PLAT. USE THE TEXAS ONE CALL SYSTEM TO LOCATE PIPELINES BEFORE PERFORMING ANY EXCAVATIONS ON THIS PROPERTY.
10. THE LOCATION OF THE UTILITIES SHOWN HEREON ARE FROM THE OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES, EXCEPT AS SHOWN HEREON.
11. SUBJECT PROPERTY IS SITUATED ON COVE AVENUE, APPROXIMATELY 505 FEET NORTHEAST FROM THE INTERSECTION OF COVE AVENUE AND IRIS LANE, BOTH DEDICATED PUBLIC RIGHT-OF-WAYS, AND HAS DIRECT ACCESS TO BOTH.
12. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDING, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
13. THE LEGAL DESCRIPTION DOES FORM A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS, GORES OR OVERLAPS.
14. RECORDED BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS.
15. THERE ARE NO REGULAR PARKING SPACES ON SUBJECT PROPERTY.

**ALTA/NSPS LAND TITLE SURVEY**

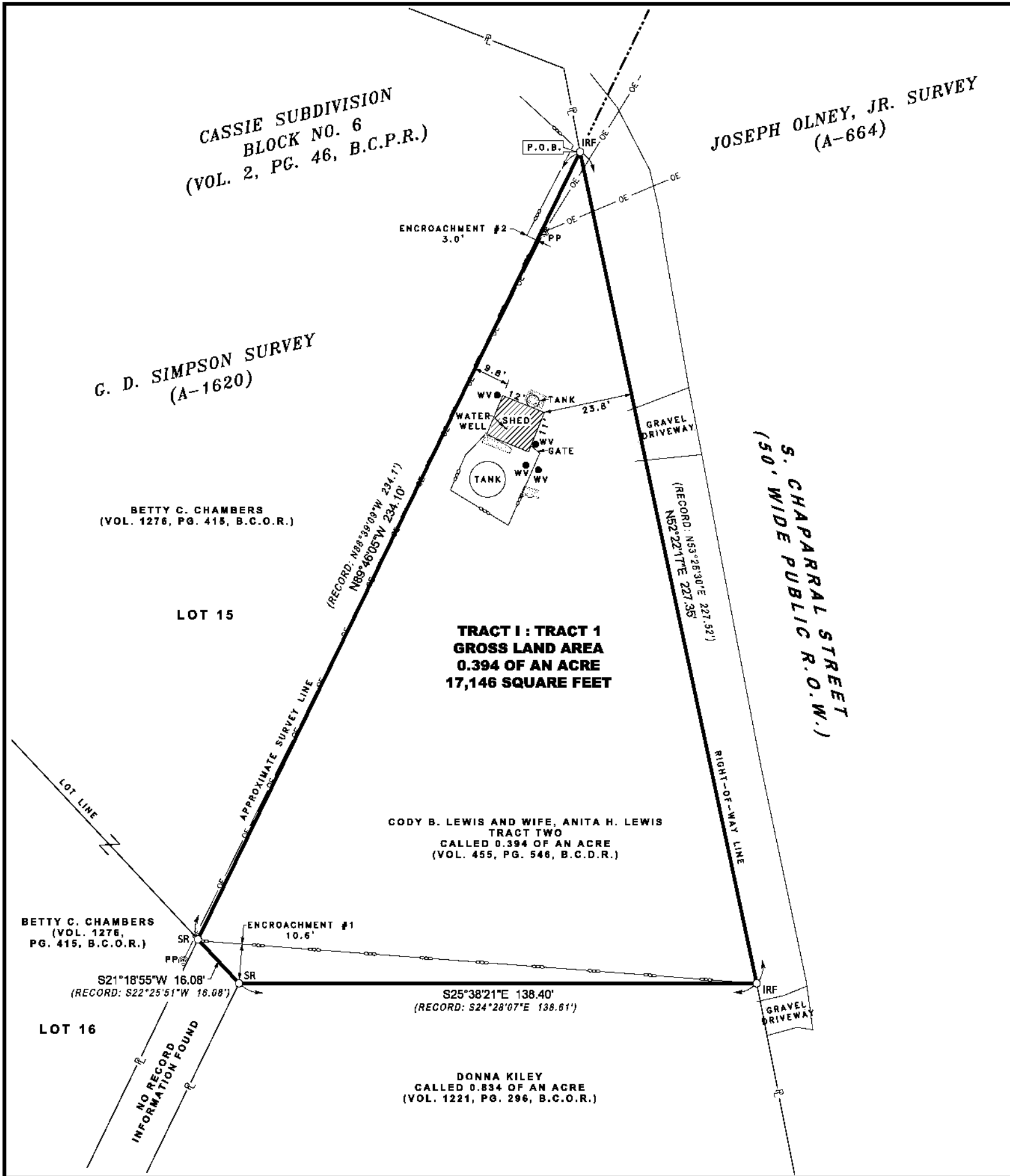
TO: CENTRAL STATES WATER RESOURCES, INC., CSWR-TEXAS UTILITY OPERATING COMPANY, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, AND 11 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 9, 2022. DATE OF PLAT OR MAP: MARCH 30, 2023

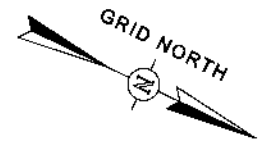
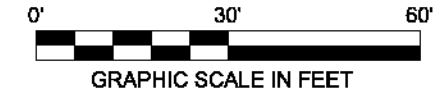


*Jeremy L. Bludau*

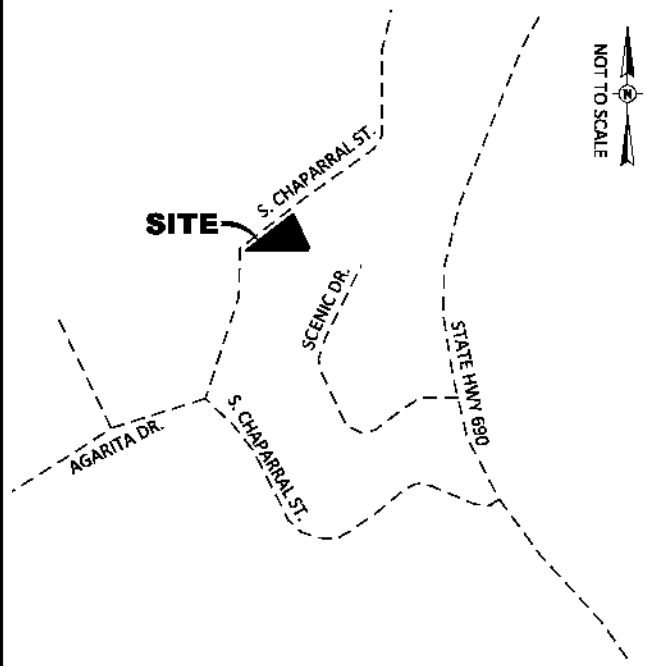
JEREMY L. BLUDAU  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 6390,  
STATE OF TEXAS  
SURVEY COMPLETED: MARCH 30, 2023



**PLAT SCALE & ORIENTATION**



**VICINITY MAP**



**SURVEYED BY:**

**MEI MAVERICK ENGINEERING, INC.**  
FIRM #100491-02  
318 EAST MORRIS STREET, YOAKUM, TEXAS 77995  
PHONE (361) 293-2725 FAX (361) 293-2176

**GROSS LAND AREA**

0.394 OF AN ACRE  
OR  
17,146 SQ. FT.

**BEARING BASIS**

BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS CENTRAL ZONE 4203 (UNLESS OTHERWISE NOTED).

**FLOOD NOTE**

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ON-LINE AT WWW.MSC.FEMA.GOV, BASED ON FLOOD INSURANCE RATE MAP NUMBER 48053C0300F, WHICH BEARS AN EFFECTIVE DATE OF MARCH 15, 2012, THIS PROPERTY DOES NOT LIE WITHIN IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THESE ZONES AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**STATEMENT OF ENCROACHMENTS**

1. CHAINLINK FENCE (10.6')
2. CHAINLINK FENCE (3.0')

**LEGEND**

1. ○ SR = SET 5/8" STEEL ROD WITH ORANGE PLASTIC CAP STAMPED "J. BLUDAU, RPLS #6390"
2. ○ IRF = FOUND 1/2" IRON ROD
3. ——— CHAIN LINK FENCE
4. —OE— OE— OVERHEAD ELECTRIC LINE
5. ——— EASEMENT LINE
6. ——— PROPERTY LINE
7. ———E——E UNDERGROUND ELECTRIC LINE
8. ——— PARENT TRACT LINE
9. ———W—— UNDERGROUND OR ABOVE WATER PIPE
10. —X—X— BARBWIRE FENCE
11. ——— SURVEY/LEAGUE/ABSTRACT LINE
12. [Hatched Box] BUILDING
13. [Dotted Box] CONCRETE SLAB/PAVEMENT
14. R.O.W. = RIGHT OF WAY P.O.B. = POINT OF BEGINNING
15. JBE = ELECTRIC JUNCTION BOX PP = POWER POLE
16. WM = WATER METER WV = WATER VALVE EM = ELECTRIC METER
17. B.C.O.R. = BURNET COUNTY OFFICIAL PUBLIC RECORDS
18. B.C.D.R. = BURNET COUNTY DEED RECORDS
19. B.C.P.R. = BURNET COUNTY PLAT RECORDS

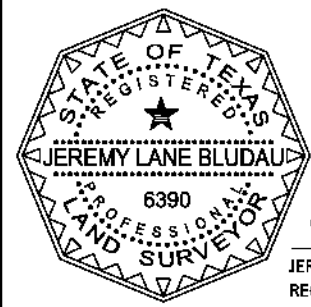
**SHEET INFORMATION**

TITLE	ALTA/NSPS LAND TITLE SURVEY
PROJECT LOCATION	211 S. CHAPARRAL, BURNET, TX 78611
PROJECT NUMBER	219502-925
ORIGINAL DATE	04/27/2022
1. REVISION DATE	01/12/2023
2. REVISION DATE	03/30/2023
3. REVISION DATE	

**ALTA/NSPS LAND TITLE SURVEY**

TO: CENTRAL STATES WATER RESOURCES, INC., CSWR-TEXAS UTILITY OPERATING COMPANY, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, AND 11 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 7, 2022. DATE OF PLAT OR MAP: MARCH 30, 2023



*Jeremy L. Bludau*  
JEREMY L. BLUDAU  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 6390,  
STATE OF TEXAS  
SURVEY COMPLETED: MARCH 30, 2023

**SURVEYED BY:**



**RECORD DESCRIPTION**

PER SCHEDULE "A" OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT G.F. NO. FTH-93-FAH23001792L, COMMITMENT EFFECTIVE DATE OF FEBRUARY 28, 2023 AND AN ISSUED DATE OF MARCH 24, 2023.

TRACT I  
TRACT 1: BEING 0.394 ACRES, MORE OR LESS, OUT OF THE G. D. SIMPSON SURVEY NO. 1550, ABSTRACT NO. 1620 AND THE JAMES OLNEY SURVEY NO. 898, ABSTRACT NO. 864, BURNET COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO SAID WATER WELLS FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING AND REPLACING ALL EXISTING PIPELINES TO AND FROM SAID WELLS.

**SUMMARY OF EASEMENTS, RIGHTS OF WAY AND SERVITUDES**

SCHEDULE "B" ITEMS SHOWN BELOW ARE PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT G.F. NO. FTH-93-FAH23001792L, COMMITMENT EFFECTIVE DATE OF FEBRUARY 28, 2023 AND AN ISSUED DATE OF MARCH 24, 2023.

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):

**TRACT I:**

TRACT 1: RESTRICTIONS AS SET OUT IN VOLUME 455, PAGE 546, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.  
(AFFECTS TRACT, NOTHING TO PLOT)

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):

10.a. RIGHTS OF PARTIES IN POSSESSION.  
(AFFECTS TRACT, NOTHING TO PLOT)

10.b. THE FOLLOWING EXCEPTION WILL APPEAR IN ANY POLICY ISSUED (OTHER THAN THE T-1R RESIDENTIAL OWNER POLICY OF TITLE INSURANCE AND THE T-2R SHORT-FORM RESIDENTIAL MORTGAGEE POLICY) IF THE COMPANY IS NOT PROVIDED A SURVEY OF THE LAND, ACCEPTABLE TO THE COMPANY, FOR REVIEW AT OR PRIOR TO CLOSING:

ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.

NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO THE TITLE COMPANY, THIS EXCEPTION WILL BE DELETED. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID SURVEY.  
(AFFECTS TRACT, NOTHING TO PLOT)

10.c. PROVISIONS AS SET OUT IN A DEED FROM JOYCE RAY MEYER ET VIR, NOCLIFFE MEYER TO CODY B. LEWIS AND ANITA H. LEWIS, DATED MAY 8, 1989, AND RECORDED IN VOLUME 455, PAGE 546, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS.  
(AFFECTS TRACT, NOTHING TO PLOT)

10.d. RIGHTS AND CLAIMS, IF ANY, OF ADJOINING OWNER(S) IN AND TO THAT PORTION OF THE LAND LYING BETWEEN THE BOUNDARY AND INSET FENCE, AS SHOWN BY PLAT OF SURVEY OF 0.394 ACRE TRACT DATED APRIL 27, 2022, PREPARED BY JEREMY L. BLUDAU, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6390.  
(AFFECTS TRACT, PLOTTED HEREON)

10.e. TITLE COMPANY DOES NOT INSURE THAT PROPERTY WHICH LIES WITHIN THE FENCE LINE BUT NOT WITHIN THE DEEDED PROPERTY LINE BOUNDARIES AS SHOWN BY PLAT OF SURVEY OF 0.394 ACRE TRACT DATED APRIL 27, 2022, PREPARED BY JEREMY L. BLUDAU, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6390.  
(AFFECTS TRACT, PLOTTED HEREON)

10.f. OVERHEAD ELECTRIC LINES AS SHOWN ON PLAT OF SURVEY OF 0.394 ACRE TRACT DATED APRIL 27, 2022, PREPARED BY JEREMY LANE BLUDAU, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6390.  
(AFFECTS TRACT, PLOTTED HEREON)

**SUMMARY OF EASEMENTS, RIGHTS OF WAY AND SERVITUDES**

10.m. REGULATIONS AND ORDINANCES OF BURNET COUNTY, THE STATE OF TEXAS AND ALL DEPARTMENTS AND POLITICAL SUBDIVISIONS THEREOF, INCLUDING BURNET COUNTY SUBDIVISION REGULATIONS, DATED APRIL 25, 2000, RECORDED IN VOLUME 943, PAGE 399, AND AMENDED IN VOLUME 993, PAGE 820, VOLUME 1043, PAGE 85, VOLUME 1377, PAGE 722, CLERK'S FILE NO. 201100417, AND CORRECTED IN CLERK'S FILE NO. 201100547, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.  
(AFFECTS TRACT, NOTHING TO PLOT)

10.n. INUNDATION AND FLOWAGE EASEMENT RESERVED IN A DEED FROM EMERY, PECK AND ROCKWOOD DEVELOPMENT CO. TO CASSIE A FRIEDSAM DATED AUGUST 14, 1930 AND RECORDED IN VOLUME 79, PAGE 40, DEED RECORDS OF BURNET COUNTY, TEXAS.  
(BLANKET EASEMENT, AFFECTS TRACT, NOTHING TO PLOT)

10.o. INUNDATION AND FLOWAGE EASEMENT GRANTED IN DEED FROM CASSIE A. FRIEDSAM TO EMERY, PECK AND ROCKWOOD DEVELOPMENT CO. DATED AUGUST 14, 1930, AND RECORDED IN VOLUME 79, PAGE 45, DEED RECORDS OF BURNET COUNTY, TEXAS.  
(BLANKET EASEMENT, AFFECTS TRACT, NOTHING TO PLOT)

10.p. STATED UNDIVIDED ONE-HALF (1/2) NON-PARTICIPATING ROYALTY INTEREST IN AND TO ALL OIL, GAS, MINERALS, ELEMENTS OR RADIO-ACTIVE SUBSTANCES IN AND UNDER THE SAID PREMISES HEREBY CONVEYED, SET OUT IN VOLUME 167, PAGE 310, DEED RECORDS OF BURNET COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF SAID INSTRUMENT.  
(AFFECTS TRACT, NOTHING TO PLOT)

10.q. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.  
(AFFECTS TRACT, NOTHING TO PLOT)

10.r. VISIBLE AND APPARENT EASEMENTS ON OR ACROSS THE INSURED PROPERTY, EVIDENCE OF WHICH DOES NOT APPEAR OF RECORD.  
(AFFECTS TRACT, NOTHING TO PLOT)

**RESTRICTIONS AND BUILDING LINES**

NONE

**NEW DESCRIPTION**

BEING A 0.394 OF AN ACRE TRACT OF LAND SITUATED APPROXIMATELY 10.7 MILES NORTHWEST OF THE CITY OF BURNET, IN THE JOSEPH OLNEY, JR. SURVEY (ABSTRACT NO. 664) IN BURNET COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 0.394 OF AN ACRE TRACT OF LAND CONVEYED AS TRACT TWO IN A WARRANTY DEED WITH VENDOR'S LIEN FROM JOYCE RAY MEYER, ET VIR TO CODY B. LEWIS, ET UX, DATED MAY 8, 1989, RECORDED IN VOLUME 455, PAGE 546 OF THE BURNET COUNTY DEED RECORDS AND SAID 0.394 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN A WARRANTY DEED FROM R.M. JONES, ET UX TO JOYCE RAY MEYER, DATED JANUARY 4, 1982, RECORDED IN VOLUME 293, PAGE 411 OF THE BURNET COUNTY DEED RECORDS. METES AND BOUNDS DESCRIPTION OF SAID 0.394 OF AN ACRE TRACT IS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF S. CHAPARRAL STREET (50-FOOT WIDE RIGHT-OF-WAY), FOR THE UPPER NORTHWEST CORNER OF LOT 15, BLOCK NO. 6, OF THE CASSIE SUBDIVISION, PER PLAT RECORDED IN VOLUME 2, PAGE 46 OF THE BURNET COUNTY PLAT RECORDS, SAME BEING THE WEST CORNER OF SAID 0.394 OF AN ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 52° 22' 17" EAST, WITH SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND WITH THE NORTHWEST LINE OF SAID 0.394 OF AN ACRE TRACT, FOR A DISTANCE OF 227.35 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THAT CALLED 0.834 OF AN ACRE TRACT OF LAND DESCRIBED IN A DEED TO DONNA KILEY, AS RECORDED IN VOLUME 1221, PAGE 296 OF THE BURNET COUNTY OFFICIAL PUBLIC RECORDS, SAME BEING THE NORTHEAST CORNER OF SAID 0.394 OF AN ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 25° 38' 21" EAST, WITH THE COMMON LINE BETWEEN SAID 0.834 OF AN ACRE TRACT AND SAID 0.394 OF AN ACRE TRACT, FOR A DISTANCE OF 138.40 FEET TO A 5/8" STEEL ROD WITH AN ORANGE PLASTIC CAP STAMPED "J. BLUDAU RPLS #6390" SET FOR THE SOUTHWEST CORNER OF SAID 0.834 OF AN ACRE TRACT, SAME BEING THE UPPER SOUTHEAST CORNER OF SAID 0.394 OF AN ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 21° 18' 55" WEST, WITH THE SOUTHEAST LINE OF SAID 0.394 OF AN ACRE TRACT, FOR A DISTANCE OF 16.08 FEET TO A 5/8" STEEL ROD WITH AN ORANGE PLASTIC CAP STAMPED "J. BLUDAU RPLS #6390" SET FOR THE NORTHEAST CORNER OF SAID LOT 15, SAME BEING THE NORTHWEST CORNER OF LOT 16, BLOCK 6 OF SAID CASSIE SUBDIVISION, SAME ALSO BEING THE LOWER SOUTHEAST CORNER OF SAID 0.394 OF AN ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89° 46' 05" WEST, WITH THE COMMON LINE BETWEEN SAID LOT 15 AND SAID 0.394 OF AN ACRE TRACT, FOR A DISTANCE OF 234.10 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.394 OF AN ACRE (17,146 SQUARE FEET) OF LAND, MORE OR LESS.

ALL BEARINGS ARE BASED ON GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD83(2011) TEXAS CENTRAL ZONE NO. 4203. THE UNIT MEASURE FOR ALL DISTANCES IS US SURVEY FEET AND ARE REPRESENTED AS SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00012.

THE ABOVE DESCRIPTION IS THE SAME PROPERTY AS THE RECORD DESCRIPTION.

**NOTE TO CLIENT, INSURER, AND LENDER**

WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM THE DELEGATED AUTHORITY WAS COMBINED WITH SURFACE EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.iv. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, OR RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY TO DETERMINE THE EXACT LOCATION OF UNDERGROUND UTILITIES.

**SHEET INFORMATION**

TITLE	ALTA/NSPS LAND TITLE SURVEY
PROJECT LOCATION	211 S. CHAPARRAL, BURNET, TX 78611
PROJECT NUMBER	219502-925
ORIGINAL DATE	04/27/2022
1. REVISION DATE	01/12/2023
2. REVISION DATE	03/30/2023
3. REVISION DATE	

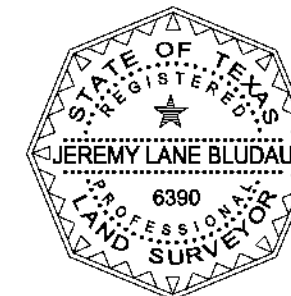
**GENERAL NOTES**

1. THIS SURVEY ONLY SHOWS IMPROVEMENTS FOUND ABOVE GROUND. UNDERGROUND FOOTINGS ARE NOT SHOWN ON THIS SURVEY MAP.
2. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
3. IF YOU ARE READING THIS SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION IS ONLY VALID IF THE DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTERS 5J-17.062 (3) OF THE ADMINISTRATIVE CODE AND STATUTE 472.025 AND WILL CONTAIN A BLUE SIGNATURE. MANUALLY SIGNED AND SEALED SURVEYS ARE KEPT IN THE OFFICE OF THE PERFORMING SURVEYOR. IF THIS DOCUMENT IS IN HARD COPY FORMAT, IT IS NOT VALID WITHOUT A BLUE SIGNATURE AND SEAL OF THE LICENSED SURVEYOR.
4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED OR REDUCED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION, AND MAY NOT REPRESENT THE ACTUAL SHAPE OF SIZE OF THE FEATURE.
5. THERE MAY BE ADDITIONAL BELOW GROUND IMPROVEMENTS NOT SHOWN OR UNKNOWN TO THE SURVEYOR, WHICH MAY OR MAY NOT BE IN CONFLICT WITH BUILDING AND EASEMENT LINES.
6. BUILDING MEASUREMENTS SHOULD NOT BE USED FOR NEW CONSTRUCTION OR PLANNING. MEASUREMENTS SHOULD BE VERIFIED PRIOR TO SUCH ACTIVITY.
7. UTILITIES SHOWN ON THE SUBJECT PROPERTY MAY OR MAY NOT INDICATE THE EXISTENCE OF RECORDED OR UNRECORDED UTILITY EASEMENTS.
8. AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.
9. THERE MAY BE EXISTING UTILITIES AND PIPELINES NOT SHOWN ON PLAT. USE THE TEXAS ONE CALL SYSTEM TO LOCATE PIPELINES BEFORE PERFORMING ANY EXCAVATIONS ON THIS PROPERTY.
10. THE LOCATION OF THE UTILITIES SHOWN HEREON ARE FROM THE OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES, EXCEPT AS SHOWN HEREON.
11. SUBJECT PROPERTY IS SITUATED ON S. CHAPARRAL STREET, APPROXIMATELY 675 FEET NORTH FROM THE INTERSECTION OF AGARITA DRIVE AND S. CHAPARRAL STREET, BOTH DEDICATED PUBLIC RIGHT-OF-WAYS, AND HAS DIRECT ACCESS TO BOTH.
12. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDING, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
13. THE LEGAL DESCRIPTION DOES FORM A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS, GORES OR OVERLAPS.
14. RECORDED BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS.
15. THERE ARE NO REGULAR PARKING SPACES ON SUBJECT PROPERTY.

**ALTA/NSPS LAND TITLE SURVEY**

TO: CENTRAL STATES WATER RESOURCES, INC., CSWR-TEXAS UTILITY OPERATING COMPANY, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, AND 11 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 7, 2022. DATE OF PLAT OR MAP: MARCH 30, 2023



*Jeremy L. Bludau*

JEREMY L. BLUDAU  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 6390,  
STATE OF TEXAS  
SURVEY COMPLETED: MARCH 30, 2023

G. W. BANTA SURVEY  
(A-1369)

JAMES R. STEVENS AND WIFE,  
MAY J. STEVENS  
CALLED 0.459 OF AN ACRE  
(VOL. 807, PG. 930, B.C.O.R.)

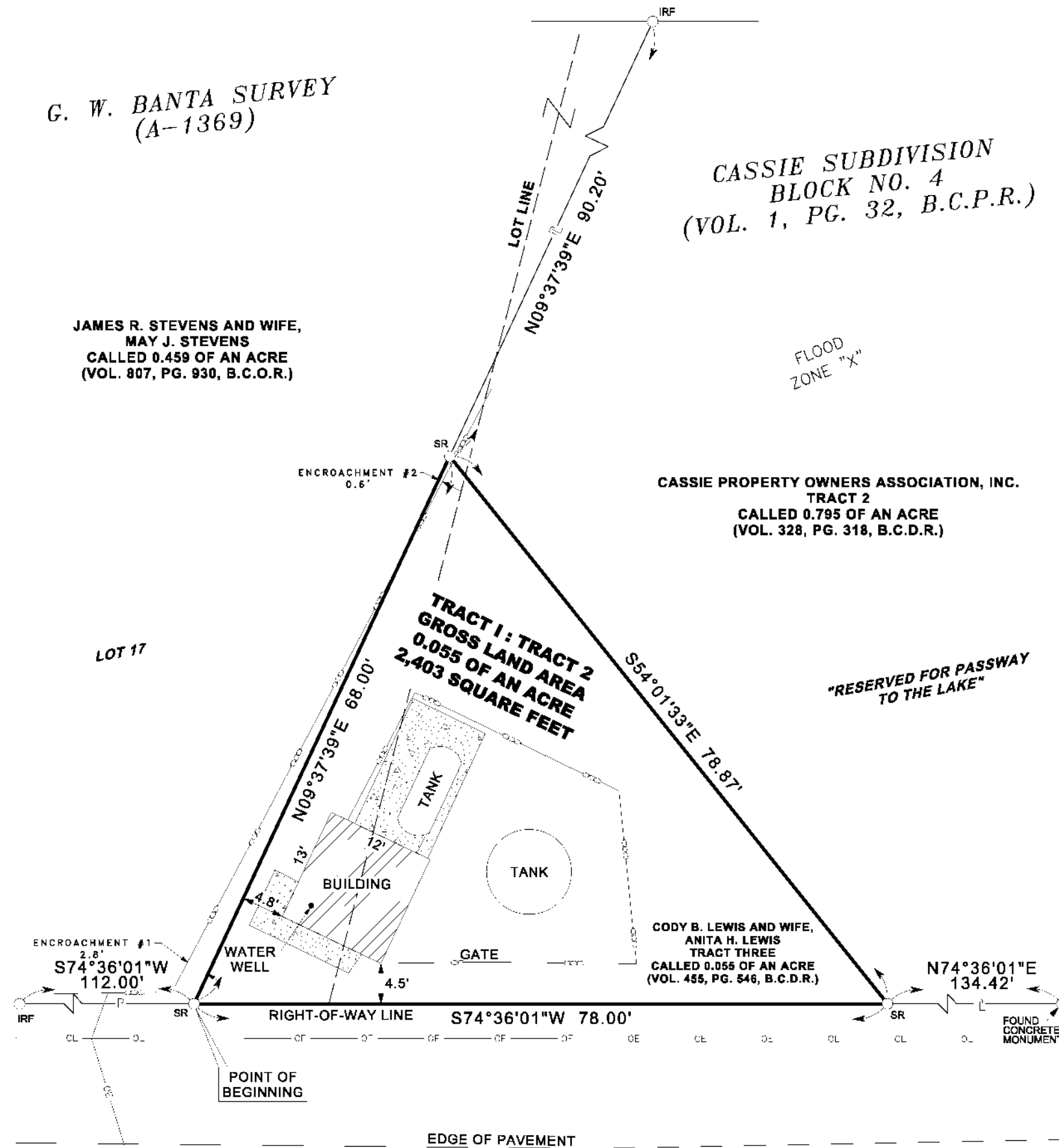
CASSIE SUBDIVISION  
BLOCK NO. 4  
(VOL. 1, PG. 32, B.C.P.R.)

CASSIE PROPERTY OWNERS ASSOCIATION, INC.  
TRACT 2  
CALLED 0.795 OF AN ACRE  
(VOL. 328, PG. 318, B.C.D.R.)

TRACT 1: TRACT 2  
GROSS LAND AREA  
0.055 OF AN ACRE  
2,403 SQUARE FEET

CODY B. LEWIS AND WIFE,  
ANITA H. LEWIS  
TRACT THREE  
CALLED 0.055 OF AN ACRE  
(VOL. 455, PG. 546, B.C.D.R.)

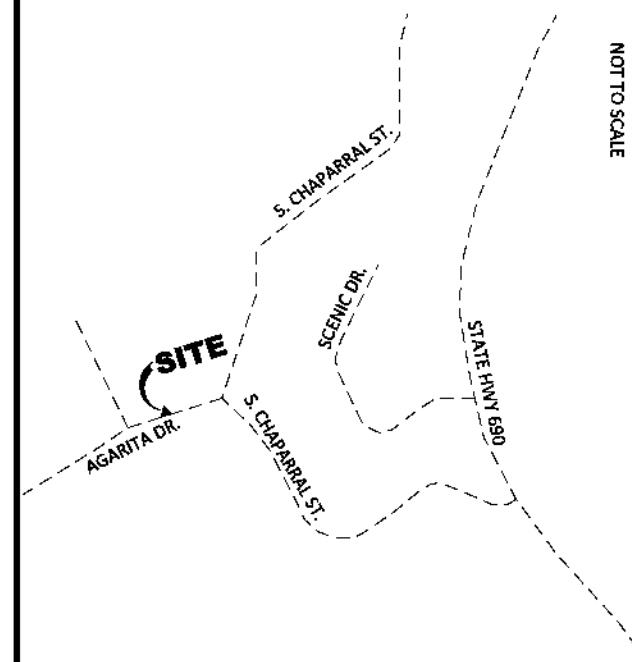
AGARITA DRIVE  
(40' WIDE PUBLIC R.O.W.)  
(VOL. 1, PG. 32, B.C.P.R.)



PLAT SCALE & ORIENTATION



VICINITY MAP



LEGEND

1. SR = SET 5/8" STEEL ROD WITH ORANGE PLASTIC CAP STAMPED "J. BLUDAU, RPLS #6390"
2. IRF = FOUND 1/2" IRON ROD
3. CHAIN LINK FENCE
4. OVERHEAD ELECTRIC LINE
5. EASEMENT LINE
6. PROPERTY LINE
7. UNDERGROUND ELECTRIC LINE
8. PARENT TRACT LINE
9. UNDERGROUND OR ABOVE WATER PIPE
10. BARBWIRE FENCE
11. SURVEY/LEAGUE/ABSTRACT LINE
12. BUILDING
13. CONCRETE SLAB/PAVEMENT
14. R.O.W. = RIGHT OF WAY P.O.B. = POINT OF BEGINNING
15. JBE = ELECTRIC JUNCTION BOX PP = POWER POLE
16. WM = WATER METER WV = WATER VALVE EM = ELECTRIC METER
17. B.C.O.R. = BURNET COUNTY OFFICIAL PUBLIC RECORDS
18. B.C.D.R. = BURNET COUNTY DEED RECORDS
19. B.C.P.R. = BURNET COUNTY PLAT RECORDS

SHEET INFORMATION

TITLE	ALTA/NSPS LAND TITLE SURVEY
PROJECT LOCATION	103 AGARITA DRIVE, BURNET, TX 78611
PROJECT NUMBER	219502-925
ORIGINAL DATE	01/12/2023
1. REVISION DATE	03/30/2023
2. REVISION DATE	
3. REVISION DATE	

SURVEYED BY:

**MFI MAVERICK**  
ENGINEERING, INC.  
FIRM #100491-02  
318 EAST MORRIS STREET, YOAKUM, TEXAS 77995  
PHONE (361) 293-2725 FAX (361) 293-2176

GROSS LAND AREA

0.055 OF AN ACRE  
OR  
2,403 SQ. FT.

BEARING BASIS

BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS CENTRAL ZONE 4203 (UNLESS OTHERWISE NOTED).

FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ON-LINE AT WWW.MSC.FEMA.GOV, BASED ON FLOOD INSURANCE RATE MAP NUMBER 48053C0300F, WHICH BEARS AN EFFECTIVE DATE OF MARCH 15, 2012, THIS PROPERTY LIES WITHIN IN A SPECIAL FLOOD HAZARD AREA "ZONE X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THESE ZONES AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

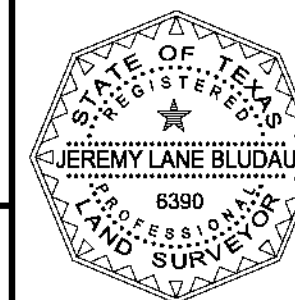
STATEMENT OF ENCROACHMENTS

1. CHAINLINK FENCE (2.8')
2. CHAINLINK FENCE (0.6')

ALTA/NSPS LAND TITLE SURVEY

TO: CENTRAL STATES WATER RESOURCES, INC., CSWR-TEXAS UTILITY OPERATING COMPANY, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, AND 11 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 7, 2022. DATE OF PLAT OR MAP: MARCH 30, 2023



*Jeremy L. Bludau*

JEREMY L. BLUDAU  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 6390,  
STATE OF TEXAS  
SURVEY COMPLETED: MARCH 30, 2023



**SURVEYED BY:**

**VFI MAVERICK ENGINEERING, INC.**  
 FIRM #100491-02  
 318 EAST MORRIS STREET, YOAKUM, TEXAS 77995  
 PHONE (361) 293-2725 FAX (361) 293-2176

**RECORD DESCRIPTION**

PER SCHEDULE "A" OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT G.F. NO. FTH-93-FAH23001792L, COMMITMENT EFFECTIVE DATE OF FEBRUARY 28, 2023 AND AN ISSUED DATE OF MARCH 24, 2023.

**TRACT I:**

TRACT 2: BEING 0.055 ACRES OUT OF THE G. W. BANTA SURVEY NO. 1161, ABSTRACT NO. 1369, BURNET COUNTY, TEXAS, AND BEING A PORTION OF LOT 17 AND A PORTION OF THAT CERTAIN TRACT DESIGNATED AS "RESERVED FOR PASSWAY TO THE LAKE", CASSIE SUBDIVISION, BLOCK NO. 4, WITH SAID 0.055 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO SAID WATER WELLS FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING AND REPLACING ALL EXISTING PIPELINES TO AND FROM SAID WELLS.

**SUMMARY OF EASEMENTS, RIGHTS OF WAY AND SERVITUDES**

SCHEDULE "B" ITEMS SHOWN BELOW ARE PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT G.F. NO. FTH-93-FAH23001792L, COMMITMENT EFFECTIVE DATE OF FEBRUARY 28, 2023 AND AN ISSUED DATE OF MARCH 24, 2023.

**TRACT I:**

TRACT 2: RESTRICTIONS AS SET OUT IN VOLUME 121, PAGE 424, DEED RECORDS, AND VOLUME 456, PAGE 546, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND VOLUME 1, PAGE 32, ALSO REFERENCED AS CABINET 1, SLIDE 11-B, PLAT RECORDS OF BURNET COUNTY, TEXAS.

OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.

(AFFECTS TRACT, NOTHING TO PLOT)

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):

10.a. RIGHTS OF PARTIES IN POSSESSION.

(AFFECTS TRACT, NOTHING TO PLOT)

10.b. THE FOLLOWING EXCEPTION WILL APPEAR IN ANY POLICY ISSUED (OTHER THAN THE T-1R RESIDENTIAL OWNER POLICY OF TITLE INSURANCE AND THE T-2R SHORT-FORM RESIDENTIAL MORTGAGEE POLICY) IF THE COMPANY IS NOT PROVIDED A SURVEY OF THE LAND, ACCEPTABLE TO THE COMPANY, FOR REVIEW AT OR PRIOR TO CLOSING:

ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.

NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO THE TITLE COMPANY, THIS EXCEPTION WILL BE DELETED. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID SURVEY.

(AFFECTS TRACT, NOTHING TO PLOT)

10.g. COVENANTS, CONDITIONS AND RESERVATIONS SET OUT IN VOLUME 121, PAGE 424, DEED RECORDS OF BURNET COUNTY, TEXAS.

(AFFECTS TRACT, NOTHING TO PLOT)

10.h. PERPETUAL EASEMENT AND RIGHT-OF-WAY OVER AND ALONG ALL BOUNDARY LINES OF ALL LOTS FOR THE PURPOSE OF INSTALLING, ERECTING, AND LAYING WATER PIPE LINES, SEWERAGE LINES AND ELECTRIC TRANSMISSION LINES SET OUT IN VOLUME 121, PAGE 424, DEED RECORDS OF BURNET COUNTY, TEXAS.

(AFFECTS TRACT, NOTHING TO PLOT)

10.i. EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. SET OUT IN VOLUME 117, PAGE 110, DEED RECORDS OF BURNET COUNTY, TEXAS.

(BLANKET EASEMENT, AFFECTS TRACT, NOTHING TO PLOT)

**SUMMARY OF EASEMENTS, RIGHTS OF WAY AND SERVITUDES**

10.j. STATED UNDIVIDED ONE-HALF (1/2) INTEREST IN AND TO ALL OIL, GAS, MINERALS, ELEMENTS OR RADIO-ACTIVE SUBSTANCES IN AND UNDER THE SAID PREMISES HEREBY CONVEYED, SET OUT IN VOLUME 133, PAGE 502, DEED CORDS OF BURNET COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF SAID INSTRUMENT.

(AFFECTS TRACT, NOTHING TO PLOT)

10.k. RIGHTS AND CLAIMS, IF ANY, OF ADJOINING OWNER(S) IN AND TO THAT PORTION OF THE LAND LYING BETWEEN THE BOUNDARY AND INSET FENCE, AS SHOWN BY PLAT OF SURVEY OF 0.055 ACRE TRACT DATED APRIL 7, 2022, PREPARED BY JEREMY L. BLUDAU, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6390.

(AFFECTS TRACT, PLOTTED HEREON)

10.l. TITLE COMPANY DOES NOT INSURE THAT PROPERTY WHICH LIES WITHIN THE FENCE LINE BUT NOT WITHIN THE DEEDED PROPERTY LINE BOUNDARIES AS SHOWN BY PLAT OF SURVEY OF 0.055 ACRE TRACT DATED APRIL 7, 2022, PREPARED BY JEREMY L. BLUDAU, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6390.

(AFFECTS TRACT, PLOTTED HEREON)

10.m. REGULATIONS AND ORDINANCES OF BURNET COUNTY, THE STATE OF TEXAS AND ALL DEPARTMENTS AND POLITICAL SUBDIVISIONS THEREOF, INCLUDING BURNET COUNTY SUBDIVISION REGULATIONS, DATED APRIL 25, 2000, RECORDED IN VOLUME 943, PAGE 399, AND AMENDED IN VOLUME 993, PAGE 620, VOLUME 1043, PAGE 85, VOLUME 1377, PAGE 722, CLERK'S FILE NO. 201100417, AND CORRECTED IN CLERK'S FILE NO. 201100547, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

(AFFECTS TRACT, NOTHING TO PLOT)

10.n. INUNDATION AND FLOWAGE EASEMENT RESERVED IN A DEED FROM EMERY, PECK AND ROCKWOOD DEVELOPMENT CO. TO CASSIE A FRIEDSAM DATED AUGUST 14, 1930 AND RECORDED IN VOLUME 79, PAGE 40, DEED RECORDS OF BURNET COUNTY, TEXAS.

(BLANKET EASEMENT, AFFECTS TRACT, NOTHING TO PLOT)

10.o. INUNDATION AND FLOWAGE EASEMENT GRANTED IN DEED FROM CASSIE A. FRIEDSAM TO EMERY, PECK AND ROCKWOOD DEVELOPMENT CO. DATED AUGUST 14, 1930, AND RECORDED IN VOLUME 79, PAGE 45, DEED RECORDS OF BURNET COUNTY, TEXAS.

(BLANKET EASEMENT, AFFECTS TRACT, NOTHING TO PLOT)

10.p. STATED UNDIVIDED ONE-HALF (1/2) NON-PARTICIPATING ROYALTY INTEREST IN AND TO ALL OIL, GAS, MINERALS, ELEMENTS OR RADIO-ACTIVE SUBSTANCES IN AND UNDER THE SAID PREMISES HEREBY CONVEYED, SET OUT IN VOLUME 167, PAGE 310, DEED RECORDS OF BURNET COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF SAID INSTRUMENT.

(AFFECTS TRACT, NOTHING TO PLOT)

10.q. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

(AFFECTS TRACT, NOTHING TO PLOT)

10.r. VISIBLE AND APPARENT EASEMENTS ON OR ACROSS THE INSURED PROPERTY, EVIDENCE OF WHICH DOES NOT APPEAR OF RECORD.

(AFFECTS TRACT, NOTHING TO PLOT)

**NOTE TO CLIENT, INSURER, AND LENDER**

WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM THE DELEGATED AUTHORITY WAS COMBINED WITH SURFACE EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.M. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, OR RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY TO DETERMINE THE EXACT LOCATION OF UNDERGROUND UTILITIES.

**NEW DESCRIPTION**

BEING A 0.055 OF AN ACRE TRACT OF LAND SITUATED APPROXIMATELY 10.6 MILES NORTHWEST OF THE CITY OF BURNET, IN THE G.W. BANTA SURVEY (ABSTRACT NO. 1369) IN BURNET COUNTY, TEXAS, BEING OUT OF AND A PART OF LOT 17 AND THAT TRACT DESIGNATED AS "RESERVED FOR PASSWAY TO THE LAKE", HERINAFTER CALLED THE RESERVED TRACT, ON THE PLAT OF THE CASSIE SUBDIVISION, BLOCK NO. 4 AS RECORDED IN VOLUME 1, PAGE 32 OF THE BURNET COUNTY PLAT RECORDS AND BEING ALL OF THAT CALLED 0.055 OF AN ACRE TRACT OF LAND CONVEYED AS TRACT THREE IN A WARRANTY DEED WITH VENDOR'S LIEN FROM JOYCE RAY MEYER, ET VIR TO CODY B. LEWIS, ET UX, DATED MAY 8, 1989, RECORDED IN VOLUME 456, PAGE 546 OF THE BURNET COUNTY DEED RECORDS AND SAID 0.055 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN A WARRANTY DEED FROM R.M. JONES, ET UX TO JOYCE RAY MEYER, DATED JANUARY 4, 1982, RECORDED IN VOLUME 293, PAGE 426 OF THE BURNET COUNTY DEED RECORDS. METES AND BOUNDS DESCRIPTION OF SAID 0.055 OF AN ACRE TRACT IS AS FOLLOWS:

**BEGINNING** AT A 5/8" STEEL ROD WITH AN ORANGE PLASTIC CAP STAMPED "J. BLUDAU RPLS #6390" SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF AGARITA DRIVE (40-FOOT WIDE RIGHT-OF-WAY), SAME BEING IN THE SOUTHEAST LINE OF SAID LOT 17, FOR THE SOUTHEAST CORNER OF THE JAMES R. STEVENS, ET UX CALLED 0.459 OF AN ACRE TRACT OF LAND DESCRIBED IN VOLUME 807, PAGE 930 OF THE BURNET COUNTY OFFICIAL RECORDS, SAME BEING THE SOUTHWEST CORNER OF SAID 0.055 OF AN ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 0.459 OF AN ACRE TRACT BEARS SOUTH 74°36' 01" WEST, A DISTANCE OF 112.00 FEET;

THENCE NORTH 09°37' 39" EAST, ACROSS SAID LOT 17, WITH THE COMMON LINE BETWEEN SAID 0.459 OF AN ACRE TRACT AND SAID 0.055 OF AN ACRE TRACT, FOR A DISTANCE OF 68.00 FEET TO A 5/8" STEEL ROD WITH AN ORANGE PLASTIC CAP STAMPED "J. BLUDAU RPLS #6390" SET FOR A WESTERLY CORNER OF THE CASSIE PROPERTY OWNERS ASSOCIATION, INC. CALLED 0.795 OF AN ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN VOLUME 328, PAGE 318, SAME BEING THE NORTH CORNER OF SAID 0.055 OF AN ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 0.459 OF AN ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 0.795 OF AN ACRE TRACT BEARS NORTH 09°37' 39" EAST, A DISTANCE OF 90.20 FEET;

THENCE SOUTH 54°01' 33" EAST, ACROSS SAID LOT 17 AND SAID RESERVED TRACT, WITH THE COMMON LINE BETWEEN SAID 0.795 OF AN ACRE TRACT AND SAID 0.055 OF AN ACRE TRACT, FOR A DISTANCE OF 78.87 FEET TO A 5/8" STEEL ROD WITH AN ORANGE PLASTIC CAP STAMPED "J. BLUDAU RPLS #6390" SET IN SAID NORTHERLY RIGHT-OF-WAY LINE OF AGARITA DRIVE, SAME BEING IN THE SOUTHEAST LINE OF SAID RESERVED TRACT, FOR THE SOUTHWEST CORNER OF SAID 0.795 OF AN ACRE TRACT, SAME BEING THE EAST CORNER OF SAID 0.055 OF AN ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A CONCRETE MONUMENT FOUND FOR THE SOUTHEAST CORNER OF SAID RESERVED TRACT BEARS NORTH 74°36' 01" EAST, A DISTANCE OF 134.42 FEET;

THENCE SOUTH 74°36' 01" WEST, WITH SAID NORTHERLY RIGHT-OF-WAY LINE AND WITH THE SOUTHEAST LINE OF SAID 0.055 OF AN ACRE TRACT, FOR A DISTANCE OF 78.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.055 OF AN ACRE (2,403 SQUARE FEET) OF LAND, MORE OR LESS.

ALL BEARINGS ARE BASED ON GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD83(2011) TEXAS CENTRAL ZONE NO. 4203. THE UNIT MEASURE FOR ALL DISTANCES IS US SURVEY FEET AND ARE REPRESENTED AS SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00012.

**RESTRICTIONS AND BUILDING LINES**

NONE

**SHEET INFORMATION**

TITLE	ALTA/NSPS LAND TITLE SURVEY
PROJECT LOCATION	103 AGARITA DRIVE, BURNET, TX 78611
PROJECT NUMBER	219502-925
ORIGINAL DATE	01/12/2023
1. REVISION DATE	03/30/2023
2. REVISION DATE	
3. REVISION DATE	

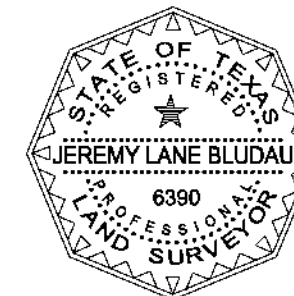
**GENERAL NOTES**

1. THIS SURVEY ONLY SHOWS IMPROVEMENTS FOUND ABOVE GROUND. UNDERGROUND FOOTINGS ARE NOT SHOWN ON THIS SURVEY MAP.
2. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
3. IF YOU ARE READING THIS SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION IS ONLY VALID IF THE DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTERS 5J-17.062 (3) OF THE ADMINISTRATIVE CODE AND STATUTE 472.025 AND WILL CONTAIN A BLUE SIGNATURE. MANUALLY SIGNED AND SEALED SURVEYS ARE KEPT IN THE OFFICE OF THE PERFORMING SURVEYOR. IF THIS DOCUMENT IS IN HARD COPY FORMAT, IT IS NOT VALID WITHOUT A BLUE SIGNATURE AND SEAL OF THE LICENSED SURVEYOR.
4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED OR REDUCED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION, AND MAY NOT REPRESENT THE ACTUAL SHAPE OF SIZE OF THE FEATURE.
5. THERE MAY BE ADDITIONAL BELOW GROUND IMPROVEMENTS NOT SHOWN OR UNKNOWN TO THE SURVEYOR, WHICH MAY OR MAY NOT BE IN CONFLICT WITH BUILDING AND EASEMENT LINES.
6. BUILDING MEASUREMENTS SHOULD NOT BE USED FOR NEW CONSTRUCTION OR PLANNING. MEASUREMENTS SHOULD BE VERIFIED PRIOR TO SUCH ACTIVITY.
7. UTILITIES SHOWN ON THE SUBJECT PROPERTY MAY OR MAY NOT INDICATE THE EXISTENCE OF RECORDED OR UNRECORDED UTILITY EASEMENTS.
8. AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.
9. THERE MAY BE EXISTING UTILITIES AND PIPELINES NOT SHOWN ON PLAT. USE THE TEXAS ONE CALL SYSTEM TO LOCATE PIPELINES BEFORE PERFORMING ANY EXCAVATIONS ON THIS PROPERTY.
10. THE LOCATION OF THE UTILITIES SHOWN HEREON ARE FROM THE OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES, EXCEPT AS SHOWN HEREON.
11. SUBJECT PROPERTY IS SITUATED ON AGARITA DRIVE, APPROXIMATELY 220 FEET WEST FROM THE INTERSECTION OF AGARITA DRIVE AND S. CHAPARRAL STREET, BOTH DEDICATED PUBLIC RIGHT-OF-WAYS, AND HAS DIRECT ACCESS TO BOTH.
12. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDING, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
13. THE LEGAL DESCRIPTION DOES FORM A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS, GORES OR OVERLAPS.
14. RECORDED BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS.
15. THERE ARE NO REGULAR PARKING SPACES ON SUBJECT PROPERTY.

**ALTA/NSPS LAND TITLE SURVEY**

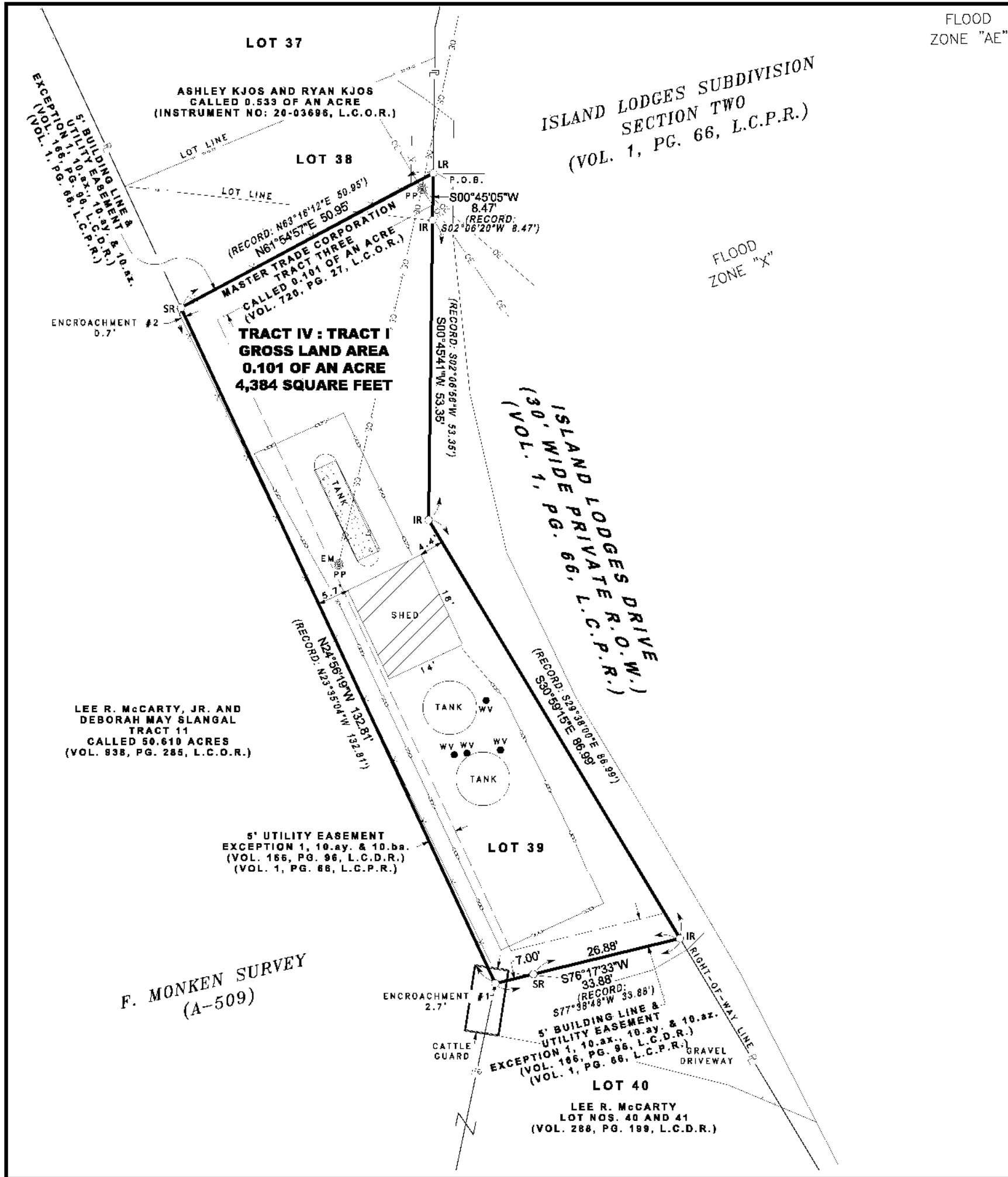
TO: CENTRAL STATES WATER RESOURCES, INC., CSWR-TEXAS UTILITY OPERATING COMPANY, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, AND 11 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 7, 2022. DATE OF PLAT OR MAP: MARCH 30, 2023



*Jeremy L. Bludau*

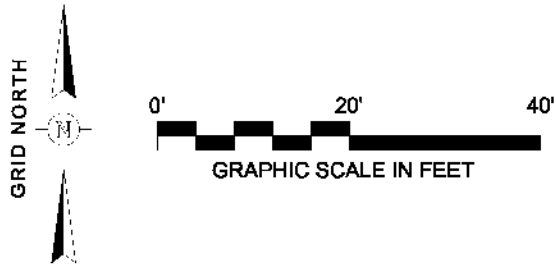
JEREMY L. BLUDAU  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 6390,  
 STATE OF TEXAS  
 SURVEY COMPLETED: MARCH 30, 2023



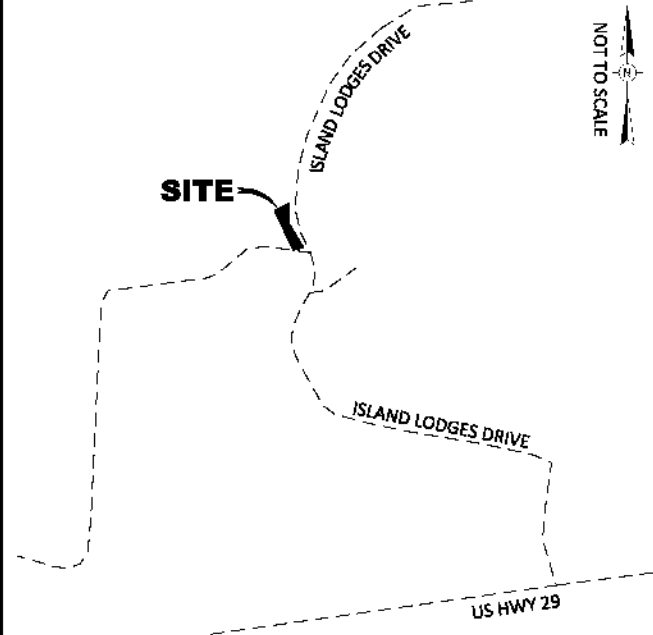
FLOOD ZONE "AE"

FLOOD ZONE "X"

**PLAT SCALE & ORIENTATION**



**VICINITY MAP**



**SURVEYED BY:**

**VLP MAVERICK ENGINEERING, INC.**  
 FIRM #100491-02  
 318 EAST MORRIS STREET, YOAKUM, TEXAS 77995  
 PHONE (361) 293-2725 FAX (361) 293-2176

**GROSS LAND AREA**

0.101 OF AN ACRE  
OR  
4,384 SQ. FT.

**BEARING BASIS**

BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS CENTRAL ZONE 4203 (UNLESS OTHERWISE NOTED).

**FLOOD NOTE**

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ON-LINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" (0.2% ANNUAL CHANCE OF 100 YEAR FLOOD, WITH NO BASE FLOOD ELEVATIONS) BASED ON FLOOD INSURANCE RATE MAP NUMBER 48299C0375D, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 29, 2021, AND DOES LIE WITHIN IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THESE ZONES AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

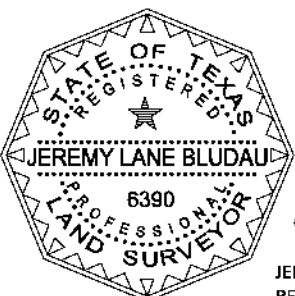
**STATEMENT OF ENCROACHMENTS**

- 1) CATTLEGUARD (2.7')
- 2) FENCE (0.7')

**ALTA/NSPS LAND TITLE SURVEY**

TO: CENTRAL STATES WATER RESOURCES, INC., CSWR-TEXAS UTILITY OPERATING COMPANY, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, AND 11 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 10, 2022. DATE OF PLAT OR MAP: MARCH 30, 2023



*Jeremy L. Bludau*  
 JEREMY L. BLUDAU  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 6390,  
 STATE OF TEXAS  
 SURVEY COMPLETED: MARCH 30, 2023

**LEGEND**

- 1. SR = SET 5/8" STEEL ROD WITH ORANGE PLASTIC CAP STAMPED "J. BLUDAU, RPLS #6390"
- 2. LR = FOUND 5/8" STEEL ROD WITH PLASTIC CAP STAMPED "LLANO SURVEYING"
- 3. IR = FOUND 3/8" IRON ROD
- 4. = POINT FOR CORNER (NOTHING FOUND OR SET)
- 5. CHAIN LINK FENCE
- 6. OVERHEAD ELECTRIC LINE
- 7. EASEMENT LINE
- 8. PROPERTY LINE
- 9. UNDERGROUND ELECTRIC LINE
- 10. PARENT TRACT LINE
- 11. UNDERGROUND OR ABOVE WATER PIPE
- 12. BARBWIRE FENCE
- 13. SURVEY/LEAGUE/ABSTRACT LINE
- 14. BUILDING
- 15. CONCRETE SLAB/PAVEMENT
- 16. R.O.W. = RIGHT OF WAY P.O.B. = POINT OF BEGINNING
- 17. JBE = ELECTRIC JUNCTION BOX PP = POWER POLE
- 18. WM = WATER METER WV = WATER VALVE EM = ELECTRIC METER
- 19. L.C.O.R. = LLANO COUNTY OFFICIAL PUBLIC RECORDS
- 20. L.C.D.R. = LLANO COUNTY DEED RECORDS
- 21. L.C.P.R. = LLANO COUNTY PLAT RECORDS

**SHEET INFORMATION**

TITLE	ALTA/NSPS LAND TITLE SURVEY
PROJECT LOCATION	409 ISLAND LODGES, BUCHANAN DAM, TX 78609
PROJECT NUMBER	219502-925
ORIGINAL DATE	04/27/2022
1. REVISION DATE	01/12/2023
2. REVISION DATE	03/30/2023
3. REVISION DATE	

**SURVEYED BY:**



**RECORD DESCRIPTION**

PER SCHEDULE "A" OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT G.F. NO. FTH-93-FAH23001792L, COMMITMENT EFFECTIVE DATE OF FEBRUARY 28, 2023 AND AN ISSUED DATE OF MARCH 24, 2023.

TRACT IV:  
TRACT I  
BEING A 0.101 ACRE TRACT OF LAND, BEING A PORTION OF LOT NOS. THIRTY-EIGHT (38) AND THIRTY-NINE (39), ISLAND LODGES SUBDIVISION, SECTION TWO (1), A SUBDIVISION LOCATED IN LLANO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 66, PLAT RECORDS OF LLANO COUNTY, TEXAS; SAID 0.101 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.  
TOGETHER WITH AND TO INCLUDE RIGHT OF INGRESS AND EGRESS OVER, UPON, ALONG AND ACROSS THE TRACTS OF LAND DESCRIBED IN VOLUME 720, PAGE 27, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS, FOR THE PURPOSE OF ACCESS AND MAINTENANCE OF WATER WELLS AND PIPELINES TO AND FORM SAID WELLS.

**NEW DESCRIPTION**

BEING A 0.101 OF AN ACRE TRACT OF LAND SITUATED APPROXIMATELY 14.4 MILES EAST OF THE CITY OF LLANO, IN THE F. MONKEN SURVEY (ABSTRACT NO. 509) IN LLANO COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 0.101 OF AN ACRE TRACT OF LAND CONVEYED AS TRACT THREE IN A DEED FROM TINACO PACIFIC CORP. TO MASTER TRADE CORPORATION, DATED SEPTEMBER 7, 1994, RECORDED IN VOLUME 720, PAGE 27 OF THE LLANO COUNTY OFFICIAL PUBLIC RECORDS AND SAID 0.101 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN A DEED FROM ERNEST RAHE, ET UX TO N.S. LEWIS, DATED SEPTEMBER 1, 1980, RECORDED IN VOLUME 251, PAGE 286 OF THE LLANO COUNTY DEED RECORDS, AND SAID 0.101 OF AN ACRE TRACT BEING OUT OF AND A PART OF LOT 38 AND LOT 39 OF THE ISLAND LODGES SUBDIVISION, SECTION TWO, PER PLAT RECORDED IN VOLUME 1, PAGE 66 OF THE LLANO COUNTY PLAT RECORDS. METES AND BOUNDS DESCRIPTION OF SAID 0.101 OF AN ACRE TRACT IS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "LLANO SURVEYING" FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF ISLAND LODGES DRIVE (30-FOOT WIDE RIGHT-OF-WAY), SAME BEING IN THE EAST LINE OF SAID LOT 38, FOR THE SOUTHEAST CORNER OF THE ASHLEY KJOS AND RYAN KJOS CALLED 0.533 OF AN ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT #20-03696, OF THE LLANO COUNTY OFFICIAL PUBLIC RECORDS, SAME BEING THE NORTHEAST CORNER OF SAID 0.101 OF AN ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00°45' 05" WEST, WITH SAID WESTERLY RIGHT-OF-WAY LINE AND WITH THE EAST LINE OF SAID LOT 38, FOR A DISTANCE OF 8.47 FEET TO A 3/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 38, SAME BEING THE NORTHEAST CORNER OF SAID LOT 39, SAME ALSO BEING AN ANGLE CORNER IN THE NORTHERLY EAST LINE OF SAID 0.101 OF AN ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00°45' 41" WEST, CONTINUING WITH SAID WESTERLY RIGHT-OF-WAY LINE AND WITH THE NORTHERLY EAST LINE OF SAID LOT 39, FOR A DISTANCE OF 53.35 FEET TO A 3/8" IRON ROD FOUND FOR AN ANGLE CORNER IN SAID RIGHT-OF-WAY LINE, SAME BEING AN INTERIOR CORNER OF SAID LOT 39, OF SAID 0.101 OF AN ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 30°59' 15" EAST, WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID ISLAND LODGES DRIVE AND WITH THE SOUTHERLY EAST LINE OF SAID LOT 39, FOR A DISTANCE OF 86.99 FEET TO A 3/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 40 OF SAID ISLAND LODGES SECTION TWO SUBDIVISION, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 39, THE SOUTHEAST CORNER OF SAID 0.101 OF AN ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 76°17' 33" WEST, WITH THE COMMON LINE BETWEEN SAID LOT 40 AND SAID LOT 38, AT A DISTANCE OF 26.88 FEET PASS A 5/8" STEEL ROD WITH AN ORANGE PLASTIC CAP STAMPED "J. BLUDAU RPLS #6390" SET FOR REFERENCE, AND CONTINUING FOR A TOTAL DISTANCE OF 33.88 FEET TO A POINT IN AN EXISTING CATTLE GUARD FOR THE NORTHWEST CORNER OF SAID LOT 40, SAME BEING AN EASTERLY ANGLE CORNER OF THE LEE R. MCCARTY, JR. AND DEBORAH MAY SLANGAL CALLED 50.610 ACRE TRACT OF LAND CONVEYED AS TRACT 11 IN VOLUME 938, PAGE 285 OF THE LLANO COUNTY OFFICIAL PUBLIC RECORDS, SAME ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 39, THE SOUTHWEST CORNER OF SAID 0.101 OF AN ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 24°56' 19" WEST, WITH THE COMMON LINE BETWEEN SAID 50.610 ACRE TRACT AND SAID LOT 39, FOR A DISTANCE OF 132.81 FEET TO A 5/8" STEEL ROD WITH AN ORANGE PLASTIC CAP STAMPED "J. BLUDAU RPLS #6390" SET FOR THE SOUTHWEST CORNER OF SAID 0.533 OF AN ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 0.101 OF AN ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 61°54' 57" EAST, ACROSS SAID LOT 39 AND SAID LOT 38, WITH THE COMMON LINE BETWEEN SAID 0.533 OF AN ACRE TRACT AND SAID 0.101 OF AN ACRE TRACT, FOR A DISTANCE OF 50.95 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.101 OF AN ACRE (4,384 SQUARE FEET) OF LAND, MORE OR LESS.

ALL BEARINGS ARE BASED ON GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD83(2011) TEXAS CENTRAL ZONE NO. 4203. THE UNIT MEASURE FOR ALL DISTANCES IS US SURVEY FEET AND ARE REPRESENTED AS SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00012.

**RESTRICTIONS AND BUILDING LINES**

BUILDING LINES : 5' FROM SIDE LINES  
UTILITY EASEMENTS : 5' FROM SIDE LINES  
UTILITY EASEMENTS : 5' FROM BACK LINE

**NOTE TO CLIENT, INSURER, AND LENDER**

WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM THE DELEGATED AUTHORITY WAS COMBINED WITH SURFACE EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, OR RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY TO DETERMINE THE EXACT LOCATION OF UNDERGROUND UTILITIES.

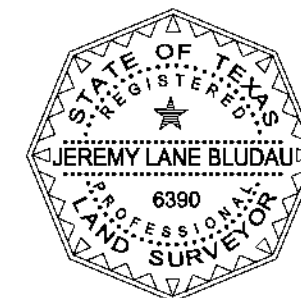
**GENERAL NOTES**

1. THIS SURVEY ONLY SHOWS IMPROVEMENTS FOUND ABOVE GROUND. UNDERGROUND FOOTINGS ARE NOT SHOWN ON THIS SURVEY MAP.
2. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
3. IF YOU ARE READING THIS SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION IS ONLY VALID IF THE DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTERS 5J-17.062 (3) OF THE ADMINISTRATIVE CODE AND STATUTE 472.025 AND WILL CONTAIN A BLUE SIGNATURE. MANUALLY SIGNED AND SEALED SURVEYS ARE KEPT IN THE OFFICE OF THE PERFORMING SURVEYOR. IF THIS DOCUMENT IS IN HARD COPY FORMAT, IT IS NOT VALID WITHOUT A BLUE SIGNATURE AND SEAL OF THE LICENSED SURVEYOR.
4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED OR REDUCED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION, AND MAY NOT REPRESENT THE ACTUAL SHAPE OF SIZE OF THE FEATURE.
5. THERE MAY BE ADDITIONAL BELOW GROUND IMPROVEMENTS NOT SHOWN OR UNKNOWN TO THE SURVEYOR. WHICH MAY OR MAY NOT BE IN CONFLICT WITH BUILDING AND EASEMENT LINES.
6. BUILDING MEASUREMENTS SHOULD NOT BE USED FOR NEW CONSTRUCTION OR PLANNING. MEASUREMENTS SHOULD BE VERIFIED PRIOR TO SUCH ACTIVITY.
7. UTILITIES SHOWN ON THE SUBJECT PROPERTY MAY OR MAY NOT INDICATE THE EXISTENCE OF RECORDED OR UNRECORDED UTILITY EASEMENTS.
8. AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.
9. THERE MAY BE EXISTING UTILITIES AND PIPELINES NOT SHOWN ON PLAT. USE THE TEXAS ONE CALL SYSTEM TO LOCATE PIPELINES BEFORE PERFORMING ANY EXCAVATIONS ON THIS PROPERTY.
10. THE LOCATION OF THE UTILITIES SHOWN HEREON ARE FROM THE OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES, EXCEPT AS SHOWN HEREON.
11. SUBJECT PROPERTY IS SITUATED ON ISLAND LODGES DR., APPROXIMATELY 1670 FEET NORTH FROM THE INTERSECTION OF U.S. HWY 29 AND ISLAND LODGES DR.
12. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDING, PARTY WALLS, PARKING, EASEMENTS, SERVIDUTES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
13. THE LEGAL DESCRIPTION DOES FORM A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS, GORES OR OVERLAPS.
14. RECORDED BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS.
15. THERE ARE NO REGULAR PARKING SPACES ON SUBJECT PROPERTY.

**ALTA/NSPS LAND TITLE SURVEY**

TO: CENTRAL STATES WATER RESOURCES, INC., CSWR-TEXAS UTILITY OPERATING COMPANY, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, AND 11 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 10, 2022. DATE OF PLAT OR MAP: MARCH 30, 2023



*Jeremy L. Bludau*  
JEREMY L. BLUDAU  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 6390,  
STATE OF TEXAS  
SURVEY COMPLETED: MARCH 30, 2023

**SHEET INFORMATION**

TITLE	ALTA/NSPS LAND TITLE SURVEY
PROJECT LOCATION	409 ISLAND LODGES, BUCHANAN DAM, TX 78609
PROJECT NUMBER	219502-925
ORIGINAL DATE	01/12/2023
1. REVISION DATE	03/30/2023
2. REVISION DATE	
3. REVISION DATE	

**SURVEYED BY:**



**SUMMARY OF EASEMENTS, RIGHTS OF WAY AND SERVITUDES**

SCHEDULE "B" ITEMS SHOWN BELOW ARE PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT G.F. NO. FTH-93-FAH23001792L, COMMITMENT EFFECTIVE DATE OF FEBRUARY 28, 2023 AND AN ISSUED DATE OF MARCH 24, 2023.

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):

**TRACT IV:**

VOLUME 166, PAGE 96, DEED RECORDS OF LLANO COUNTY, TEXAS.  
VOLUME 599, PAGE 178, AND VOLUME 896, PAGE 92, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF LLANO COUNTY, TEXAS.

VOLUME 1, PAGE 66, PLAT RECORDS OF LLANO COUNTY, TEXAS.  
AS TO TRACT I, VOLUME 251, PAGE 281, VOLUME 251, PAGE 286, VOLUME 548, PAGE 325 AND VOLUME 720, PAGE 27, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS.

(AFFECTS TRACT, PLOTTED HEREON)

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):

10.a. RIGHTS OF PARTIES IN POSSESSION.

(AFFECTS TRACT, NOTHING TO PLOT)

10.b. THE FOLLOWING EXCEPTION WILL APPEAR IN ANY POLICY ISSUED (OTHER THAN THE T-1R RESIDENTIAL OWNER POLICY OF TITLE INSURANCE AND THE T-2R SHORT-FORM RESIDENTIAL MORTGAGEE POLICY) IF THE COMPANY IS NOT PROVIDED A SURVEY OF THE LAND, ACCEPTABLE TO THE COMPANY, FOR REVIEW AT OR PRIOR TO CLOSING:

ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.

NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO THE TITLE COMPANY, THIS EXCEPTION WILL BE DELETED. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID SURVEY.

(AFFECTS TRACT, NOTHING TO PLOT)

10.ar. EASEMENTS, CONDITIONS AND RESERVATIONS (INCLUDING THE INUNDATION OF LANDS BELOW THE 1020' CONTOUR LINE) SET OUT IN DEED TO EMERY, PECK & ROCKWOOD DEVELOPMENT COMPANY DATED JULY 9, 1930, RECORDED IN VOLUME 61, PAGE 555, DEED RECORDS OF LLANO COUNTY, TEXAS.

(BLANKET EASEMENT, AFFECTS TRACT, NOTHING TO PLOT)

10.as. RIGHT OF WAY EASEMENT TO THE STATE OF TEXAS RECORDED IN VOLUME 66, PAGE 631, DEED RECORDS OF LLANO COUNTY, TEXAS.

(DOES NOT AFFECT TRACT)

10.at. RIGHT OF WAY EASEMENT FOR AN ELECTRIC CONTROL CABLE TO THE LOWER COLORADO RIVER AUTHORITY RECORDED IN VOLUME 68, PAGE 134, DEED RECORDS OF LLANO COUNTY, TEXAS.

(DOES NOT AFFECT TRACT)

10.aa. RIGHT OF WAY EASEMENT FOR AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE TO THE LOWER COLORADO RIVER AUTHORITY RECORDED IN VOLUME 68, PAGE 343, DEED RECORDS OF LLANO COUNTY, TEXAS.

(DOES NOT AFFECT TRACT)

10.av. RIGHT OF WAY EASEMENT FOR AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE TO THE LOWER COLORADO RIVER AUTHORITY RECORDED IN VOLUME 68, PAGE 473, DEED RECORDS OF LLANO COUNTY, TEXAS.

(DOES NOT AFFECT TRACT)

10.aw. RIGHT OF WAY EASEMENT TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 162, PAGE 392, DEED RECORDS OF LLANO COUNTY, TEXAS.

(BLANKET EASEMENT, AFFECTS TRACT, NOTHING TO PLOT)

10.ax. FIVE FOOT (5') BUILDING SETBACK ALONG SIDE LOT LINES SET OUT ON THE PLAT OF ISLAND LODGES SUBDIVISION, SECTION TWO, RECORDED IN VOLUME 1, PAGE 66, PLAT RECORDS OF LLANO COUNTY, TEXAS.

(AFFECTS TRACT, PLOTTED HEREON)

10.ay. ASSESSMENTS AND ASSESSMENT LIENS SET OUT IN VOLUME 166, PAGE 96, LLANO COUNTY DEED RECORDS; THE RENEWAL AND EXTENSION OF SAID RESTRICTIONS RECORDED IN VOLUME 599, PAGE 178, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF LLANO COUNTY, TEXAS; AND THE AFFIDAVIT CONCERNING RESTRICTIONS RECORDED IN VOLUME 896, PAGE 92, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF LLANO COUNTY, TEXAS AND SET OUT ON THE PLAT OF ISLAND LODGES SUBDIVISION, SECTION TWO, RECORDED IN VOLUME 1, PAGE 66, PLAT RECORDS OF LLANO COUNTY, TEXAS.

(AFFECTS TRACT, PLOTTED HEREON)

**SUMMARY OF EASEMENTS, RIGHTS OF WAY AND SERVITUDES**

10.az. FIVE FOOT (5') UTILITY EASEMENT ALONG SIDE LOT LINES SET OUT IN VOLUME 166, PAGE 96, DEED RECORDS OF LLANO COUNTY, TEXAS; THE RENEWAL AND EXTENSION OF SAID RESTRICTIONS RECORDED IN VOLUME 599, PAGE 178, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF LLANO COUNTY, TEXAS; AND THE AFFIDAVIT CONCERNING RESTRICTIONS RECORDED IN VOLUME 896, PAGE 92, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF LLANO COUNTY, TEXAS AND SET OUT ON THE PLAT OF ISLAND LODGES SUBDIVISION, SECTION TWO, RECORDED IN VOLUME 1, PAGE 66, PLAT RECORDS OF LLANO COUNTY, TEXAS.

(AFFECTS TRACT, PLOTTED HEREON)

10.ba. FIVE FOOT (5') UTILITY EASEMENT ALONG REAR LOT LINES SET OUT IN VOLUME 166, PAGE 96, DEED RECORDS OF LLANO COUNTY, TEXAS; THE RENEWAL AND EXTENSION OF SAID RESTRICTIONS RECORDED IN VOLUME 599, PAGE 178, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF LLANO COUNTY, TEXAS; AND THE AFFIDAVIT CONCERNING RESTRICTIONS RECORDED IN VOLUME 896, PAGE 92, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF LLANO COUNTY, TEXAS AND SET OUT ON THE PLAT OF ISLAND LODGES SUBDIVISION, SECTION TWO, RECORDED IN VOLUME 1, PAGE 66, PLAT RECORDS OF LLANO COUNTY, TEXAS.

(AFFECTS TRACT, PLOTTED HEREON)

10.bb. AS TO TRACT I, REVERTER CLAUSE SET OUT IN DEED DATED SEPTEMBER 24, 1980, EXECUTED BY R.M. JONES TO ERNIE RAHE, RECORDED IN VOLUME 251, PAGE 281, DEED RECORDS OF LLANO COUNTY, TEXAS, AND FURTHER DESCRIBED IN DEED DATED SEPTEMBER 1, 1980, EXECUTED BY ERNEST RAHE A/K/A ERNIE RAHE TO N.S. LEWIS, RECORDED IN VOLUME 251, PAGE 286, DEED RECORDS OF LLANO COUNTY, TEXAS.

(AFFECTS TRACT, NOTHING TO PLOT)

10.bc. WATER FEE SET OUT IN DEED DATED SEPTEMBER 1, 1980, EXECUTED BY ERNEST RAHE A/K/A ERNIE RAHE TO N.S. LEWIS, RECORDED IN VOLUME 251, PAGE 286, DEED RECORDS OF LLANO COUNTY, TEXAS.

(AFFECTS TRACT, NOTHING TO PLOT)

10.bd. AS TO TRACT I, EASEMENT SET OUT IN DEED DATED SEPTEMBER 24, 1980, EXECUTED BY R.M. JONES TO ERNIE RAHE, RECORDED IN VOLUME 251, PAGE 281, DEED RECORDS OF LLANO COUNTY, TEXAS, AND FURTHER DESCRIBED IN DEEDS RECORDED IN VOLUME 251, PAGE 286, VOLUME 548, PAGE 325 AND VOLUME 720, PAGE 27, OFFICIAL PUBLIC RECORDS.

(AFFECTS TRACT, NOTHING TO PLOT)

10.be. AS TO TRACT II, LOT D, EASEMENT SET OUT IN DEED DATED MAY 20, 1976, EXECUTED BY R.M. JONES TO ERNIE RAHE, RECORDED IN VOLUME 210, PAGE 452, DEED RECORDS OF LLANO COUNTY, TEXAS, AND DEED DATED SEPTEMBER 1, 1980, EXECUTED BY ERNEST RAHE A/K/A ERNIE RAHE AND ALBERTTEEN RAHE TO N.S. LEWIS, RECORDED IN VOLUME 251, PAGE 286, DEED RECORDS OF LLANO COUNTY, TEXAS.

(DOES NOT AFFECT TRACT)

10.bf. AS TO TRACT II, RIGHT OF WAY EASEMENT DATED AUGUST 24, 1984, EXECUTED BY PEOPLES SAVINGS AND LOAN TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 313, PAGE 401, DEED RECORDS OF LLANO COUNTY, TEXAS.

(BLANKET EASEMENT, AFFECTS TRACT, NOTHING TO PLOT)

10.bg. AS TO TRACT II, RIGHT OF W.A. HAYDON AND ROSA MIRL HAYDON TO USE THE WATER WELL ON THE VACANT PORTION OF PROPERTY SET OUT IN SPECIAL WARRANTY DEED DATED APRIL 25, 1997, EXECUTED BY COASTAL BANC, SSB, RECORDED IN VOLUME 812, PAGE 26, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS.

(AFFECTS TRACT, NOTHING TO PLOT)

10.bh. AS TO TRACT II, RIGHT OF WAY EASEMENT DATED JUNE 24, 2021, EXECUTED BY TJM INVESTMENTS, LP TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., RECORDED IN INSTRUMENT NO. 21-09228, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS.

(BLANKET EASEMENT, AFFECTS TRACT, NOTHING TO PLOT)

10.bi. ON-SITE SEWAGE FACILITY ORDER FOR LLANO COUNTY SET OUT IN DOCUMENT DATED MAY 14, 2018, RECORDED IN VOLUME 1580, PAGE 4337, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS.

(AFFECTS TRACT, NOTHING TO PLOT)

10.bj. TERMS AND CONDITIONS OF CURRENT SUBDIVISION REGULATIONS FOR LLANO COUNTY, TEXAS.

(AFFECTS TRACT, NOTHING TO PLOT)

10.bk. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

(AFFECTS TRACT, NOTHING TO PLOT)

10.bl. VISIBLE AND APPARENT EASEMENTS ON OR ACROSS THE INSURED PROPERTY, EVIDENCE OF WHICH DOES NOT APPEAR OF RECORD.

(AFFECTS TRACT, NOTHING TO PLOT)

**SUMMARY OF EASEMENTS, RIGHTS OF WAY AND SERVITUDES**

10.bm. IF ANY PORTION OF THE PROPOSED LOAN AND/OR THE OWNER'S TITLE POLICY COVERAGE AMOUNT INCLUDES FUNDS FOR IMMEDIATELY CONTEMPLATED IMPROVEMENTS, THE FOLLOWING EXCEPTIONS WILL APPEAR IN SCHEDULE B OF ANY POLICY ISSUED AS INDICATED:  
OWNER AND LOAN POLICY(IES): ANY AND ALL LIENS ARISING BY REASON OF UNPAID BILLS OR CLAIMS FOR WORK PERFORMED OR MATERIALS FURNISHED IN CONNECTION WITH IMPROVEMENTS PLACED, OR TO BE PLACED, UPON THE SUBJECT LAND. HOWEVER, THE COMPANY DOES INSURE THE INSURED AGAINST LOSS, IF ANY, SUSTAINED BY THE INSURED UNDER THIS POLICY IF SUCH LIENS HAVE BEEN FILED WITH THE COUNTY CLERK OF COUNTY, TEXAS, PRIOR TO THE DATE HEREOF.

OWNER POLICY(IES) ONLY: LIABILITY HEREUNDER AT THE DATE HEREOF IS LIMITED TO \$ 0.00. LIABILITY SHALL INCREASE AS CONTEMPLATED IMPROVEMENTS ARE MADE, SO THAT ANY LOSS PAYABLE HEREUNDER SHALL BE LIMITED TO SAID SUM PLUS THE AMOUNT ACTUALLY EXPENDED BY THE INSURED IN IMPROVEMENTS AT THE TIME THE LOSS OCCURS. ANY EXPENDITURES MADE FOR IMPROVEMENTS, SUBSEQUENT TO THE DATE OF THIS POLICY, WILL BE DEEMED MADE AS OF THE DATE OF THIS POLICY. IN NO EVENT SHALL THE LIABILITY OF THE COMPANY HEREUNDER EXCEED THE FACE AMOUNT OF THIS POLICY. NOTHING CONTAINED IN THIS PARAGRAPH SHALL BE CONSTRUED AS LIMITING ANY EXCEPTION OR ANY PRINTED PROVISION OF THIS POLICY.

LOAN POLICY(IES) ONLY: PENDING DISBURSEMENT OF THE FULL PROCEEDS OF THE LOAN SECURED BY THE LIEN INSTRUMENT SET FORTH UNDER SCHEDULE A HEREOF, THIS POLICY INSURES ONLY TO THE EXTENT OF THE AMOUNT ACTUALLY DISBURSED, BUT INCREASE AS EACH DISBURSEMENT IS MADE IN GOOD FAITH AND WITHOUT KNOWLEDGE OF ANY DEFECT IN, OR OBJECTIONS TO, THE TITLE UP TO THE FACE AMOUNT OF THE POLICY. NOTHING CONTAINED IN THIS PARAGRAPH SHALL BE CONSTRUED AS LIMITING ANY EXCEPTION UNDER SCHEDULE B, OR ANY PRINTED PROVISION OF THIS POLICY

(AFFECTS TRACT, NOTHING TO PLOT)

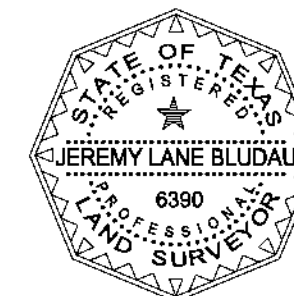
**SHEET INFORMATION**

TITLE	ALTA/NSPS LAND TITLE SURVEY
PROJECT LOCATION	409 ISLAND LODGES, BUCHANAN DAM, TX 78609
PROJECT NUMBER	219502-925
ORIGINAL DATE	01/12/2023
1. REVISION DATE	03/30/2023
2. REVISION DATE	
3. REVISION DATE	

**ALTA/NSPS LAND TITLE SURVEY**

TO: CENTRAL STATES WATER RESOURCES, INC., CSWR-TEXAS UTILITY OPERATING COMPANY, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, AND 11 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 10, 2022. DATE OF PLAT OR MAP: MARCH 30, 2023



*Jeremy L. Bludau*

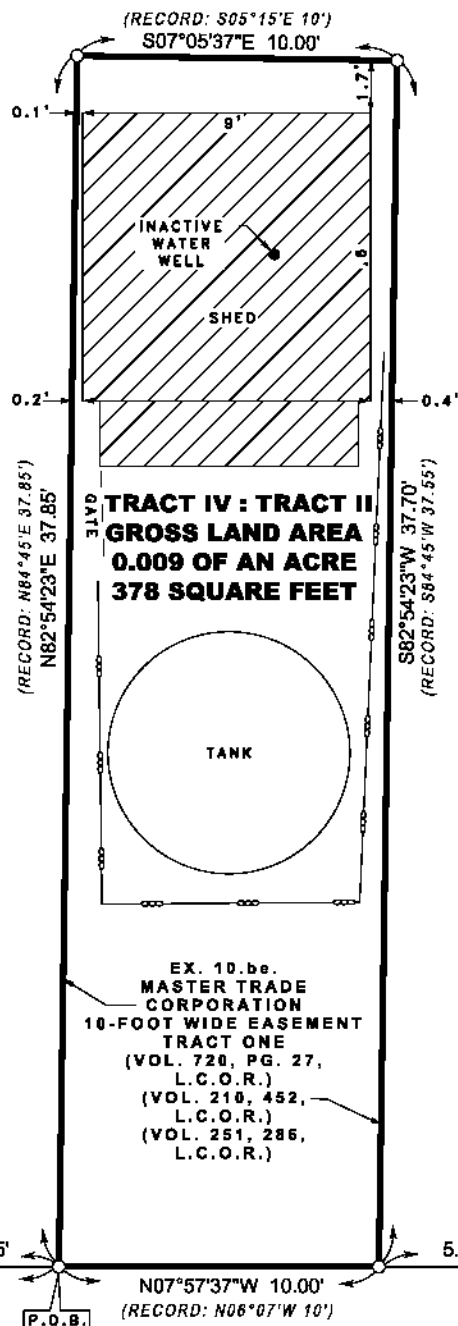
JEREMY L. BLUDAU  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 6390,  
STATE OF TEXAS  
SURVEY COMPLETED: MARCH 30, 2023

ISLAND LODGES SUBDIVISION  
SECTION TWO  
(VOL. 1, PG. 66, L.C.P.R.)

F. MONKEN SURVEY  
(A-509)

LOT "D"

TJM INVESTMENTS, L.P.  
TRACT NO. 1  
(VOL. 866, PG. 207, L.C.O.R.)



ISLAND LODGES DRIVE  
(40' WIDE PRIVATE R.O.W.)  
(VOL. 1, PG. 66, L.C.P.R.)

PLAT SCALE & ORIENTATION



SURVEYED BY:

**MET MAVERICK**  
ENGINEERING, INC.  
FIRM #100491-02  
318 EAST MORRIS STREET, YOAKUM, TEXAS 77995  
PHONE (361) 293-2725 FAX (361) 293-2176

GROSS LAND AREA

0.009 OF AN ACRE  
OR  
378 SQ. FT.

BEARING BASIS

BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS CENTRAL ZONE 4203 (UNLESS OTHERWISE NOTED).

FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ON-LINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, BASED ON FLOOD INSURANCE RATE MAP NUMBER 48299C0375D, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 29, 2021. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THESE ZONES AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

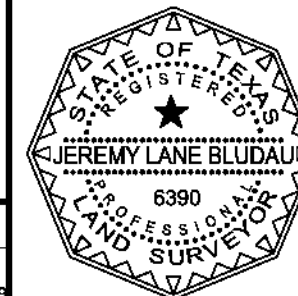
STATEMENT OF ENCROACHMENTS

NONE

ALTA/NSPS LAND TITLE SURVEY

TO: CENTRAL STATES WATER RESOURCES, INC., CSWR-TEXAS UTILITY OPERATING COMPANY, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

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*Jeremy L. Bludau*

JEREMY L. BLUDAU  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 6390,  
STATE OF TEXAS  
SURVEY COMPLETED: APRIL 14, 2023

SHEET INFORMATION

TITLE	ALTA/NSPS LAND TITLE SURVEY
PROJECT LOCATION	17617 E. HIGHWAY 29, BUCHANAN DAM, TX 78609
PROJECT NUMBER	219502-925
ORIGINAL DATE	01/12/2023
1. REVISION DATE	03/30/2023
2. REVISION DATE	04/14/2023
3. REVISION DATE	

**SURVEYED BY:**



**RECORD DESCRIPTION**

PER SCHEDULE "A" OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT G.F. NO. FTH-93-FAH23001792L, COMMITMENT EFFECTIVE DATE OF FEBRUARY 28, 2023 AND AN ISSUED DATE OF MARCH 24, 2023.

TRACT IV: TRACT II: BEING LOTS D, E, F AND G, ISLAND LODGES SUBDIVISION, SECTION TWO (2)), A SUBDIVISION LOCATED IN LLANO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 66, PLAT RECORDS OF LLANO COUNTY, TEXAS.

SAVE AND EXCEPT FROM LOT D THAT CERTAIN PORTION CONVEYED IN DEED DATED MAY 20, 1976, EXECUTED BY R.M. JONES TO ERNIE RAHE, RECORDED IN VOLUME 210, PAGE 452, DEED RECORDS OF LLANO COUNTY, TEXAS, AND SUBSEQUENTLY CONVEYED BY ERNEST RAHE A/K/A ERNIE RAHE AND ALBERTEEN RAHE TO N.S. LEWIS IN DEED DATED SEPTEMBER 1, 1980, RECORDED IN VOLUME 251, PAGE 286, DEED RECORDS OF LLANO COUNTY, TEXAS; SAID SAVE AND EXCEPT PORTION BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

**NEW DESCRIPTION**

BEING A 0.009 OF AN ACRE TRACT OF LAND SITUATED APPROXIMATELY 14.6 MILES EAST OF THE CITY OF LLANO, IN THE F. MONKEN SURVEY (ABSTRACT NO. 509) IN LLANO COUNTY, TEXAS, AND BEING OUT OF AND A PART OF LOT D OF THE ISLAND LODGES SUBDIVISION, SECTION TWO, PER PLAT RECORDED IN VOLUME 1, PAGE 66 OF THE LLANO COUNTY PLAT RECORDS, AND SAID LOT D BEING CONVEYED IN TRACT NO. 1 IN A WARRANTY DEED FROM TJM PROPERTIES, L.P. TO TJM INVESTMENTS, L.P., DATED JANUARY 2, 1998, RECORDED IN VOLUME 888, PAGE 207 OF THE LLANO COUNTY OFFICIAL PUBLIC RECORDS. METES AND BOUNDS DESCRIPTION OF SAID 0.009 OF AN ACRE TRACT IS AS FOLLOWS:

**BEGINNING** AT A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF ISLAND LODGES DRIVE (40-FOOT WIDE RIGHT-OF-WAY), SAME BEING IN THE WEST LINE OF SAID LOT D, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8" STEEL ROD WITH AN ORANGE PLASTIC CAP STAMPED "J. BLUDAU RPLS #6390" SET FOR REFERENCE BEARS NORTH 07°57' 37" WEST, A DISTANCE OF 4.55 FEET, AND ALSO FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHERLY NORTHWEST CORNER OF SAID LOT D BEARS NORTH 07°57' 37" WEST, A DISTANCE OF 34.39 FEET;

**THENCE** ACROSS SAID LOT D, THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 82°54' 23" EAST, FOR A DISTANCE OF 37.85 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
- 2) SOUTH 07°05' 37" EAST, FOR A DISTANCE OF 10.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
- 3) SOUTH 82°54' 23" WEST, FOR A DISTANCE OF 37.70 FEET TO A POINT IN SAID EASTERLY RIGHT-OF-WAY LINE OF ISLAND LODGES DRIVE, SAME BEING IN THE WEST LINE OF SAID LOT D, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** NORTH 07°57' 37" WEST, WITH SAID EASTERLY RIGHT-OF-WAY LINE AND WITH SAID WEST LINE OF LOT D, FOR A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 0.009 OF AN ACRE (378 SQUARE FEET) OF LAND, MORE OR LESS.

ALL BEARINGS ARE BASED ON GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD83(2011) TEXAS CENTRAL ZONE NO. 4203. THE UNIT MEASURE FOR ALL DISTANCES IS US SURVEY FEET AND ARE REPRESENTED AS SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00012.

**RESTRICTIONS AND BUILDING LINES**

BUILDING LINES : 5' FROM SIDE LINES  
UTILITY EASEMENTS : 5' FROM SIDE LINES  
UTILITY EASEMENTS : 5' FROM BACK LINE

**NOTE TO CLIENT, INSURER, AND LENDER**

WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM THE DELEGATED AUTHORITY WAS COMBINED WITH SURFACE EVIDENCE OF UTILITIES PURSUANT TO SECTION 5 E.I.V. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, OR RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY TO DETERMINE THE EXACT LOCATION OF UNDERGROUND UTILITIES.

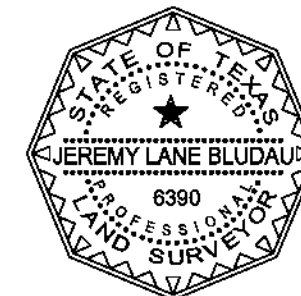
**GENERAL NOTES**

1. THIS SURVEY ONLY SHOWS IMPROVEMENTS FOUND ABOVE GROUND. UNDERGROUND FOOTINGS ARE NOT SHOWN ON THIS SURVEY MAP.
2. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
3. IF YOU ARE READING THIS SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION IS ONLY VALID IF THE DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTERS 5J-17.062 (3) OF THE ADMINISTRATIVE CODE AND STATUTE 472.025 AND WILL CONTAIN A BLUE SIGNATURE. MANUALLY SIGNED AND SEALED SURVEYS ARE KEPT IN THE OFFICE OF THE PERFORMING SURVEYOR. IF THIS DOCUMENT IS IN HARD COPY FORMAT, IT IS NOT VALID WITHOUT A BLUE SIGNATURE AND SEAL OF THE LICENSED SURVEYOR.
4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED OR REDUCED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION, AND MAY NOT REPRESENT THE ACTUAL SHAPE OF SIZE OF THE FEATURE.
5. THERE MAY BE ADDITIONAL BELOW GROUND IMPROVEMENTS NOT SHOWN OR UNKNOWN TO THE SURVEYOR. WHICH MAY OR MAY NOT BE IN CONFLICT WITH BUILDING AND EASEMENT LINES.
6. BUILDING MEASUREMENTS SHOULD NOT BE USED FOR NEW CONSTRUCTION OR PLANNING. MEASUREMENTS SHOULD BE VERIFIED PRIOR TO SUCH ACTIVITY.
7. UTILITIES SHOWN ON THE SUBJECT PROPERTY MAY OR MAY NOT INDICATE THE EXISTENCE OF RECORDED OR UNRECORDED UTILITY EASEMENTS.
8. AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.
9. THERE MAY BE EXISTING UTILITIES AND PIPELINES NOT SHOWN ON PLAT. USE THE TEXAS ONE CALL SYSTEM TO LOCATE PIPELINES BEFORE PERFORMING ANY EXCAVATIONS ON THIS PROPERTY.
10. THE LOCATION OF THE UTILITIES SHOWN HEREON ARE FROM THE OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES, EXCEPT AS SHOWN HEREON.
11. SUBJECT PROPERTY IS SITUATED ON ISLAND LODGES DR., APPROXIMATELY 156 FEET NORTH FROM THE INTERSECTION OF STATE HWY 29 AND ISLAND LODGES DR.
12. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDING, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
13. THE LEGAL DESCRIPTION DOES FORM A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS, GORES OR OVERLAPS.
14. RECORDED BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS.
15. THERE ARE NO REGULAR PARKING SPACES ON SUBJECT PROPERTY.

**ALTA/NSPS LAND TITLE SURVEY**

TO: CENTRAL STATES WATER RESOURCES, INC., CSWR-TEXAS UTILITY OPERATING COMPANY, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, AND 11 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 7, 2022. DATE OF PLAT OR MAP: APRIL 14, 2023



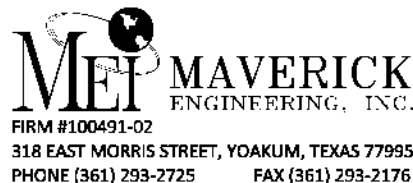
*Jeremy L. Bludau*

JEREMY L. BLUDAU  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 6390,  
STATE OF TEXAS  
SURVEY COMPLETED: APRIL 14, 2023

**SHEET INFORMATION**

TITLE	ALTA/NSPS LAND TITLE SURVEY
PROJECT LOCATION	17617 E. HIGHWAY 29, BUCHANAN DAM, TX 78609
PROJECT NUMBER	219502-925
ORIGINAL DATE	01/12/2023
1. REVISION DATE	03/30/2023
2. REVISION DATE	04/14/2023
3. REVISION DATE	

**SURVEYED BY:**



**SUMMARY OF EASEMENTS, RIGHTS OF WAY AND SERVITUDES**

SCHEDULE "B" ITEMS SHOWN BELOW ARE PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT G.F. NO. FTH-93-FAH23001792L, COMMITMENT EFFECTIVE DATE OF FEBRUARY 28, 2023 AND AN ISSUED DATE OF MARCH 24, 2023. TRACT IV:

VOLUME 166, PAGE 96, DEED RECORDS OF LLANO COUNTY, TEXAS.

VOLUME 599, PAGE 178, AND VOLUME 896, PAGE 92, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF LLANO COUNTY, TEXAS.

VOLUME 1, PAGE 66, PLAT RECORDS OF LLANO COUNTY, TEXAS.

(AFFECTS TRACT, PLOTTED HEREON)

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):

10.a. RIGHTS OF PARTIES IN POSSESSION.

(AFFECTS TRACT, NOTHING TO PLOT)

10.b. THE FOLLOWING EXCEPTION WILL APPEAR IN ANY POLICY ISSUED (OTHER THAN THE T-1R RESIDENTIAL OWNER POLICY OF TITLE INSURANCE AND THE T-2R SHORT-FORM RESIDENTIAL MORTGAGE POLICY) IF THE COMPANY IS NOT PROVIDED A SURVEY OF THE LAND, ACCEPTABLE TO THE COMPANY, FOR REVIEW AT OR PRIOR TO CLOSING:

ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.

NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO THE TITLE COMPANY, THIS EXCEPTION WILL BE DELETED. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID SURVEY.

(AFFECTS TRACT, NOTHING TO PLOT)

10.ar. EASEMENTS, CONDITIONS AND RESERVATIONS (INCLUDING THE INUNDATION OF LANDS BELOW THE 1020' CONTOUR LINE) SET OUT IN DEED TO EMERY, PECK & ROCKWOOD DEVELOPMENT COMPANY DATED JULY 9, 1930, RECORDED IN VOLUME 61, PAGE 555, DEED RECORDS OF LLANO COUNTY, TEXAS.

(BLANKET EASEMENT, AFFECTS TRACT, NOTHING TO PLOT)

10.as. RIGHT OF WAY EASEMENT TO THE STATE OF TEXAS RECORDED IN VOLUME 66, PAGE 631, DEED RECORDS OF LLANO COUNTY, TEXAS.

(DOES NOT AFFECT TRACT)

10.at. RIGHT OF WAY EASEMENT FOR AN ELECTRIC CONTROL CABLE TO THE LOWER COLORADO RIVER AUTHORITY RECORDED IN VOLUME 68, PAGE 134, DEED RECORDS OF LLANO COUNTY, TEXAS.

(DOES NOT AFFECT TRACT)

10.au. RIGHT OF WAY EASEMENT FOR AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE TO THE LOWER COLORADO RIVER AUTHORITY RECORDED IN VOLUME 68, PAGE 343, DEED RECORDS OF LLANO COUNTY, TEXAS.

(DOES NOT AFFECT TRACT)

10.av. RIGHT OF WAY EASEMENT FOR AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE TO THE LOWER COLORADO RIVER AUTHORITY RECORDED IN VOLUME 68, PAGE 473, DEED RECORDS OF LLANO COUNTY, TEXAS.

(DOES NOT AFFECT TRACT)

10.aw. RIGHT OF WAY EASEMENT TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 182, PAGE 392, DEED RECORDS OF LLANO COUNTY, TEXAS.

(BLANKET EASEMENT, AFFECTS TRACT, NOTHING TO PLOT)

10.ax. FIVE FOOT (5') BUILDING SETBACK ALONG SIDE LOT LINES SET OUT ON THE PLAT OF ISLAND LODGES SUBDIVISION, SECTION TWO, RECORDED IN VOLUME 1, PAGE 66, PLAT RECORDS OF LLANO COUNTY, TEXAS.

(DOES NOT AFFECT TRACT)

10.ay. ASSESSMENTS AND ASSESSMENT LIENS SET OUT IN VOLUME 166, PAGE 96, LLANO COUNTY DEED RECORDS; THE RENEWAL AND EXTENSION OF SAID RESTRICTIONS RECORDED IN VOLUME 599, PAGE 178, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF LLANO COUNTY, TEXAS; AND THE AFFIDAVIT CONCERNING RESTRICTIONS RECORDED IN VOLUME 896, PAGE 92, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF LLANO COUNTY, TEXAS AND SET OUT ON THE PLAT OF ISLAND LODGES SUBDIVISION, SECTION TWO, RECORDED IN VOLUME 1, PAGE 66, PLAT RECORDS OF LLANO COUNTY, TEXAS.

(AFFECTS TRACT, NOTHING TO PLOT)

**SUMMARY OF EASEMENTS, RIGHTS OF WAY AND SERVITUDES**

10.az. FIVE FOOT (5') UTILITY EASEMENT ALONG SIDE LOT LINES SET OUT IN VOLUME 166, PAGE 96, DEED RECORDS OF LLANO COUNTY, TEXAS; THE RENEWAL AND EXTENSION OF SAID RESTRICTIONS RECORDED IN VOLUME 599, PAGE 178, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF LLANO COUNTY, TEXAS; AND THE AFFIDAVIT CONCERNING RESTRICTIONS RECORDED IN VOLUME 896, PAGE 92, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF LLANO COUNTY, TEXAS AND SET OUT ON THE PLAT OF ISLAND LODGES SUBDIVISION, SECTION TWO, RECORDED IN VOLUME 1, PAGE 66, PLAT RECORDS OF LLANO COUNTY, TEXAS.

(DOES NOT AFFECT TRACT)

10.ba. FIVE FOOT (5') UTILITY EASEMENT ALONG REAR LOT LINES SET OUT IN VOLUME 166, PAGE 96, DEED RECORDS OF LLANO COUNTY, TEXAS; THE RENEWAL AND EXTENSION OF SAID RESTRICTIONS RECORDED IN VOLUME 599, PAGE 178, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF LLANO COUNTY, TEXAS; AND THE AFFIDAVIT CONCERNING RESTRICTIONS RECORDED IN VOLUME 896, PAGE 92, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF LLANO COUNTY, TEXAS AND SET OUT ON THE PLAT OF ISLAND LODGES SUBDIVISION, SECTION TWO, RECORDED IN VOLUME 1, PAGE 66, PLAT RECORDS OF LLANO COUNTY, TEXAS.

(DOES NOT AFFECT TRACT)

10.bb. AS TO TRACT I, REVERTER CLAUSE SET OUT IN DEED DATED SEPTEMBER 24, 1980, EXECUTED BY R.M. JONES TO ERNIE RAHE, RECORDED IN VOLUME 251, PAGE 281, DEED RECORDS OF LLANO COUNTY, TEXAS, AND FURTHER DESCRIBED IN DEED DATED SEPTEMBER 1, 1980, EXECUTED BY ERNEST RAHE A/K/A ERNIE RAHE TO N.S. LEWIS, RECORDED IN VOLUME 251, PAGE 286, DEED RECORDS OF LLANO COUNTY, TEXAS.

(AFFECTS TRACT, NOTHING TO PLOT)

10.bc. WATER FEE SET OUT IN DEED DATED SEPTEMBER 1, 1980, EXECUTED BY ERNEST RAHE A/K/A ERNIE RAHE TO N.S. LEWIS, RECORDED IN VOLUME 251, PAGE 286, DEED RECORDS OF LLANO COUNTY, TEXAS.

(AFFECTS TRACT, NOTHING TO PLOT)

10.bd. AS TO TRACT I, EASEMENT SET OUT IN DEED DATED SEPTEMBER 24, 1980, EXECUTED BY R.M. JONES TO ERNIE RAHE, RECORDED IN VOLUME 251, PAGE 281, DEED RECORDS OF LLANO COUNTY, TEXAS, AND FURTHER DESCRIBED IN DEEDS RECORDED IN VOLUME 251, PAGE 288, VOLUME 548, PAGE 325 AND VOLUME 720, PAGE 27, OFFICIAL PUBLIC RECORDS.

(AFFECTS TRACT, NOTHING TO PLOT)

10.be. AS TO TRACT II, LOT D, EASEMENT SET OUT IN DEED DATED MAY 20, 1976, EXECUTED BY R.M. JONES TO ERNIE RAHE, RECORDED IN VOLUME 210, PAGE 452, DEED RECORDS OF LLANO COUNTY, TEXAS, AND DEED DATED SEPTEMBER 1, 1980, EXECUTED BY ERNEST RAHE A/K/A ERNIE RAHE AND ALBERTTEEN RAHE TO N.S. LEWIS, RECORDED IN VOLUME 251, PAGE 288, DEED RECORDS OF LLANO COUNTY, TEXAS.

(AFFECTS TRACT, PLOTTED HEREON)

10.bf. AS TO TRACT II, RIGHT OF WAY EASEMENT DATED AUGUST 24, 1984, EXECUTED BY PEOPLES SAVINGS AND LOAN TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 313, PAGE 401, DEED RECORDS OF LLANO COUNTY, TEXAS.

(BLANKET EASEMENT, AFFECTS TRACT, NOTHING TO PLOT)

10.bg. AS TO TRACT II, RIGHT OF W.A. HAYDON AND ROSA MIRL HAYDON TO USE THE WATER WELL ON THE VACANT PORTION OF PROPERTY SET OUT IN SPECIAL WARRANTY DEED DATED APRIL 25, 1997, EXECUTED BY COASTAL BANC, SSB, RECORDED IN VOLUME 812, PAGE 26, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS.

(AFFECTS TRACT, NOTHING TO PLOT)

10.bh. AS TO TRACT II, RIGHT OF WAY EASEMENT DATED JUNE 24, 2021, EXECUTED BY TJM INVESTMENTS, LP TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., RECORDED IN INSTRUMENT NO. 21-09228, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS.

(BLANKET EASEMENT, AFFECTS TRACT, NOTHING TO PLOT)

10.bi. ON-SITE SEWAGE FACILITY ORDER FOR LLANO COUNTY SET OUT IN DOCUMENT DATED MAY 14, 2018, RECORDED IN VOLUME 1580, PAGE 4337, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS.

(AFFECTS TRACT, NOTHING TO PLOT)

10.bj. TERMS AND CONDITIONS OF CURRENT SUBDIVISION REGULATIONS FOR LLANO COUNTY, TEXAS.

(AFFECTS TRACT, NOTHING TO PLOT)

10.bk. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

(AFFECTS TRACT, NOTHING TO PLOT)

10.bl. VISIBLE AND APPARENT EASEMENTS ON OR ACROSS THE INSURED PROPERTY, EVIDENCE OF WHICH DOES NOT APPEAR OF RECORD.

(AFFECTS TRACT, NOTHING TO PLOT)

**SUMMARY OF EASEMENTS, RIGHTS OF WAY AND SERVITUDES**

10.bm. IF ANY PORTION OF THE PROPOSED LOAN AND/OR THE OWNER'S TITLE POLICY COVERAGE AMOUNT INCLUDES FUNDS FOR IMMEDIATELY CONTEMPLATED IMPROVEMENTS, THE FOLLOWING EXCEPTIONS WILL APPEAR IN SCHEDULE B OF ANY POLICY ISSUED AS INDICATED:

OWNER AND LOAN POLICY(IES): ANY AND ALL LIENS ARISING BY REASON OF UNPAID BILLS OR CLAIMS FOR WORK PERFORMED OR MATERIALS FURNISHED IN CONNECTION WITH IMPROVEMENTS PLACED, OR TO BE PLACED, UPON THE SUBJECT LAND. HOWEVER, THE COMPANY DOES INSURE THE INSURED AGAINST LOSS, IF ANY, SUSTAINED BY THE INSURED UNDER THIS POLICY IF SUCH LIENS HAVE BEEN FILED WITH THE COUNTY CLERK OF COUNTY, TEXAS, PRIOR TO THE DATE HEREOF.

OWNER POLICY(IES) ONLY: LIABILITY HEREUNDER AT THE DATE HEREOF IS LIMITED TO \$ 0.00. LIABILITY SHALL INCREASE AS CONTEMPLATED IMPROVEMENTS ARE MADE, SO THAT ANY LOSS PAYABLE HEREUNDER SHALL BE LIMITED TO SAID SUM PLUS THE AMOUNT ACTUALLY EXPENDED BY THE INSURED IN IMPROVEMENTS AT THE TIME THE LOSS OCCURS. ANY EXPENDITURES MADE FOR IMPROVEMENTS, SUBSEQUENT TO THE DATE OF THIS POLICY, WILL BE DEEMED MADE AS OF THE DATE OF THIS POLICY. IN NO EVENT SHALL THE LIABILITY OF THE COMPANY HEREUNDER EXCEED THE FACE AMOUNT OF THIS POLICY. NOTHING CONTAINED IN THIS PARAGRAPH SHALL BE CONSTRUED AS LIMITING ANY EXCEPTION OR ANY PRINTED PROVISION OF THIS POLICY.

LOAN POLICY(IES) ONLY: PENDING DISBURSEMENT OF THE FULL PROCEEDS OF THE LOAN SECURED BY THE LIEN INSTRUMENT SET FORTH UNDER SCHEDULE A HEREOF, THIS POLICY INSURES ONLY TO THE EXTENT OF THE AMOUNT ACTUALLY DISBURSED, BUT INCREASE AS EACH DISBURSEMENT IS MADE IN GOOD FAITH AND WITHOUT KNOWLEDGE OF ANY DEFECT IN, OR OBJECTIONS TO, THE TITLE UP TO THE FACE AMOUNT OF THE POLICY. NOTHING CONTAINED IN THIS PARAGRAPH SHALL BE CONSTRUED AS LIMITING ANY EXCEPTION UNDER SCHEDULE B, OR ANY PRINTED PROVISION OF THIS POLICY.

(AFFECTS TRACT, NOTHING TO PLOT)

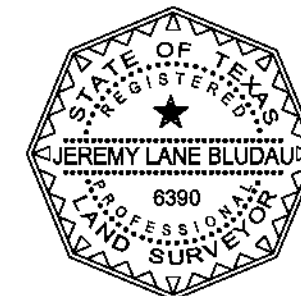
**SHEET INFORMATION**

TITLE	ALTA/NSPS LAND TITLE SURVEY
PROJECT LOCATION	17617 E. HIGHWAY 29, BUCHANAN DAM, TX 78609
PROJECT NUMBER	219502-925
ORIGINAL DATE	01/12/2023
1. REVISION DATE	03/30/2023
2. REVISION DATE	04/14/2023
3. REVISION DATE	

**ALTA/NSPS LAND TITLE SURVEY**

TO: CENTRAL STATES WATER RESOURCES, INC., CSWR-TEXAS UTILITY OPERATING COMPANY, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, AND 11 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 7, 2022. DATE OF PLAT OR MAP: APRIL 14, 2023



*Jeremy L. Bludau*

JEREMY L. BLUDAU  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 6390,  
STATE OF TEXAS  
SURVEY COMPLETED: APRIL 14, 2023