

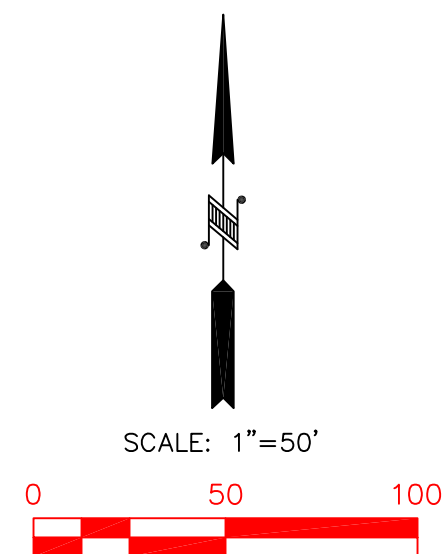
SURVEY CERTIFICATE
 To: United States of America, CWS Marketing Group, Inc. and Title Resources Guaranty Company and Covius Title.

This is to certify that this map or plot and the survey or 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, 2, 4, 7(a), 7(b)(1) and 8 of Table A thereof. The field work was completed on October 9, 2024.

Date of Plot or Map: December 30, 2024.
 Amended February 11, 2025 to correct Scrivener's Error.



LINE	BEARING	DISTANCE
L1	N 00°58'57" W	57.90'
	(N 00°57'08" W)	
L2	N 39°45'52" E	10.65'
	(N 39°45'43" E)	(10.88')
L3	S 20°20'26" W	61.01'
	(S 20°22'36" W)	(61.17')
L4	N 01°07'40" W	29.24'
	(N 00°57'08" W)	(29.16')



MARK J. EWALD
 Registered Professional Land Surveyor
 Texas Registration No. 5995

COMMITMENT FOR TITLE INSURANCE (T-7)
 ISSUED BY COVIVS TITLE COMPANY
 EFFECTIVE DATE: JULY 30, 2024 FILE NO.: 520-873704
 SCHEDULE B ITEMS (SURVEY RELATED)

MICROWAVE TOWER SITE SURFACE EASEMENT GRANTED FROM ORA MAE PFEUFFER, A FEME SOLE TO OASIS PIPE LINE COMPANY RECORDED ON 06/06/1977 IN VOLUME 252 PAGE 888, DEED RECORDS, COMAL COUNTY, TEXAS, AS AFFECTED BY ASSIGNMENT AND CONVEYANCE OF EASEMENTS, RIGHTS-OF-WAYS, LEASES, PERMITS, AND LICENSES GRANTED FROM OASIS PIPE LINE. (NOT SUBJECT TO)

MICROWAVE TOWER SITE SURFACE EASEMENT TO OASIS PIPE LINE MANAGEMENT COMPANY, A DELAWARE CORPORATION RECORDED ON 12/31/1996 IN DOCUMENT NO. 9606025643, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. (NOT SUBJECT TO)

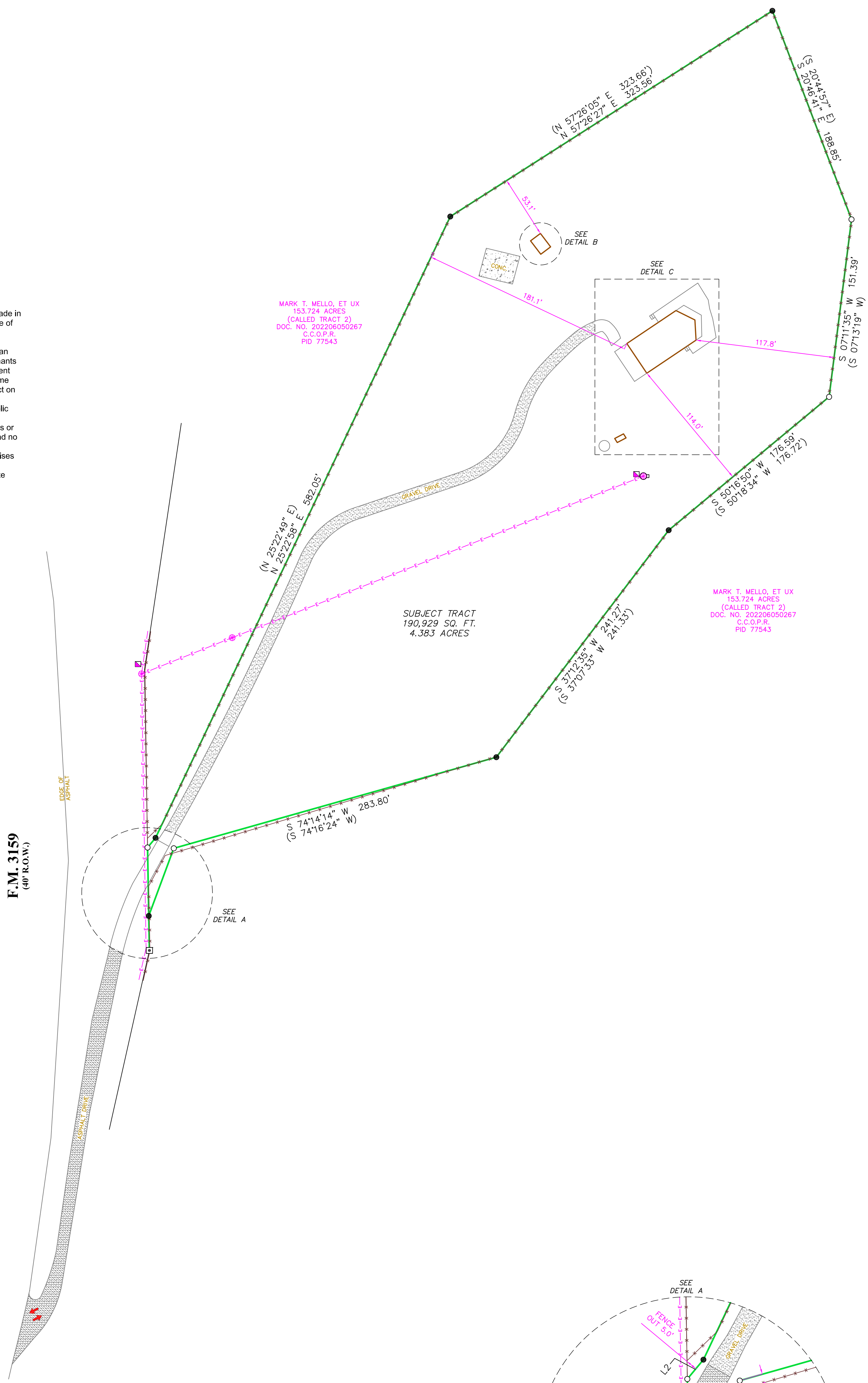
THIRTY FOOT (30') ROAD EASEMENT CONTAINED IN GENERAL WARRANTY DEED GRANTED FROM ORA MAE PFEUFFER, A FEME SOLE TO KAREN PFEUFFER BAGNALL RECORDED ON 04/24/1979 IN VOLUME 280 PAGE 781, DEED RECORDS, COMAL COUNTY, TEXAS. (NOT SUBJECT TO)

VARIABLE WIDTH ROADWAY AND PIPELINE EASEMENT EASEMENT CONTAINED IN WARRANTY DEED GRANTED FROM ORA MAE STAPPER PFEUFFER TO GUADALUPE-BLANCO RIVER AUTHORITY RECORDED ON 02/25/2004 IN DOCUMENT NO. 20040600810, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. (NOT SUBJECT TO)

VARIABLE WIDTH RAW WATER PIPELINE EASEMENT GRANTED FROM ORA MAE STAPPER PFEUFFER TO GUADALUPE-BLANCO RIVER AUTHORITY RECORDED ON 02/25/2004 IN DOCUMENT NO. 20040600811, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. (NOT SUBJECT TO)

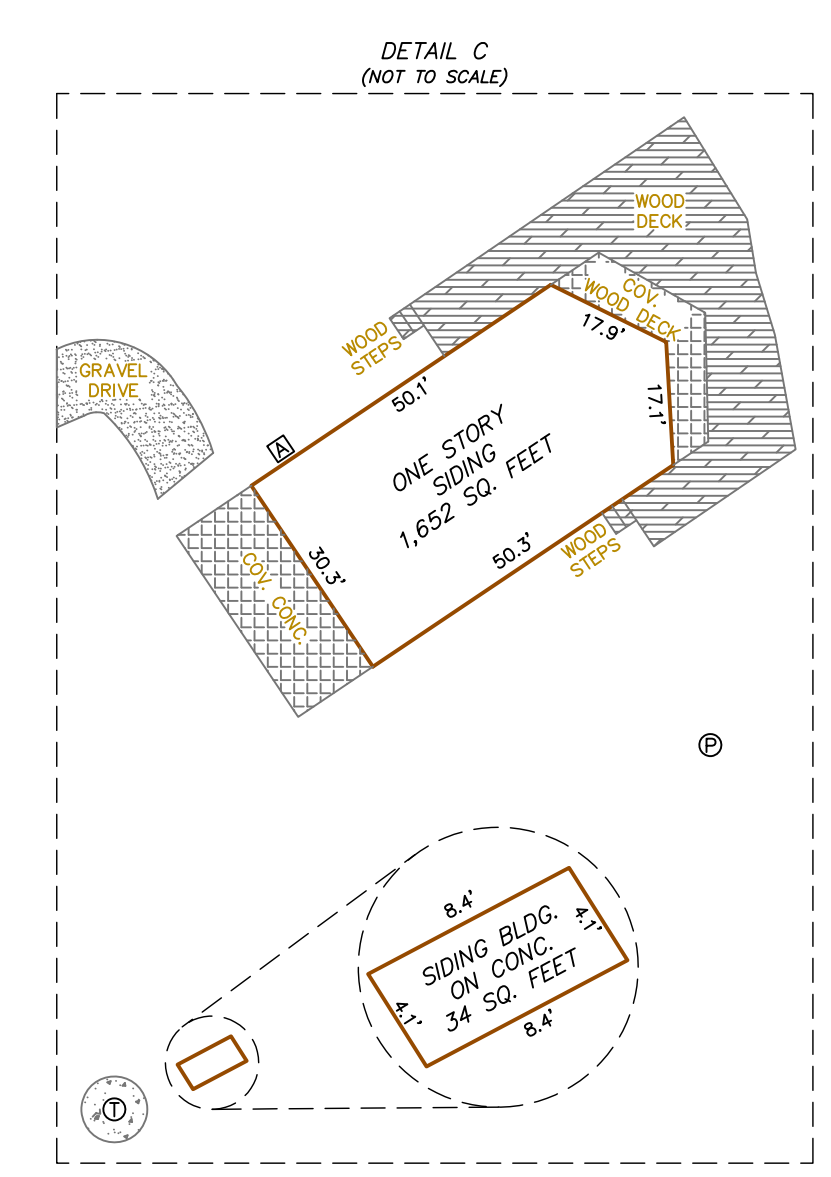
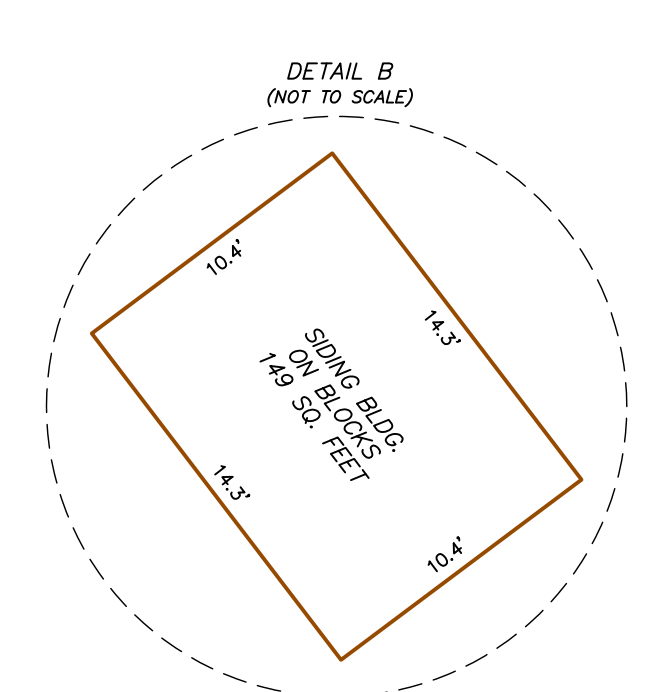
GENERAL SURVEY NOTES:

- This plat or map and the survey on which it is based were made in accordance with laws and/or Minimum Standards of the State of Texas.
- The property described hereon is the same as the property described in Covius Title Commitment No. 520-873704 with an effective date of July 30, 2024 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- The Property has direct access to FM 3159, a dedicated public street or highway.
- There are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements, and no encroachments onto said described property by buildings, structures or other improvements situated on adjoining premises [except as shown or noted hereon].
- Bearings shown are based on actual GPS observations, State Plane Coordinates, South Central Zone, Grid.



MARK T. MELLO, ET UX
 153.724 ACRES
 (CALLED TRACT 2)
 DOC. NO. 202206050267
 C.C.O.P.R.
 PID 77543

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LEGEND	ABBREVIATIONS	LOCATION MAP
<ul style="list-style-type: none"> ● = FOUND 1/2" IRON ROD ○ = FOUND TYPE I MONUMENT ○ = SET 1/2" IRON ROD CAPPED "MALS" ○ = POWER POLE W/METER ○ = POWER POLE ○ = OVERHEAD ELECTRIC ○ = TELEPHONE PEDESTAL ○ = A/C PAD ○ = WATER TANK ○ = PROPANE TANK ○ = WIRE FENCE ○ = INGRESS/EGRESS TO PUBLIC STREET 	<ul style="list-style-type: none"> COV. = COVERED CONC. = CONCRETE R.D. = RECORD DIGNITY MONUMENT B.S. = BUILDING SETBACK 	

ALTA/NSPS LAND TITLE SURVEY FOR UNITED STATES OF AMERICA

39850 F.M. 3159
 NEW BRAUNFELS, TEXAS 78132

BEING 4.383 ACRES OF LAND, MORE OR LESS, SITUATED IN THE LEONA IRRIGATION & AGRICULTURE ASSOCIATION SURVEY NO. 823, ABSTRACT 376, COMAL COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND (REFERRED TO AS TRACT 1) AS DESCRIBED IN A WARRANTY DEED RECORDED IN DOCUMENT NO. 202206050267, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS; SAID 4.383 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.

GF # 520-873704
 JOB NO. 127371
 DATE 10/9/2024 DRAWN BY: BLE

FIRM REGISTRATION NO. 1011700

 LAND SURVEYORS, LLC.
 P.O. BOX 1645 BOSSINE, TEXAS 78006
 PHONE (210) 372-9500 FAX (210) 372-9999