

THIS SURVEY USED THE COMMITMENT FOR TITLE INSURANCE ISSUED BY STUART TITLE
GUARANTY COMPANY, G.F. # EFFECTIVE DATE: NOVEMBER 14, 2022 ISSUED DATE:
DECEMBER 01, 2022.

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.):

b. 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. (NOT SURVEY RELATED)

d. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS. (DOES AFFECT – NOT SURVEY RELATED)

f. REQUIREMENTS OF, CONSEQUENCES OF NONCOMPLIANCE WITH LOCAL GOVERNMENT CODE AND/OR RULES, REGULATIONS, ORDINANCES OF MILAM COUNTY, TEXAS, CONCERNING ROADS, SUBDIVISION OF PROPERTY AND/OR SUBDIVISION LOTS.

h. RESERVATION OF ALLOIL, GAS AND OTHER MINERALS IN, ON, UNDER OR THAT MAY BE PRODUCED FROM THE HEREIN DESCRIBED PROPERTY, TOGETHER WITH ALL RIGHTS RELATING THERETO, EXPRESS OR IMPLIED, CONTAINED IN DEED DATED SEPTEMBER 6, 2022, FROM DONMICHAEL LUCAS TRIOLO AS SUCCESSOR TRUSTEE OF THE MICHAEL J. TRIOLO AND KATHERINE J. TRIOLO REVOCABLE LIVING TRUST, THE SURVIVOR'S TRUST "A" AND THE DECEDENT'S TRUST "B" AND KATHERINE TRIOLO (LIFE ESTATE INTEREST) AND DONMICHAEL TRIOLO AND SPOUSE, TIFFANY TRIOLO, TO TRIOLO RANCH PARTNERS LP, A TEXAS LIMITED PARTNERSHIP, AND RECORDED IN DOCUMENT NO. 2022-4209, OF THE OFFICIAL PUBLIC RECORDS OF MILAM COUNTY, TEXAS. SAID MINERAL INTEREST NOT TRACED SUBSEQUENT TO THE DATE OF THE ABOVE CITED INSTRUMENT. (NOT SURETY RELATED)

J. OIL, GAS AND MINERAL LEASE DATED BETWEEN LEE ROY DOSKOCIL AND WIFE, ANN DOSKOCIL, AS LESSOR, AND W. C. PEMBERTON, AS LESSEE, RECORDED IN VOLUME 115, PAGE 129, OF THE OIL AND GAS RECORDS OF MILAM COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO. (NOT SUREY RELATED)

k. TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN OIL AND GAS LEASE BY AND BETWEEN LEE ROY DOSKOCIL ETUX, AS LESSOR, AND YEGUA OIL AND GAS COMPANY, AS LESSEE, DATED SEPTEMBER 15, 1997, AND RECORDED IN VOLUME 760, PAGE 682, OF THE OFFICIAL PUBLIC RECORDS OF MILAM COUNTY, TEXAS, AS AMENDED BY INSTRUMENT RECORDED IN VOLUME 843, PAGE 860, OF THE OFFICIAL PUBLIC RECORDS OF MILAM COUNTY, TEXAS. (NOT SURETY RELATED)

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83) TEXAS CENTRAL (4203) ZONE.
2. SUBJECT PARCEL CONTAINS A TOTAL AREA OF: 10.13 ACRES (441,150 SQUARE FEET)
3. NO ENCROACHMENTS ARE SHOWN ON SURVEY
4. MILAM COUNTY CAD PARCEL NUMBER(S) INCLUDED WITHIN THIS BOUNDARY: 76672.
5. NO BUILDINGS OBSERVED.
6. ADDRESS(ES): TX

BEING 10.13 ACRES (441,150 SQUARE FEET), MORE OR LESS, SITUATED IN THE NEWSOME GWATNEY SURVEY, ABSTRACT NO. 177, MILAM COUNTY, TEXAS, BEING A PORTION OF A CALLED 148.41 ACRE TRACT DESCRIBED IN DEED TO TRIOLIO RANCH PARTNERS LP, A TEXAS LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 2022-4209, OFFICIAL RECORDS, MILAM COUNTY, TEXAS; SAID 10.13 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CALCULATED POINT FOUND IN THE CENTER RIGHT-OF-WAY LINE OF COUNTY ROAD 273 (VARIABLE WIDTH RIGHT-OF-WAY), BEING AT THE EASTERN CORNER OF A CALLED 117 ACRES DESCRIBED IN DEED TO WAYNE LANICEK, RECORDED IN DOCUMENT NO. 2022-4097, OFFICIAL RECORDS, MILAM COUNTY, TEXAS, ALSO BEING AT THE SOUTHERN CORNER OF A CALLED 108.1 ACRES DESCRIBED IN DEED TO GLENN W. DODD AND MARTHA F. DODD, RECORDED IN VOLUME 1206, PAGE 272, OFFICIAL RECORDS, MILAM COUNTY, TEXAS, ALSO BEING AT THE WESTERN CORNER OF A CALLED 38.633 ACRES DESCRIBED IN DEED TO CHANDLER CECILIA DOSKOCIL, RECORDED IN DOCUMENT NO. 2021-4692, OFFICIAL RECORDS, MILAM COUNTY, TEXAS, ALSO BEING AT THE NORTHERN CORNER OF SAID 148.41 ACRE TRACT, AND FOR THE NORTHERN CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR A WITNESS CORNER OF THE NORTHERN CORNER OF SAID 148.41 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT BEARS S 57°16'21" E, A DISTANCE OF 35.22 FEET;

THENCE, BEING WITH THE CENTER RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 273, ALSO BEING WITH THE SOUTHWESTERN LINE OF SAID 38.633 ACRES, ALSO BEING WITH THE NORTHEASTERN LINE OF SAID 148.41 ACRE TRACT, S 38°11'29" E, A DISTANCE OF 308.32 FEET TO A CALCULATED POINT FOUND FOR THE EASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

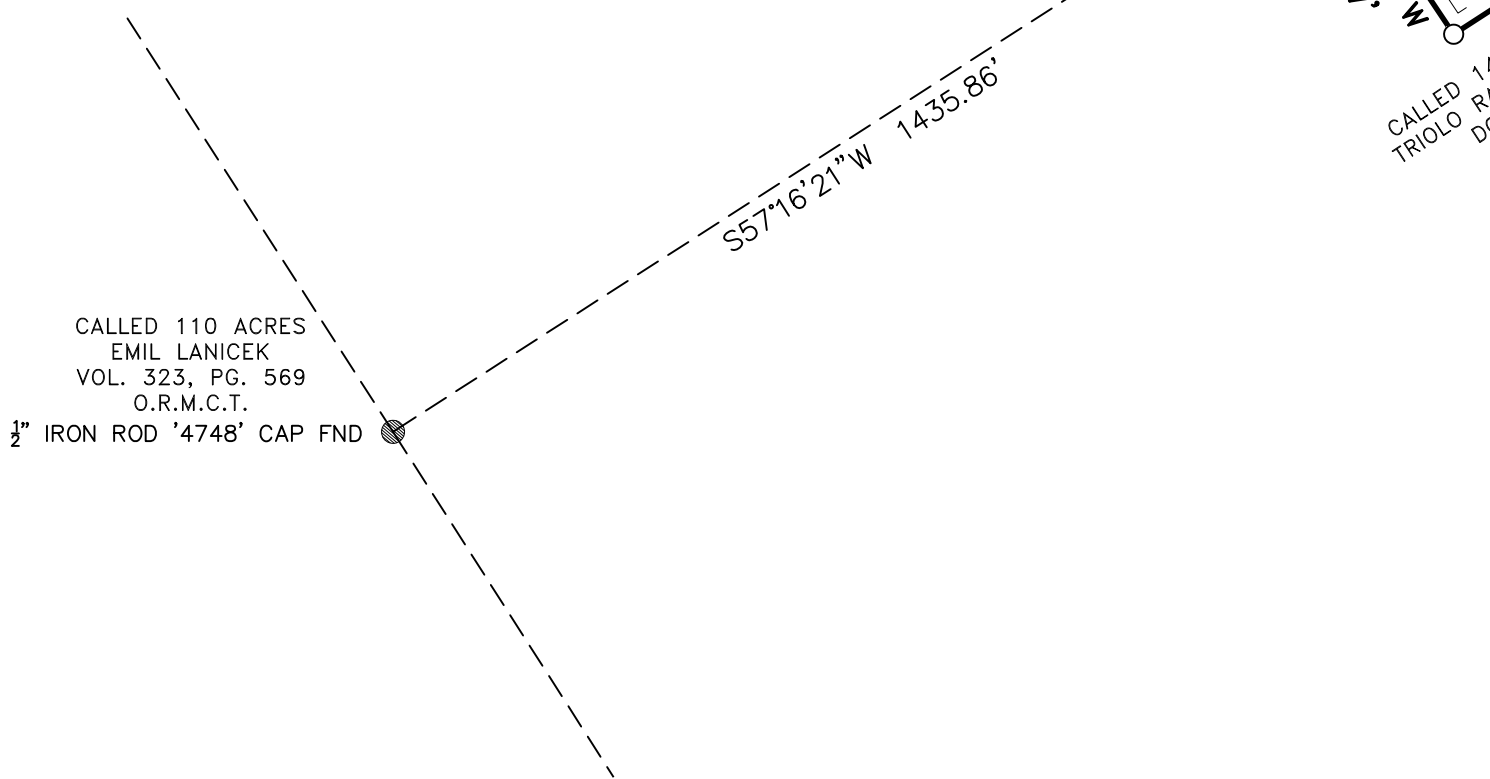
THENCE, CROSSING THROUGH SAID 148.41 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1.S 57°06'19" W, 1439.27 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "ATWELL LLC" SET FOR THE SOUTHERN CORNER OF THE HEREIN DESCRIBED TRACT;
- 2.N 33°47'36" W, 311.17 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "ATWELL LLC" SET IN THE SOUTHEASTERN CORNER OF SAID 117 ACRES ALSO BEING IN THE NORTHWESTERN LINE OF SAID 148.41 ACRE TRACT, AND FOR THE WESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

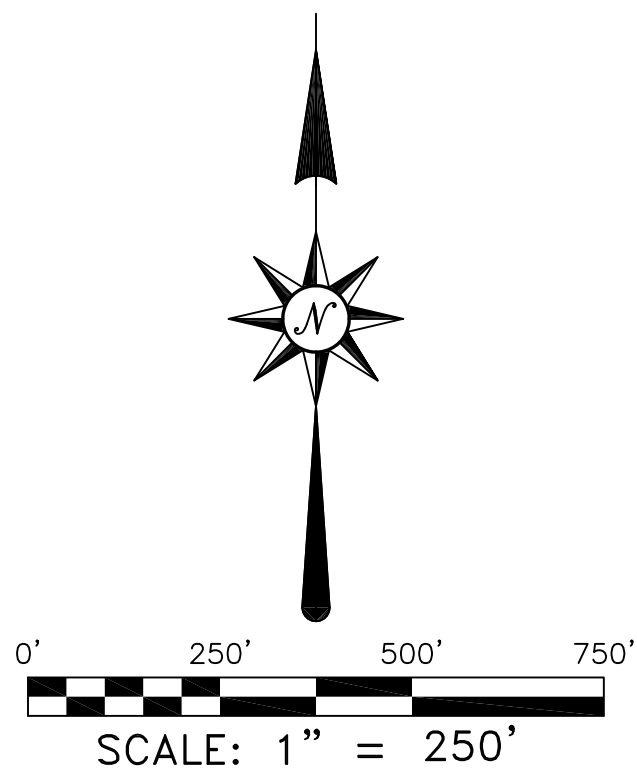
THENCE WITH THE SOUTHEASTERN LINE OF SAID 117 ACRES, ALSO BEING WITH THE NORTHWESTERN LINE OF SAID 148.41 ACRE TRACT, N 57°16'21" E, A DISTANCE OF 1415.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.13 ACRES (441,150 SQUARE FEET), MORE OR LESS, IN MILAM COUNTY,
TEXAS

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 (2011 ADJUSTMENT), CENTRAL ZONE (4203).



_____	SUBJECT PARCEL BOUNDARY LINE
- - - - -	ADJACENT PROPERTY LINE
- - - - -	EASEMENT LINE, AS NOTED
●	PROPERTY CORNER FOUND AS NOTED
○	IRON ROD SET WITH CAP "ATWELL LLC"
(R)	RECORD DIST./DIRECT.
P.O.B.	POINT-OF-BEGINNING
R.O.W.	RIGHT-OF-WAY
W.C.	WITNESS CORNER
O.R.M.C.T.	OFFICIAL RECORDS, MILAM COUNTY, TEXAS



DR. AAM		CH. RG	DATE DEC. 01, 2022
P.M. RG			
CAD FILE: 22005539 - TRIOLD FARM_LOT-1.DWG			
JOB 22005539			
SHEET NO. 1 OF 1			REVISIONS

LOT 1 - CAT. 1A COND. IV LAND TITLE SURVEY

PROJECT:

10.13 ACRES (441,150 SQUARE FEET)

SITUATED IN THE NEWSOME GWATNEY
SURVEY, ABSTRACT NO. 177, MILAM
COUNTY, TEXAS

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AS PER THE LEGAL DESCRIPTION SHOWN HEREON AND SHOWS THE BOUNDARY LINES, THE DIMENSIONS AND THE AREA OF LAND INDICATED HEREON; (I) ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THE LOCATION, SIZE AND TYPE OF SUCH MONUMENTS ARE CORRECTLY SHOWN; (II) THIS SURVEY SHOWS THE SIZE, LOCATION AND TYPE OF BUILDINGS, STRUCTURES AND OTHER VISIBLE IMPROVEMENTS ON THE SUBJECT PROPERTY; (III) THAT THERE ARE NO VISIBLE DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, INTRUSIONS OR PROTRUSIONS, OVERLAPPING OF RIGHT-OF-WAYS EXCEPT AS SHOWN ON THE MAP HEREON.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION IV SURVEY.
THE FIELD WORK WAS COMPLETED IN NOVEMBER, 2022.

DATED THIS THE 1ST DAY OF DECEMBER, 2022


ROBERT J. GERTSON, RPLS# 6367
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