# Milam County Jodi Morgan Milam County Clerk

**Instrument Number: 4349** 

Real Property eRecording

**DECLARATION** 

Recorded On: September 15, 2022 01:31 PM Number of Pages: 16

" Examined and Charged as Follows: "

Total Recording: \$82.00

## \*\*\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information: Record and Return To:

Document Number: 4349 Corporation Service Company

Receipt Number: 20220915000010

Recorded Date/Time: September 15, 2022 01:31 PM

User: Annisha W Pharr TX

Station: Clerk Station



# STATE OF TEXAS COUNTY OF MILAM

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Milam County, Texas.

gadi Morgan

Jodi Morgan Milam County Clerk Milam County, TX

#### DECLARATION OF SHARED ACCESS EASEMENT

#### **RECITALS:**

- 1. Declarant is the owner of those eight (8) parcels of land in Milam County, Texas more particularly described in <u>Exhibit A</u> attached hereto and incorporated herein (the "<u>Lots</u>").
- 2. Declarant has constructed or is constructing certain roadway improvements on the portion of the Lots described in <u>Exhibit B</u> attached hereto and incorporated herein (the "<u>Easement Area</u>").
- 3. Declarant declares that the Lots will be subject to, burdened by and benefitted by a shared access easement benefiting the owners of the Lots from time to time and their respective successors and assigns, all as further set forth herein.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each party hereto, Declarant hereby agrees and declares that the Lots shall be hereafter owned, held, sold, used, mortgaged and conveyed subject to the easement rights, covenants and conditions hereinafter provided, which shall run with the land and shall be binding upon Declarant and all parties having or acquiring any right, title or interest in the Lots, or any part thereof, their grantees, heirs, successors, assigns, tenants, guests or invitees, and shall inure to the benefit of Declarant and each subsequent owner of all or any portion of the Lots, subject to the following terms and provisions:

#### COVENANTS, CONDITIONS, AND EASEMENTS:

- 1. Declarant hereby reserves nonexclusive easement rights (herein called the "Shared Access Easement") over and across the Easement Area for access to and from the Lots and S. 8<sup>th</sup> St. (C.R. 1915). The Shared Access Easement shall burden the Easement Area and benefit the owners (collectively, "Owners" and individually an "Owner") of each of the Lots and their respective grantees, heirs, successors and assigns. Each Owner and its guests and invitees shall be entitled to use the roadway in the Easement Area for access to and from its Lot and S. 8<sup>th</sup> St. (C.R. 1915).
- 2. The costs of any maintenance, repair or replacement of the roadway within the Easement Area approved by a majority of the Lot Owners shall be shared on a pro-rata basis by the Owners (i.e., 1/8<sup>th</sup> or 12.5%). Each Owner shall at its sole cost and expense mow and otherwise maintain the grassy and non-improved portions of the Easement Area located on its Lot that are not located within the roadway area in good condition.
- 3. Any Owner, including Declarant as long as it owns a Lot, shall be entitled to enforce the provisions of this Declaration by prosecuting proceedings, at law or in equity, in any court in

Milam County, Texas to prevent the violation of such covenants and terms of this Declaration, to enforce specifically compliance with and performance of such covenants and to recover damages for any such violation, including reasonable attorney's fees.

- 4. Nothing contained in this Declaration shall be deemed to be or interpreted to be a gift or dedication of any portion of the Easement Area to the general public or for any public purpose whatsoever, such intent being hereby expressly disavowed.
- 5. Deeds of conveyance of any Lot may contain the provisions, covenants and conditions contained herein by reference to this Declaration; however, whether or not such reference is made in any or all said deeds, by becoming an Owner of a Lot, such Owner, for itself, its heirs, personal representatives, successors, transferees and assigns, agrees to all of the provisions, restrictions, covenants and conditions now or hereafter imposed by or under the authority of this Declaration.
- 6. This Declaration may be modified, amended or terminated only by the unanimous agreement of all of the Owners of the Lots at the time of such modification, amendment or termination.
- 7. Declarant intends that there not be, and there shall not in any event be, a merger of the easement rights under this Declaration with title to or any other interest of Declarant or any other Owner in the Easement Area and Declarant parties expressly provide that the easement rights in the Easement Area under this Declaration on the one hand and title to the Easement Area on the other be, and remain at all times, separate and distinct.

[Remainder of Page Intentionally Left Blank]

Executed effective as of the date first set forth above.

## **DECLARANT:**

GLASER FARM PARTNERS, LP, a Texas limited partnership, a Texas limited partnership

By: Glaser Farm Partners GP, LLC, a Texas limited liability company, its General

Partner

Name: George H. Kam" Kronenberg, III

Title: Manager

THE STATE OF TEXAS

COUNTY OF TYAN'S

This instrument was acknowledged before me on <u>SLP+ 12</u>, 2022, by George H. "Kam" Kronenberg, III, Manager of Glaser Farm Partners GP, LLC, a Texas limited liability company, on behalf of said company as General Partner on behalf of Glaser Farm Partners, LP, a Texas limited partnership.

Notary Public in and for the State of Texas

BAILEY LANETTE HOLLE Notary Public, State of Texas My Commission Expires June 28, 2028 NOTARY ID 13383435-0

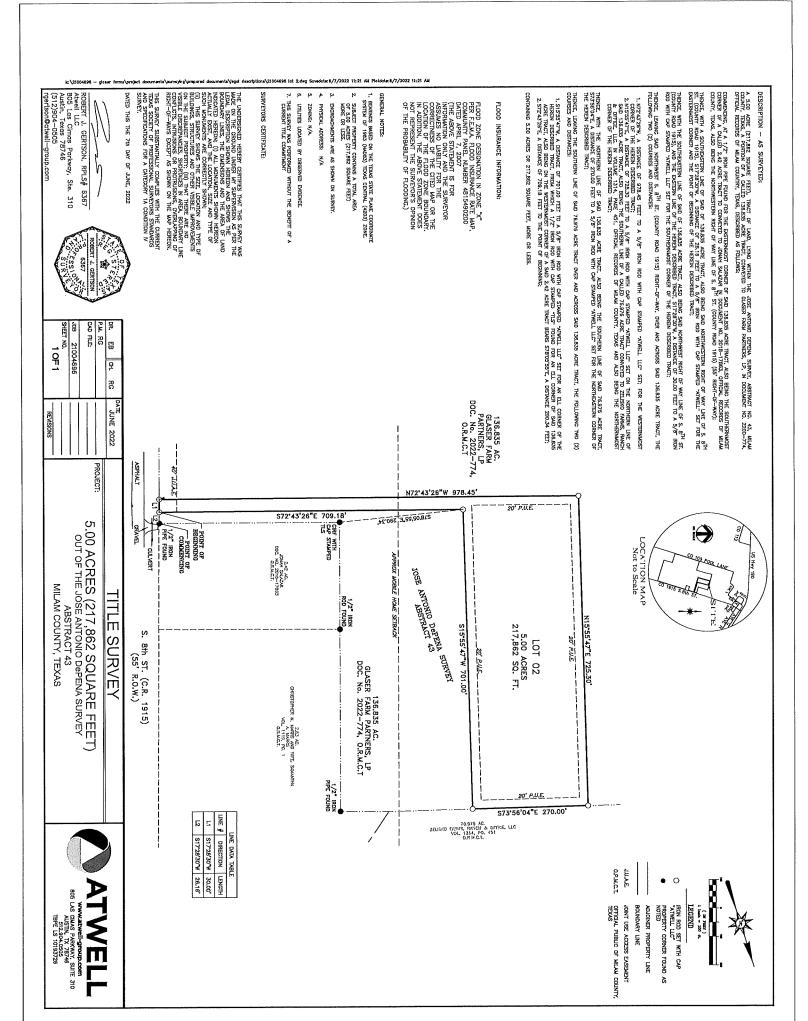
Attachments:

Exhibit A – The Lots Exhibit B –Easement Area

# Exhibit A

The Lots [attached]

ROBERT J. GERTSON, RPLS# 6367
Atwell LLC
B05 Las Cimas Parkway, Ste. 310
Austin, Texas 78746 (THE ABOVE STATEMENT IS FOR NETRORMATION ONLY AND THE SURFEYOR ASSUMES NO LIMBILITY FOR THE CORRECTIVESS OF THE CITIED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURFEYOR'S OPINION OF THE PROBABILITY OF FLOODING.) THENCE WITH A WESTEN USE OF SUD 225 JORE TRUCT, ALSO BEING AN EXCERN USE OF SUD 135.825 JORE TRUCT, S1731347M, PASSING AT A DISTANCE OF 425.03, THE WESTENMADS COOMER OF SUD 223 JORE TRUCT, ALSO BEING THE MODIFIERMADS CORRES OF SUD 242 JORE TRUCT AND CANNAMED FOR A TOTAL DISTANCE OF 676.25 FEET TO A 1/2" MON ROD WITH OP STAMPED TIES FOUND FOR THE WESTERMADSI CORRES OF SUD 2-42 JORE TRUCT. THENCE, WITH THE MORTHERN LINE OF SUID 136,835 ACRE TRACTI, ALSO, BEING THE SOUTHERN LINE OF SUID 78,976 ACRE TRACTI, ST3556-VE, A DISTANCE OF 195,75 FEET TO A 5/9° FROM 700 WITH LOW STAMPED "WINELL LIC" SET AT THE SOUTHENETEN CONRER OF SUID 78,976 ACRE TRACTI CONNETED TO CHRISTOPHER M. HARRS AND WIFE SAMMITHIA, A HARRS IN YOLUME 1119, PAGE 1, OFFICIAL RECORDS OF MILM COUNTY, TEXAS AND THE MORTHENSTERN CORNER OF THE HERBIN DESCRIBED TRACTI, EREMANG. X' A 1/2 IRON PRE FINAN FRS A ENTRANCIS CORRER OF SUD 13425 ARE THEM, ASS EIGH THE SUTHERWAST CORRER OF A CALLD 242 ARE TRACT O CONTROL TO SOME OF A CALLD 242 ARE TRACT O CONTROL TO SOME OF A CALLD 242 ARE TRACT OF MYC LUKE OF S. BT ST. (COUNT ROAD 1915) (55° RENT-OF-WAY) AND BENG THE ENSTEWNEST CORRER AND THE POINT OF BENNING OF THE HERBU DESCRIBED THAT. A S.OB ACRE (271,341 SCUME FEET), TRACT OF LAND, LYNO WITHIN THE JOSE ANTONIO DEPENA SURGE, ABSTRACT NO. 43, MILAM COUNTY, TIDAS, A PORTION OF A CULTED 158,055 ACRE TRACT CONNECTED TO GLASER FARM PARTNERS, LP IN DOCUMENT NO. 2200-774, OFFICIAL RECORDS OF MILAM COUNTRY, TIDAS, DESCRIBED AS FOLLANDES. CONTAINING 5.08 ACRES OR 221,333 SQUARE FEET, MORE OR LESS HENCE, WITH THE SOUTHERN LIKE OF SAID 2.42 ACRE TRACT AND A NORTHERN LINE OF SAID 138.835 ACRE TRACT 57234381E, A DISTANCE OF 420.21 FEET TO THE POINT OF BEDINNING: THENCE, WITH A SOUTHERN LINE OF SUID 2.83 ACRE TRACT, ALSO BEING THE NORTHERN LINE OF SUID 135.835 ACRE TRACT, STITSTOPTE A DEFINANCE OF 112.75 FEET TO A 1/2" RION IPPE FOUND FOR AN ELL CORNER OF SUID 2.83 ACRE TRACT AND THE NORTHENNIOST NORTHE/SIETIAN CORNER OF SUID 135.6353 ACRE TRACT. THENCE, LEAVING SAID MORTHWISST S.  $g^{TH}$  ST. (COUNTY ROAD 1915) RICHT-OF-WAY, DYER AND ACROSS SAID 138.835 AGRE TRACT, THE POLLOWING TWO (2) COURGES AND DISTANCES: THEMEE, WITH THE SOUTHEASTEWN LINE OF SULD OF 136.035 ACRE TRACT, ALSO BENA SUN DORTHMEST REAT OF WAY LINE OF S. B<sup>TH</sup> ST. (COUNTY MOAD 1313), AND THE EXCERN LINE OF THE HEMEN DESCRIBED TRACT, 1728/SOWN, A DISSUACE OF 28.16 FEET TO A 5/8" ROW ROD WITH CAP STAMPED. ATMENT, LESS FOR THE RECOMMENDATION CONNERS OF THE READIN DESCRIBED TRACT. DESCRIPTION - AS SURVEYED: THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION IV SURVEY. I HOTZALTSMY, A DEDANCE OF 709,18 FEET TO A 5/8" BRON ROD WITH CAP STAMPED "ATWELL LLC" SET; FOR THE WESTERMACST CORNER OF THE HEERIN DESCRIBED TOCK!", OF 701,00 FEET TO A 5/8" BRON ROD WITH CAP STAMPED "ATMELL LLC" SET ON THE KONTHERN LINE OF SOM DISCORDER CONTENT ON THE KONTHERN LINE OF SOM DISCORDER CONTENT ON THE CONTENT ON THE KONTHERN HAVE OF THE LLC. IN YOULDE 1314, PAGE 451, OFFICIAL RECORDS OF MLAM COUNTRY, TDAS, AND ALSO BEING THE MORTHERMANDST CORNERS OF THE HEERIN DESCRIBED TRACE!", DATED THIS THE 7th DAY OF JUNE, 2022 SURVEYORS CERTIFICATE: SENERAL NOTES: FLOOD INSURANCE INFORMATION: BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE. SYSTEM OF 1983 (NADB3) TEXAS CENTRAL (4203) ZONE. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT UTILITIES LOCATED BY OBSERVED EVIDENCE. PHYSICAL ADDRESS: N/A ENCROACHMENTS ARE AS SHOWN ON SURVEY. SUBJECT PROPERTY CONTAINS A TOTAL AREA OF 5.08 ACRES (221,341 SQUARE FEET) MORE OR LESS. THIS SURVEY SHOWS THE SIZE LOCATION AND TYPE OF INCS, STRUCTURES AND OTHER VISIBLE IMPROVEMENTS ZONE DESIGNATION IN ZONE "X"
E.M.A. FLOOD INSURANCE RATE MAP,
INITY PANEL NUMBER 4815490200
APRIL 7, 2007 THE CHARREST SHAT THIS SUPPEY WAS USED TO FAMO THE REPORT OF FAMO THE PART OF THE PAR CYD FILE P.M. RG 8 21004696 1 유 1 욧 ଅଟ JUNE 2022 JOSE ANTONIO DEPENA SURVEY JOSE ANTONIO DEPENACT 43 PROJECT: ASPHALT N72'43'26"W 709.18 20' P.U.E. 5.08 ACRES (221,333 SQUARE FEET) OUT OF THE JOSE ANTONIO DePENA SURVEY ABSTRACT 43 S72'34'58"E 420.21 PIPE FOUND STAMPED HTM 3 APPROX 600' MOBILE HOME SETBACK CULVERT NOT TO SCALE MILAM COUNTY, TEXAS 1/2" IRON ROD FOUND ITLE SURVEY N15\*55'47"E 701.00' 5.08 ACRES 221,341 SQ. FT. 136.835 AC.
GLASER FARM PARTNERS, LP
DOC. No. 2022-774, O.R.M.C.T S17"31"34"W 676.29 8th ST. (C.R. 1915) (55' R.O.W.) 20' P.U.E 04"E 195.76 78.976 AC.
ZEUSKO FASUS, RANCH & OFFICE, LLC
VOL. 1314, FG. 451
O.R.M.C.T. LINE # DIRECTION LENGTH S71"59"02"E 112.78" LINE DATA TABLE S1728'30'W 26.16' TULE BOUNDARY LINE PROPERTY CORNER FOUND AS NOTED RON ROD SET WITH CAP LEGEND ( 194 PERT ) OFFICIAL PUBLIC OF MILAM COUNTY, TEXAS JOINT USE ACCESS EASEMENT ADJOINER PROPERTY LINE



ROBERT J. GERTSON, RPLS# 6367 Atwell LLC 805 Los Cimas Parkway, Ste. 310 Austin, Texas 78746 COMMENCING, AT AN 1/2" IRON PIPE FOUND FOR THE EXSTERMINEST CORNER OF SUID 136,835 ACRE TRACT, ALSO BEING THE SOUTHERMANST CORNER OF A CALLED 2.42 ACRE TRACT TO CONNECTE TO JOUNE SALAZE IN DOCUMENT NO. 2016—17853, OFFICIAL RECEDUS OF JULIAM COUNTY, TEXAS, ALSO BEING THE NORTHWESTERN RICHT OF MAY LINE OF S. 8<sup>14</sup> ST. (COUNTY ROUD 1915) (55' RICHTO-E-MIN); PAR FLEMA FLOOD INSURANCE RATE MAPCOMMUNITY PAREL NUMBER 4815-690200
DATED APRIL 7, 2007
(THE ABOVE STATEMENT IS FOR
INFORMATION ONLY AND THE SURVEYOR
ASSUMES NO LUBBLITY FOR THE
CORRECTINESS OF THE CIDED MAP OR THE
LOCATION OF THE FLOOD ZUN EBUNDARY.
IN ADDITION, THE ABOVE STATEMENT DOES
NOT REPRESENT THE SURVEYOR'S OPINION
OF THE PROBABILITY OF FLOODING.) THENCE, WITH THE NORTHERN LINE OF SUD 135,835 ACRE TRACT, ALSO BEND THE SOUTHESTERN LINE OF SUD 78,976 ACRE TRACT, EAST OF SUDVEYS AT MEAL LET SET FOR THE NORTHEISTERN CORNER OF THE HERN DESCRIBED TRACT; THENCE, LEWING SAID NORTHWEST S.  $g^{TH}$  ST. (COUNTY ROAD 1915) RICHT-OF-WAY, OVER AND ACROSS SAID 136.835 ACRE TRACT, THE POLICYWING TWO (2) COURSES AND DISTANCES. THENCE, WITH THE SOUTHEASTERN LINE OF SUD OF 156,055,00E THOUT, ALSO BEING SUD NORTHWEST ROCH OF WIX LINE OF S. 2<sup>HT</sup> ST. (COUNTY EASO 1915), AND THE SCHERN LINE OF THE ROCH LOSSEMBED TRACE STEPSOWN A. DOEWNER OF XMOD FEET TO A 5/8" IRON NED WITH COP STANDED XMEDIL LIDE SEET FOR THE SOUTHERWIGST COUNTER OF THE HEIGH DESCRIBED TRACE; A 5.00 APE (217.877 SOUME FET), TOMOT OF LAND, LYNC WITHIN THE JOSE ANDINO DEPEM, SURVEY, ASSTRACT NO. 43, MILM COUNTY, TEMAS, A PORTION OF A CALLED LINUSS ACRE TRAIT, CONNETED GLASER PARM FARTNERS, LP IN DOCUMENT NO. 2200-774, OFFILM, REEDINGS OF MULM COLARIES, TOMAS, DESCRIBED AS FOLLOWS. DESCRIPTION - AS SURVEYED: HENCE, WITH A SOUTHEASTEN, UNE OF AND 134635 APER TWOT, ALSO BENG SAID MORTHEST REAF OF WAY LINE OF S. FIT ST. COUNTY NAVO 1915). STYZBOWN, A DESMAC OF 8818 EET TO A 50F BROWN ROO WITH ON STAMPED "AWREL LET" SET FOR THE SOCTEMENTS CONSIDEN AND THE POINT OF BEENINGS OF THE HERBIN DESCRIBED TRACT; PIENCE, LEWING THE SOUTHERN LINE OF SMD 76.978 ACRE TRACT OVER AND ACROSS SMD 136.835 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES: CONTAINING 5.00 ACRES OR 217,877 SQUARE FEET, MORE OR LESS. 1. SISSES'47"M, A DISTANCE OF 725.30 FERT TO A 5/8" IRON ROD WITH CAP STAMPED "ATWELL LLE" SET FOR AN ELL CORNER OF THE HEREN DESCRIBED TRACT, FROM WHICH, A 1/2" RION ROD WITH CAP STAMPED "TLS" TUNKO FOR AN ELL CORNER OF SAD DISKLASS ACE TRACT, ALDS BEING ON THE WESTERMANCE CHARRE OF A SAD DAVA ACES TRACT, STEDS'19TE, A DISTANCE SOF 378.94 FEET TO THE POINT OF BEDINNING; DATED THIS THE 7th DAY OF JUNE, 2022 7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT I. NOTANJEW, A DETWICE OF 12282, FEET TO A 5/8" IRON ROD WITH CAP STAMPED WHELL LIC" SET; FOR THE WESTERNIOST CONSIGNORY RESERVED TO A 5/8" IRON ROD WITH CAP STAMPED WHELL LIC" SET ON THE NORTHERN LIKE OF CAPACITY OF THE NORTHERN LIKE OF CAPACITY OF THE WESTERVED WESTERNION OF CHECK TO A 5/8" IRON ROD WITH CAP STAMPED WESTER CAPACITY OF THE HERBIN OF THE HERBIN OF THE HERBIN OF CROSSES WAS A COPICE. LIC. IN VOLUME 1314, PAGE 451, ORLINCIT., AND ALSO BEING THE NORTHERNIOST CORNER OF THE HERBIN OF CROSSES. SURVEYORS CERTIFICATE: THIS SURVEY SUBSTANTALLY COMPLIES WITH THE CURRENT IDAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS INDEXT OF A CATEGORY 1A CONDITION IV I) THIS SUREY, SHOWS THE BETE, LICATION AND THE OF BULDINGS, STRUCTURES AND OTHER VISHEL MEPOCHAINTS WILDINGS, STRUCTURES, SHOTFACET VISHEL MEPOCHAINTS KIBBLE DISCRETANCES, SHOTFACET IN AREA, BOUNDARY LINE DORALDES, INTRUSIONS OR PROTRUSIONS, OVERLAPING OF TOSHT-OF-MAYS DUCETT AS SHOWN ON THE LAW PHERDON, SENERAL NOTES: FLOOD INSURANCE INFORMATION: BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1883 (NADB3) TEXAS CENTRAL (4203) ZONE. SUBJECT PROPERTY CONTAINS A TOTAL AREA OF 5,00 ACRES (217,877 SQUARE FEET) MORE OR LESS. THE CONTROL MATTER CERTIFIES THAT THE SUMPORT HE CONTROL MATTER CO UTILITIES LOCATED BY OBSERVED EVIDENCE. ZONING: N/A PHYSICAL ADDRESS: N/A ENCROACHMENTS ARE AS SHOWN ON SURVEY. \* S1728'30"W 30.00" S17'28'30"W DIRECTION CAD FILE: 21004696 8 1유 Ω RG JUNE 2022 REVISIONS B 136.835 AC. GLASER FARM PARTNERS, LP PROJECT: N72'43'26"W 1228.21 20' P.U.E. S72'43'26"E 978.45' SE'199 3.61,15.8LS 1/2 IRON
PIPE FOUND 136.835 AC.
GLASER FARM PARTNERS, LP
DOC. No. 2022-774,
O.R.M.C.T 5.00 ACRES (217,877 SQUARE FEET)
OUT OF THE JOSE ANTONIO DEPENA SURVEY
ABSTRACT 43 POINT OF SV P COMMENCING P STAMPED 2.42 AC. JONAH SALAZAR DOC. NO. 2016–17863 O.K.M.C.T. APPROX 600' MOBILE HOME SETBACK JOSE ANTONIO DEPENA JOSE ANTABSTRACT 43 S. 8th ST. (C.R. 1915) (55' R.O.W.) LOT 03 5.00 ACRES 217,877 SQ. FT. N15"55"47"E 750.01 20' P.U.E. S15'55'47"W 725.30 LOCATION MAP MILAM COUNTY, TEXAS 20' P.U.E. ROD FOUND ITLE SURVE 1/2" IRON PIPE FOUND 20' P.U.E. 573'56'04"E 250.50' 76.976 AC. FARUS, RANCH & OFFICE, LLC VOL. 1314, PG. 451 O.R.M.C.T. D.P.M.C.T. 805 LAS CIMAS PARKWAY, SUITE 310 AUSTIN, TX 78746 512.904.0505 OFFICIAL PUBLIC OF MILAM COUNTY, LEGEND BOUNDARY LINE PROPERTY CORNER FOUND AS JOINT USE ACCESS EASEMENT "ATWELL LLC" ADJOINER PROPERTY LINE

ROBERT J. GERTSON, RPLS# 6367
Atwell LLC
B05 Las Cimas Parkway, Ste. 310
Austin, Texas 78746 A 5.64 JORE (245,853 SCHARE FETT), TRUCT OF JUND, WITHIN THE JOSE AFOND DEPOM, SURVEY, ASSTRACT NO. 43, JULIAN COMPINT, TRUCK, A FORTION OF A CHUED 138,625 ACRE TRUCT, CONVEYED CLASSE FARM PARTNERS, UP IN DOCUMENT NO. 2000—774 OFFICIAL RECENSES OF MAIAN CONVEYER, TOMA, DESCRIBED AS FOLLOWS: DESCRIPTION - AS SURVEYED: THENCE, LEWING SAD NORTHWEST S. BITH ST. (COUNTY ROAD 1915) RIGHT-OF-WAY, OFER AND ACROSS SAD 1988.85 AGE TRACT, STANDARD, A DESIMANE OF 1482.85 FEET TO A 5/0° RIGH MED WHITH CAP STAMPED WHIST LIGHT SETTING HE MEDTENHANT CHARGE OF THE HERBUN DESIMBLED TRACT, BY A MESTERN HE OF SAD 1935.3 AGET TRACT, AND BEING HE STEIN HE MEDITENHANT CHARGE TRACT CONNERD TO ZEESKO FAMES, DANCH & OFFICE, LIC. IN VOLUME 1914, PAGE 491, OARLICT, AND THE MEDITENHANT CHARGE OF THE HERBUN DESIMBLED TRACT. THENCE, WITH THE SOUTHEASTERN LIKE OF SUO 138.835 4.086 THEOT, MADD BEING SOU DISTRIBUTION BOART FOR WAY LIKE OF SK. 2019 ST. COUNTY ROUD 1315), AND THE EXSTERN LIKE OF THE HERRIN DESCRIBED THAT, ST.725-2074 A, DEDIVINE OF 30.00 FEET TO A 5/6" IRON BOD WITH OW STANDESS "WHEEL LICE SEET FOR THE SOUTHERWARDS CONNERS OF THE HERBIN DESCRIBED TRACE; CONTAINING 5.64 ACRES OR 245,853 SQUARE FEET, MORE OR LESS. PENEZ, LEWING THE SOUTHERN LINE OF SUD 78,978 ACRE TRACT DIER AND ACROSS SUD 136,835 ACRE TRACT, THE FOLLOWING TWO (2) TOURSES AND DISTANCES: HONCE, WITH A SOUTHERSTERN LINE OF SAID 138.835 ACRE TRACT, ALSO BEING SAID NORTHWEST ROUTE OF WAY LINE OF S. BTH ST. COUNTY ROUD 1915), ST/225/SYK, A DESINANCE OF BE116 FEET TO A 5/F MEDI MICO WITH ON STAMPED "ATTRELL LLE" SET FOR THE SOCIEMANDST CONNECT AND THE FORM OF BEENMAND OF THE HEADIN DECREBOR TRACT). 1. NIS-43"40"E, A DISTANCE OF 354.59 FEET TO A 5/8" RON ROD WITH CAP STAMPED "ATWELL LLC" SET:
2. NIZTIOSSTE, A DISTANCE OF 420.51 FEET TO A FUNCH 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET:
3. STZ'95"04"E, A DISTANCE OF 287.51 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET: HENCE, WITH SAID 75,975 ACRE TRACT AND SAID 136,835 ACRE TRACT, THE FOLLOWING TWO (3) COURSES AND DISTANCES: THIS SURVEY SUBSTANTIALLY COMPILES WITH THE CURRENT TOOK SCOLETY OF PROFESSIONAL SURVEYORS STANDARDS AND SEPTEMENTONS FOR A CATEGORY IA CONDITION IV SURVEY. 1. S1575°47"M, A DISTANCE OF 750.01 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET, 2. S72°43'26"E, A DISTANCE OF 1228.21 FEET TO A POINT OF BEGINNING. DATED THIS THE 7th DAY OF JUNE, 2022 SURVEYORS CERTIFICATE: GENERAL NOTES: (THE ABOVE STATEMENT IS FOR INTERNATION ONLY AND THE SURVEYOR ASSUMES NO LIBELITY FOR THE CORRECTIONS OF THE ETIOD ZOKE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT ODES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.) TOTALLY ENT., AND THE LOCATION, SIZE AND THE OF LOCATION, STEANING THE STEAL LOCATION AND THEE OF MULTIPLE STEAL LOCATION AND THEE OF MULTIPLES, STRUCTURES AND OTHER VISIBLE MERCURSHIES STRUCTURES AND AND STRUCTURES FLOOD INSURANCE INFORMATION: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NADB3) TEXAS CENTRAL (4203) ZONE. UTILITIES LOCATED BY OBSERVED EVIDENCE ZONING: N/A PHYSICAL ADDRESS: ENCROACHMENTS ARE AS SHOWN ON SURVEY. SUBJECT PROPERTY CONTAINS A TOTAL AREA OF 5,64 AGRES (245,853 SQUARE FEET) MORE OR LESS. UNDESCINDED HERRY CERTIPES THAT THIS SURVEY WAS ON THE GROUND UNDER MY SUPPRISHED A THE FOR THE LIBERTY SURVEY THE UNDER MY SURVEY THE UNDERSONS AND SHOWS THE LIBERTY SURVEY THE MERCHAN (I) ALL MONMHENTS SHOWN HEREON ALT DISTRIBUTED THE MEAN OF THE MORNINGSTS SHOWN HEREON AND THE MEAN THE MORNERED AND THE MEAN THE OF MORNERED AND THE MORNINGSTS ARE CORRECTLY SHOWN: ZONE DESIGNATION IN ZONE "X"

E.M.A. FLOOD INSURANCE RATE MAP.

JUNTY PANEL NUMBER 4815490200

APRIL 7, 2007 Š 6367 \* SHEET NO. CAD FILE: RG 8 21004696 유 유 ξ RG JUNE 2022 ASPHALT PROJECT: 136.835 AC.
GLASER FARM
PARTNERS, LP
DOC. No.
2022-774,
O.R.M.C.T J.V.V.E N72'43'26"W 1492.93' 5.64 ACRES (245,853 SQUARE FEET)
OUT OF THE JOSE ANTONIO DEPENA SURVEY
ABSTRACT 43
MILAM COUNTY, TEXAS 76.976 AC.
ZELISKO FARMS., RAMCH. & DFFICE, U.O
VOL 1314. PG. 451
O.R.M.C.T. N16"45"40"E 354.59" PIPE FOUND CAP STAMPED TLS COMMENCING APPROX 600' MOBILE HOME SETBACK POINT OF S. 8th ST. (C.R. 1915) 2.42 AC. JONAH SALAZAR BOC. NO. 2018–17863 O.R.M.C.T. LOCATION MAP TITLE SURVEY 20' P.U.E. S15'55'47"W 750.01 20' P.U.E 5.64 ACRES 245,853 SQ. FT LOT 04 GLASER FARM PARTNERS, DOC. No. 2022-774, O.R.M.C.T R 1/2 5 \$73°56'04' 287.81' 76,976 AC.
ZELISKO FARNS, RANCH & OFFICE, LLC
VOL. 1314, PG. 451
O.R.M.C.T. # DIRECTION LENGTH 3.A.U.E S1728'30'W 30.00' O.P.M.C.T. OFFICIAL PUBLIC OF MILAM COUNTY, TEXAS BOUNDARY LINE GAS MARKER PROPERTY CORNER FOUND AS JOINT USE ACCESS EASEMENT ADJOINER PROPERTY LINE IRON ROD SET WITH CAP

ROBERT J. CERTSON, RPLS# 6367 Atwell LLC 805 Las Cimas Parkway, Ste. 310 Austin, Texas 78746 COMMENCING, AT AN 1/2" IRON PIPE FOUND FOR THE ENSTERMINOST CORNER OF SUD 136.835 ACRE TRUCT, ALSO BEING THE SOUTHERMOST CORNER OF A CALLED 2.42 ACRE TRUCT TO CONNERED TO JONAH SALAZAR IN DOCUMENT NO. 2018-17883, OFTICAL RECORDS OF MILLAM COUNTY, TEAS, ALSO BEING THE NORTHWESTERN RIGHT OF WAY LINE OF S, B<sup>11</sup> ST. (COUNTY ROAD 1915) (55' RIGHT-OF-MX)); THENCE, LEWING THE SOUTHERN LINE OF SAID 76,576 ACRE TRACT OVER AND ACROSS SAID 136,835 ACRE TRACT, 572,437,8°E, A DISTANCE OF 1,482,93 FEET TO A POINT OF BECINNING. THENCE, WITH THE WESTERN LINE OF SAID 138.303 AGRE TRACT, ALSO BENG THE EXSTEIN LINE OF SAID 78.378 AGRE TRACT, NOS-SAID FOR THE AUGUST FOR THE MOSTHERN CONNERS OF THE MEDIN CONNERS OF SAID 73.58.333 AGRE TRACT, ALSO BEING ON THE WESTERNALDS TORNERS OF A SAID 2.42 AGRE TRACT BEARS, STREST 72.75. A DISTANCE OF 1,079.50° TRETT, ALSO BEING ON THE WESTERNALDS OR AND 2.42 AGRE TRACT BEARS, STREST 72.75. A DISTANCE OF 1,079.50° TRETT, THENCE, WITH THE SOUTHEASTERN LINE OF SUD 136.035 ACRE TRUGT, ALSO BEING SUD INSTRUMENT RIGHT OF MAY LINE OF S. 2<sup>Th</sup> ST. COUNTIN TOUGH 315), AND THE ENSTERN LINE OF THE HEREN DESCRIBED TRUCT, ST72E307N, A DISTRICE OF 30,00 PET TO A 5/8" IRON RED WITH OF SOURCES TANDEL LINE SET; THENCE, WITH A SOUTHEASTEN LINE OF SUB 112455 ACES TRUCT, ALSO BEING SUB NORTHINGT REATH OF WAY LINE OF S. BIT ST. COUNTY! TOUN 1915), STIZENTY A DESEMBLE OF THE HOBEN DESCRIBED TRACT; SOSTEMBASS COMENS AND THE POINT OF BEDNANCO OF THE HOBEN DESCRIBED TRACT; A 6.62 ACE (288.350 SOUNE FET), TRACT OF UAD, LYNE WITHIN THE LOSE AFTOND DEPEN, SERVEY, ABSTRACT NO. 43, MULN COUNTY, TEAS, A FORTINN OF A CALLIED 138.855 KARE TRACT, CONNECTE OLASER FARM PARTNERS, UP IN DOCUMENT NO. 2200–774, OFFICH, RECHARS OF MULNA COUNTY, TOAS, DESCRIBED AS FOLLOWS: DESCRIPTION - AS SURVEYED: THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LUBLITY FOR THE CORRECINESS OF THE CIPED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY, IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.) CONTAINING 6.52 ACRES OR 288,350 SQUARE FEET, MORE OR LESS. PILLER, LEWING SUD NORTHINST S. 8<sup>TH</sup> ST. (COUNTY ROAD 1915) RICHT-OF-WAY, OVER AND ACROSS SUD 134.835 ACRE TRACT, THE PULLWRING THREE (3) COURSES AND DISTANCES. "INTEXASEM" A DESMACE OF TOKAS FEET TO A 5/5" BROW ROD WITH CAP STAMED AYMELL LICT SET; FOR THE SOUTHERWASST CORNERS OF THE HERBON DESCRIBED TRACE; SAFET TO A 5/5" BROW ROD WITH CAP STAMED AYMED LICT SET ON THE WESTERN LIME OF SAME AND OF THE HERBON DESCRIBED TRACE; TO A 5/5" BROW ROD WITH CAP STAMED AYMED AYMELL LICT SET ON THE WESTERN LIME OF SAME THAT COMMENTS TO TEXASTO PARKES, FROM THE WESTERN LIME OF A DALLED TASSTO FARE. THAT COMMENTS TO THE HERBON DESCRIBED TRACE; THAT CAP AND A THE ATTENDED TO THE MESTERN LIME OF A DALLED TASSTOR THE WESTERN AND STAMED AND THE HERBON DESCRIBED TRACE; TO A 5/5" BROW ROD WITH CAP STAMED AYMED AYMED AND THE HERBON DESCRIBED TRACE; TO A 5/5" BROW ROD WITH CAP STAMED AYMED AYMED AND THE MESTERN LIME OF THE MESTERN LIME OF THE MESTERN LIME AND THE MESTERN LIME DATED THIS THE 7th DAY OF JUNE, 2022 MUEL ON THE GROUND WHERE THE THAT THIS SURVEY WS MUEL ON THE GROUND WHERE AN EXPENSION AS PER THE LEGAL, DESCRIPTION SHOWN HEREON AND SHOWS THE BOUNDARY LIKES, THE DUNCHSHOPS AND THE MEED OF MON MICHAEL SHOPPING THE SIZE OF MON THE SURVEY SHOWS. THE SIZE LOCATION AND THE DESCRIPTIONS AND THE SIZE LOCATION AND THE FOR BUILDINGS, STRUCTURES AND THE MEED ANGE, SOUNDARY LIKE CONFIDENCY SHOWS THE SIZE LOCATION AND THE S SURVEYORS CERTIFICATE: 7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT 6. UTILITIES LOCATED BY OBSERVED EVIDENCE. GENERAL NOTES: FLOOD INSURANCE INFORMATION: ≥)904—0505 tson®atweli—group.com BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE STSTEM OF 1983 (NAOB3) TEXAS CENTRAL (4203) ZONE. ZONING: N/A PHYSICAL ADDRESS: N/A ENCROACHMENTS ARE AS SHOWN ON SURVEY. SUBJECT PROPERTY CONTAINS A TOTAL AREA OF 6.52 ACRES (288,360 SQUARE FRET) MORE OR LESS. ZONE DESIGNATION IN ZONE "X"
L.M.A. FLOOD INSURANCE RATE MAP,
INITY PANEL NUMBER 4815490200
APRIL 7, 2007 CAD FILE: . RG 8 21004696 유 욧 RG JUNE 2022 136.835 AC.
GLASER FARM
PARTNERS, LP
DOC. No.
2022-774,
O.R.M.C.T PROJECT: APPROX 600' MOBILE HOME SETBACK N72°41'37"W 782.94 6.62 ACRES (288,360 SQUARE FEET) OUT OF THE JOSE ANTONIO DEPENA SURVEY S17"16"34"W 310.76 LOT 05 6.62 ACRES 288,360 SQ. FT. 116 45 40 E 340.36 LOCATION MAP 20' P.U.E. 76.976 AC. ZEUSKO FARMS, RANCH & OFFICE, LLC VOL 1314, PG. 451 O.R.M.C.T. S. 8th ST. (C.R. 1915) 12 PIPE FOUND
S. 65' R.O.W.) ASPHALL GOVERN MILAM COUNTY, TEXAS N72'43'26"W 706.83 ITLE SURVEY **ABSTRACT 43** S72'43'26"E 1492.93 루 218,53,E 1019,50° CAP STAMPED POINT OF
BEGINNING
POINT OF
COMMENCING 136.835 AC.
GLASER FARM PARTNERS, LP
DOC. No. 2022-774,
O.R.M.C.T 2.42 AC. JOHAH SALAZAR DOC. NO. 2018—17863 O.R.M.C.T. TUVE OPMCT LINE # DIRECTION LENGTH LINE DATA TABLE S1728'30'W 116.16' S17"28"30"W 30.00" OFFICIAL PUBLIC OF MILAM COUNTY, TEXAS CAS WARKER BOUNDARY LINE ADJOINER PROPERTY LINE PROPERTY CORNER FOUND AS "ATWELL LLC" JOINT USE ACCESS EASEMENT

COMMENCING, AT AN 1/2" IRON PIPE FOUND FOR THE EXSTERMINOST CORNER OF SUID 138.835 ACRE TRACT, ALSO BEING THE SOUTHERMINOST CORNERS OF A CALLED 2.42 ACRE TRACT TO CONVEYED TO JONAL SULVEY, IN DOCUMENT NO. 2018-77853, OFFICIAL RECORDS OF JULIAM COUNTY, TEXAS, ALSO BEING THE NORTHWESTERN RIGHT OF WAY LINE OF S. B<sup>IM</sup> ST. (COUNTY ROAD 1915) (SST RIGHT-OF-MAY); ASCA ACRE (219.522 SCHARE FEET). THAT OF LAND, ITMS WITHIN THE JOSE ANTONIO DEPENA SURGEY, ASSTRUCT NO. 43, MILMA COUNTY, TEORG, A PORNIO OF A CHALED JEANSE ACRE TRACT, CASES FARA PARTNERS, ID N. DOCUMENT NO. 2200—774, OFFICIAL RECORDS OF MILMA COUNTRY, TEANS, DESCRIBED AS POLLANS: THERE, LEWING SUD NORTHHEST S.  $e^{TH}$  ST. (COUNTY ROAD 1919) RIGHT-OF-WAY, OVER AND AGROSS SUD 134.835 AGRE TRACT, THE ROLLOWNS THREE (3) COUNSES AND DISTANCES. THENCE, WITH THE SOUTHENETHEN LIFE OF SUD 156255 ADER TRACET, ALSO BEING SAD GETHENMENT RICHT OF MAY LIFE OF S. ATH ST. GOUNTH SOUD 1815), AND HE BOSIERN LIFE OF THE HEIBEN BOSIERDEED TRACET, STEAZOTHY A DESCRIBED GT STILL FEET TO A 5/BT REN ROD WITH LOP SOUNDED "ATHRELL LLD" SET), FOR THE SOUTHERNMOST CORNER OF THE HEIBEN DESCRIBED TRACET; THOME, WITH A SUCHEMETRY LINE OF SUR TAKES MORE TRUET, ALSO BENG SUR MORTHMEST BENT OF WAY LINE OF S. 2HT SE, COUNTY ROOM 1915), STEASOWYM A DESMACK OF ANGE TRUET A SAFE DISON DOWN WITH ONE STAMPED WITHELL LET SET FOR THE EXPERIMENTS COMMENT AND THE POINT OF BEDNANCO OF THE HEREIN DESCRIBED TRACT: DESCRIPTION - AS SURVEYED: THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LUBILITY FOR THE CORRECTINESS OF THE CICED MAP OR THE COCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.) CONTAINING 5.04 ACRES OR 219,622 SQUARE FEET, MORE OR LESS. UNBERT J. GERTSON, RPLS# 6367
twell LLC
VS. Las Cimas O---'
VS. Las Cimas O---' LIVER'1374, A DESIANCE OF 705.75 FEET TO A 5/8" RON ROD WITH CAP STAMPED "NIMELL LIC" SET; FOR THE WESTERNMOST COMMEN OF THE HEARIN DESIGNED PACT).

2. NIT'HES-YE, A DESIANCE OF 110-76 FEET TO A 5/6" RON ROD WITH CAP STAMPED THAT HEARIN FEET RETORNESS OF THE RESERVA DESCRIBED PACT, ROAD WHIGH A 1/2" ROW ROD WITH CAP STAMPED THAT SHALL LIC" SET; FOR THE NORTHERMOST COMMEN OF THE WESTERNMOST COMMEN OF A SHAD 2.42 AGRE TRACT BEAGS, NETORICZYE, A DISTANCE OF 120-265 FEET;

3. S7Z-43-25F, A DISTANCE OF 706.83 FEET TO A 5/6" IRON ROD WITH CAP STAMPED "ATWELL LIC" SET TO A POINT OF BEDINNING. THE UNDESIGNED HEESEY CERTIFIES THAT THIS SUPPCY WE WAS TOO THE GROUND WHERE MY SUPPLY WE WE SUPPLY DATED THIS THE 7th DAY OF JUNE, 2022 THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION IV SURVEY. SURVEYORS CERTIFICATE: GENERAL NOTES: 6. UTILITIES LOCATED BY OBSERVED EVIDENCE. FLOOD INSURANCE INFORMATION: . THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE. SYSTEM OF 1983 (NADBJ) TEXAS CENTRAL (4203) ZONE. SUBJECT PROPERTY CONTAINS A TOTAL AREA OF 5.04 ACRES (219,522 SQUARE FEET) MORE OR LESS. ZONING: N/A PHYSICAL ADDRESS: N/A ENCROACHMENTS ARE AS SHOWN ON SURVEY. zs Cirnas Parkway, Ste. 310 Texas 78746 ZONE DESIGNATION IN ZONE "X"
E.M.A. FLOOD INSURANCE RATE MAP,
JUNTY PANEL NUMBER 4815/490200
APRIL 7, 2007 1 P.M. RG 8 21004696 1위 돳 ନ୍ଧ JUNE 2022 REVISIONS 136.835 AC.
GLASER FARM
PARTNERS, LP
DOC. No.
2022-774,
O.R.M.C.T PROJECT: 40' JUAE ASPHALT JOSE ANTONIO DEPENA SURVEN JOSE ANTONIO DEPENA S LOT 06 5.04 ACRES 219,622 SQ. N17"16"34"E 310.76 5.04 ACRES (219,622 SQUARE FEET) OUT OF THE JOSE ANTONIO DOPENA SURVEY \_S17"28"30"W-20' P.U.E 76,978 AC.
ZELISKO FARMS, RANCH & OFFICE, ILC
VOL 1314, PG. 451
O.R.M.C.T. ACRES th ST. (C.R. 1915) (55' R.O.W.) ASPHALT Ξ MILAM COUNTY, TEXAS 20' P.U.E. LOCATION MAP S72'43'26"E 706.83' ITLE SURVEY ABSTRACT 43 PIPE FOUND CULVERT CAP STAMPED POINT OF
BEGINNING
POINT OF
COMMENCING APPROX 600' MOBILE HOME SETBACK 2.42 AC. JONAH SALAZAR DOC, ND. 2018-17863 O.R.M.C.T. 136.835 AC.
GLASER FARM PARTNERS, LP
DOC. No. 2022-774,
O.R.M.C.T 1/2" IRON ROD FOUND LINE # DIRECTION LENGTH L1 S17'28'30"W 146.16'

LINE DATA TABLE

O.P.M.C.T. TUL

OFFICIAL PUBLIC OF MILAM COUNTY, TEXAS JOINT USE ACCESS EASEMENT BOUNDARY LINE ADJOINER PROPERTY LINE CAS MARKER

IRON ROD SET WITH CAP
"ATWELL ILC"
PROPERTY CORNER FOUND AS
NOTED

LECEND



ROBERT J. GERTSON, RPLS# 5367
Atwell LLC
B05 Las Cimas Parkway, Ste. 310
Austin, Texas 78746 THENCE, WITH THE SOUTHOUSEEN LINE OF SUD 1988'S LOTE TRUCK, ALSO BEING SUD RETHRINGS REPORT OF WAY LINE OF S. B<sup>HT</sup> ST. COUNTY RAWD 1915), WANHEL LINE WAY LINE OF THE MEDICAL DESCRIPTION THAT THE ALBOHY ALL STATES IT A. 15 PET TO A 5/8" ROW ROW WITH CHE STATES THE MEDICAL LINE SET, FOR THE SOUTHERWOOST CORNER OF THE HERON DESCRIBED TRACT; THERE, LEWING SUD NORTHWEST S.  $e^{TH}$  ST. (COUNTY ROAD 1915) RIGHT-OF-WAY, OVER AND ACROSS SUD 136.835 ACRE TRACT, THE FOLLOWING THE (S) COURSES AND DISTANCES. THEME, WITH A SOUTHEWEITEN UNE OF SMO 138.005 MORE THAT, ASSO BENG SMO NORTHWEST REAFF OF WAY UNE OF S. 2<sup>17</sup> ST. COUNTY ROMO 1915), ST 257 OF A DESIMAGE OF 40.200 ELET TO 4.50 ELONG MON WITH ON STAMPED "ATWELL LIE" SET FOR THE EXSTERNMENT CHARGE AND THE PART OF BESIMANCE OF THE HEIGHT DESCRIPED TRACT; COMMENCING, AT AN 1/2" IRON PIPE FOUND FOR THE EXSTERNIOST CORNER OF SUID 138.835 ACRE TRACT, ALSO BEING THE SQUITEENINGST CORNER OF A CALED 2-42 ACRE TRACT TO CONNECED TO ANNA! SALVER IN DOCUMENT NO. 2018-1786S, OFFICIAL RECHOEDS OF MILMI COUNTY, TEXIS, ALSO BEING THE NORTHMESTERN RIGHT OF MAY LINE OF S. 8<sup>11</sup> ST. (COUNTY ROAD 1915) (SG RIGHT-OF-MAY); A, 437 JOEI (201885 SCHAET FEDT, TRUCT OF LYAD, LYING WITHIN THE LOSE AVTIONIO DETENA SURVEY, ASSTRUCT NO. 43, MLJW. DOLINY, TOUN, A. PORTINU OF, A JULIU I 158,45% AUGE TRUCT, CONNETTE GLASER FARM PARTNERS, LP IN DOCUMENT NO. 2200–774, OFFICIAL RECORDS OF MULMI COLVITRY, TEVAS, DESCRIBED AS FOLLOWS: DESCRIPTION - AS SURVEYED: (THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIMBILITY FOR THE CORRECTIVESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.) CONTAINING 5.07 ACRES OR 220,885 SQUARE FEET, MORE OR LESS. THE UNDERSINED HEEBY CERTIFIES THAT THIS SHAPEY WE MADE ON THE GROUND UNDER MY SUPPAYSION OF PET THE LEGAL DESCRIPTION SHOWN HEREON AND SHOWS THE SOUNDARY LINES. THE DIMENSIONS AND THE ARED OF MAD MICHAELY SHOWN HEREON AND SHAPES THE SOUNDARY LINES AND 1. KYZYSYATW, A DISIANCE OF \$23,402 FEET TO A 5/8" IRON ROO WITH CAP STAMPED "ATWELL LLC" SET; FOR THE SUITHERNAUST CORNERS OF THE HEIREN DESCRIBED TRACT; TO A 5/8" IRON ROO WITH CAP STAMPED "ATWELL LLC" SET; FOR THE WESTERNAUST CORNERS OF THE HEIREN DESCRIBED TRACT; FOR WHICH A 1/2" IRON ROO WITH CAP STAMPED "ATWELL LLC" SET; FOR THE WORTHERNAUST CORNERS OF THE HEIREN DESCRIBED TRACT; FOR WHICH A 1/2" IRON ROO WITH CAP STAMPED "ATS FOUND FOR AN ELL CORNERS OF SUI 158,035 ACRE TRACT BENES, NESTOTIATE, A DISTANCE OF BENES, NESTOTIATE, A DISTANCE OF SUA-24 ACRE TRACT BENES, NESTOTIATE AND A DISTANCE OF SUA-24 ACRE TRACT BENES, NESTOTIATE AND A DISTANCE OF SUA-24 ACRE TRACT BENES, NESTOTIATE AND A DISTANCE OF SUA-24 ACRE TRACT BENES, NESTOTIATE AND A DISTANCE OF SUA-24 ACRE TRACT BENES, NESTOTIATE AND A DISTANCE OF SUA-24 ACRE TRACT BENES, NESTOTIATE AND A DIST THIS SURVEY SUBSTANTALLY COMPLES WITH THE CURRENT TEVAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION IV SURVEY. SURVEYORS CERTIFICATE: DATED THIS THE 7th DAY OF JUNE, 2022. SENERAL NOTES: FLOOD INSURANCE INFORMATION: BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NADB3) TEXAS CENTRAL (4203) ZONE. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT UTILITIES LOCATED BY OBSERVED EVIDENCE. ENCROACHMENTS ARE AS SHOWN ON SURVEY. SUBJECT PROPERTY CONTAINS A TOTAL AREA OF 5.07 ACRES (220,885 SQUARE FEET) MORE OR LESS. ZONE DESIGNATION IN ZONE "X"
E.M.A. FLOOD INSURANCE RATE MAP.
INITY PANEL NUMBER 4815490200
APRIL 7, 2007 6367 \* SALE BYS P.M. RG HET NO. 8 21004696 유 ξ RG JUNE 2022 PROJECT: APPROX CITY LIMITS LINE 5.07 ACRES (220,885 SQUARE FEET) OUT OF THE JOSE ANTONIO DePENA SURVEY LOT 07 5.07 ACRES 220,885 SQ. FT. N17"19"16"E 372-62" 20' P.U.E. h ST. (C.R. (55' R.O.W. LOCATION MAP N72\*45'40"W 524.02 MILAM COUNTY, TEXAS ITLE SURVEY ABSTRACT 43 APPROX 600 WOBILE HOME SETBACK - POINT OF S1728'30'W 457.30' 136.835 AC.
GLASER FARM PARTNERS, I
DOC. No. 2022-774,
O.R.M.C.T 5 PIPE FOUND CAP STAMPED TLS 2.42 AC. JONAH SALAZAR DOC. NO. 2018–17863 O.R.M.C.T. COMMENCING O.P.M.C.T. JU.A.E. Î INE DATA TABLE S17'28'30"W 124.19" IRON ROD SET WITH CAP
"ATWELL LLC"
PROPERTY CORNER FOUND AS
NOTED DIRECTION OFFICIAL PUBLIC OF MILAM COUNTY, JOINT USE ACCESS EASEMENT BOUNDARY LINE WATER VALVE ELECTRIC PEDESTAL POWER POLE GUY WIRE ANCHOR GAS MARKER EGEND ADJOINER PROPERTY LINE

ROBERT J. GERTSON, RPLS# 6367 Atwell LLC B05 Lcs Cimas Parkway, Ste. 310 Austin, Texas 78746 (512)904—0505 THE UNDESSIONED HERBOY CERTIFIES THAT THIS SURRY WAS MADE FOR THE THE WAS USED AND ADDRESS OF THE THE WAS USED AND ADDRESS OF THE THE WAS USED AND SHORTS THE THE WAS USED AND SHORTS THE THE WAS USED AND THE OF LAND MADE THE THE WAS USED AND THE OF LAND MAD THE OF LAND MAD THE OF LAND MAD THE OF THE OFFICE THAT WAS USED AND THE OFFICE OFFICE AND THE OFFICE OFFICE AND THE OFFICE OFFICE AND THE SHARTS AND THE CONTENTS AND THE SHARTS AND THE CONTENTS AND THE SHARTS AND THE OFFICE OFFICE AND AND THE OFFICE AND THE SHARTS AND THE SHARTS AND THE OFFICE AND THE O THENCE, WITH THE SOUTHEASTERN LINE OF SUD 138.835 AGRE TRACT, ALSO BEING SUD NORTHWEST RICHT OF WAY LINE OF S.  $g^{\rm TM}$  ST. (SOUNNY ADD 1915), AND THE SATERN LINE OF THE HERBIN DECORABLE TRACT, ST7245-WAY, A DISTANCE 35.77 FEET TO A  $J/V^{\rm CM}$  RICH NORTH LOW STANDARD TO A CALLED 1.350 AGRE TRACT TO CONNECTED TO BUCKHOLTS AVAITHEASTS, LID IN YOLUME SEZ, PAGE 492, DEED REDORDS MILMA COUNTY, TEXAS, DESCRIPTION - AS SURVEYED: COMMUNITY PANEL NUMBER 4815490200
DATED APRIL 7, 2007
(THE JADVE STATEMENT IS FOR
INFORMATION ONLY AND THE SURVEYOR
ASSUMES NO LUBILTY FOR THE
CORRECTIONS OF THE CITED MAP OR THE
LOCATION OF THE FLOOD ZUNE BOUNDARY.
IN ADDITION, THE AGNE STATEMENT DOES
NOT REPRESENT THE SURVEYOR'S DEPINEN
OF THE PROSPERITY OF TROODINE.) HENCE, LEWING SUD 1,290 ACRE TRACT, OVER AND ACROSS SUD 138.835 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THORE, IZANKU SAID NORTHWEST S. B<sup>TH</sup> ST. (COUNTY ROAD 1915) RICHT-OF-WAX, WITH 1.290 ACRE TRACT AND WITH 1.36.835 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES: COMMENCING, AT AM 1/2" IRON PIPE FOUND FOR THE EXSTERMINEST CORNER OF SUID 138.035 ACRE TRACT, ALSO BEING THE SUITERMINEST CORNER OF A CALLED 2-42 ACRE TRACT TO CONNEYED TO JONAL SALVER IN DOCUMENT NO. 2018-17863, DEPICH, RECURDED OF MILMA COUNTY, TEXAS, ALSO BEING THE NORTHWESTERN RIGHT OF MAY LINE OF S. 8<sup>TH</sup> ST. (COUNTY ROAD 1915) (SST 1, 17, ACE (74,40 SOUME FET), TRUCT OF LAND, LYNG MITHIN THE JOSE MOTIND DEPENA SURVEY, MESTRUCT NO. 43, MILAM COUNTY, TOMAS, A PORTION OF A CALLED TISKEUS ACKE TRUCT, CONNETCE TO CLUSER FARM PARTNETS, LP IN DOCUMENT NO. 2200-774, OFFICIAL RECORDS OF MILAM COUNTRY, TEXAS, DESCRIBED AS FALLANS: CONTAINING 1.71 ACRES OR 74,410 SQUARE FEET, MORE OR LESS. THENCE WITH A SUMPRISTEN UNE OF SUM TABLES AGE TRACT, ALSO BENG SUM NORTHREST REACT OF WAY LINE OF S. R<sup>TH</sup> ST. COUNTY READ 1919, ST72000WH, O DESTANCE OF SET AND FIRET OF A SPOR TIONA ROO WITH OVE STAMPED "ANNELL LIC" SET FOR THE SOSTENANCES CORNET AND THE POINT OF BECHWING OF THE HERBIN DESCRIBED TRACT; . NOZX-177-W, A DISTANCE OF 20261 FEET TO A 5/8" IRON ROO WITH A CAP STAMPED "ATMELL LLC" SET; FOR THE WESTERMOST CANNESS OF THE OBJECT OF 25/8" IRON ROD WITH A CAP STAMPED "ATWELL LLC" SET; FOR THE WESTERMOST CHARGE OF THE DISTANCE OF 25/81 IEEE TO A 5/8" IRON ROD WITH A CAP STAMPED "ATWELL LLC" SET; FOR THE WORTHERMOST CHARGE OF THE DISTANCE OF 35/81 IEEE TO THE POINT OF BEGINNING. 1. N7250'50'M, A DISTANCE OF 261.37 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "ATMEDL LLO" SET; 2.51733'51"M, A DISTANCE OF 212.35 FEET TO A 3/4" IRON PIPE FOUND FOR THE SOUTHERNMOST CONNER OF THE HEREIN DESCRIBED TRACT; DATED THIS THE 7th DAY OF JUNE, 2022 THIS SURVEY SUBSTANTIALLY COMPUES WITH THE CURRENT TEXAS SCOIETY OF PROFESSIONAL SURVEYORS STANDARDS NO SPECIFICATIONS FOR A CATEGORY 1A CONDITION IV SURVEY. SURVEYORS CERTIFICATE: GENERAL NOTES: FLOOD INSURANCE INFORMATION: FLOOD ZONE DESIGNATION IN ZONE "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PAVEL NUMBER 4815490200 DATED APRIL 7, 2007 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NADB3) TEXAS CENTRAL (4203) ZONE. MUTURES FOCKLED BY OBSERVED EXIDENCE PHYSICAL ADDRESS: N/A ENCROACHMENTS ARE AS SHOWN ON SURVEY. SUBJECT PROPERTY CONTAINS A TOTAL AREA OF 1.71 AGRES (74,410 SOUARE FEET) MORE OR LESS. h \* JOB 21004696 SHEET NO. CAD FILE: ନ୍ଦ 8 유 유 ಇ JUNE 2022 PROJECT: 3/4" IRON PIPE FOUND ED 1.280 A5. 1.2 APPROX CITY LIMITS LINE P.U.E. 74,410 S17'33'51" 212.55' \_N17"36'43"E\_ 1.71 ACRES (74,410 SQUARE FEET) OUT OF THE JOSE ANTONIO DePENA SURVEY 20 FUE \$ 20' P.U.E. 20' P.U.E. LOCATION MAP JOSE ANTONIO DEPENA SURVEY JOSE ANTONIO DEPENACTI AS ASPHALT S72'45'40"E 524.02 ABSTRACT 43
MILAM COUNTY, TEXAS APPROX 800' MOBILE HOME SETBACK TITLE SURVE S. 8th ST<sup>IC</sup>(C.R. 1915) (55' R.O.W.) POINT OF 136.835 AC.
GLASER FARM PARTNERS, LP
DOC. No. 2022-774,
O.R.M.C.T PIPE FOUND CIRF WITH CAP STAMPED TLS 2,42 AC. JONAH SALAZAR DOC. NO. 2018-17863 O.R.M.C.T. - POINT OF LINE # DIRECTION LENGTH O.P.M.C.T. JU.A.E EBOX Ţ ੱ 5 0 LINE DATA TABLE S1728'30"W 35.17' IRON ROD SET WITH CAP
"ATWELL LLC"
PROPERTY CORNER FOUND AS
NOTED LEGEND 1 ( par - 150 p. OFFICIAL PUBLIC OF MILAM COUNTY, TEXAS ELECTRIC PEDESTAL GUY WIRE ANCHOR GAS MARKER WWW.ADWell-group.com 805 LAS CIMAS PARKWAY, SUITE 310 AUSTIN, TX 78746 512.904.0505 TBPE LS 10193726 JOINT USE ACCESS EASEMENT BOUNDARY LINE ADJOINER PROPERTY LINE Sign WATER VALVE POWER POLE

# Exhibit B

Easement Area [attached]

#### EXHIBIT "A" DESCRIPTION

A 2.823 acre (122,962 square feet), tract of land, lying within the Jose Antonio DePena Survey, Abstract No. 43, Milam County, Texas, being a portion of a called 136.835 acre tract, conveyed to Glaser Farm Partners, LP in Document No. 2022-774, Official Records of Milam Country, Texas, described as follows:

**BEGINNING**, at a 1/2" iron pipe found for an easternmost corner of said 136.835 acre tract, also being the southernmost corner of a called 2.42 acre tract to conveyed to Jonah Salazar in Document No. 2018-17863, Official Records of Milam County, Texas, also being the northwestern right of way line of S. 8th St. (County Road 1915) (55' right-of-way) and being the easternmost corner and the **POINT OF BEGINNING** of the herein described tract,

THENCE, with the southeastern line of said of 136.835 acre tract, also being said northwestern right of way line of S. 8th St. (County Road 1915), and the eastern line of the herein described tract, S17°28'30"W, a distance of 616.67 feet to a calculated point for the southernmost corner of the herein described tract of a called 1.290 acre tract to conveyed to Buckholts Apartments, LTD in Volume 562, Page 492, Deed Records Milam County, Texas

THENCE, leaving said northwest S. 8<sup>th</sup>/St. (County Road 1915) right-of-way, both being said 136.835 acre tract and said 1.290 acre tract, N72°50'50"W, a distance of the of 40.00 feet to a calculated point;

THENCE, leaving said 1.290 acre tract, over and across said 136.835 acre tract, the following five (5) courses and distances

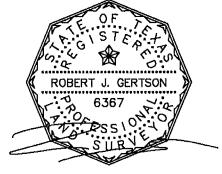
- 1. N17°28'30"E, a distance of 470.59 feet to a calculated point;
- 2. N72°43'23"W, a distance of 666.83 feet to a calculated point for the westernmost corner of the herein described tract;
- 3. N16°21'06"E, a distance of 120.01 feet to a calculated point;
- 4. N15°55'47"E, a distance of 27.92 feet to a calculated point for the northernmost corner of the herein described tract; and
- 5. S72°34'58"E, passing at a distance of 289.72 feet, an eastern corner of said 136.835 acre tract, also being westernmost corner of said 2.42 acre tract, to a 1/2" iron rod with cap stamped "TLS" found for the westernmost corner of said 2.42 acre tract and continuing for a total distance of 709.93 feet to the **POINT OF BEGINNING**.

Containing 2.823 acres or 122,962 square feet, more or less.

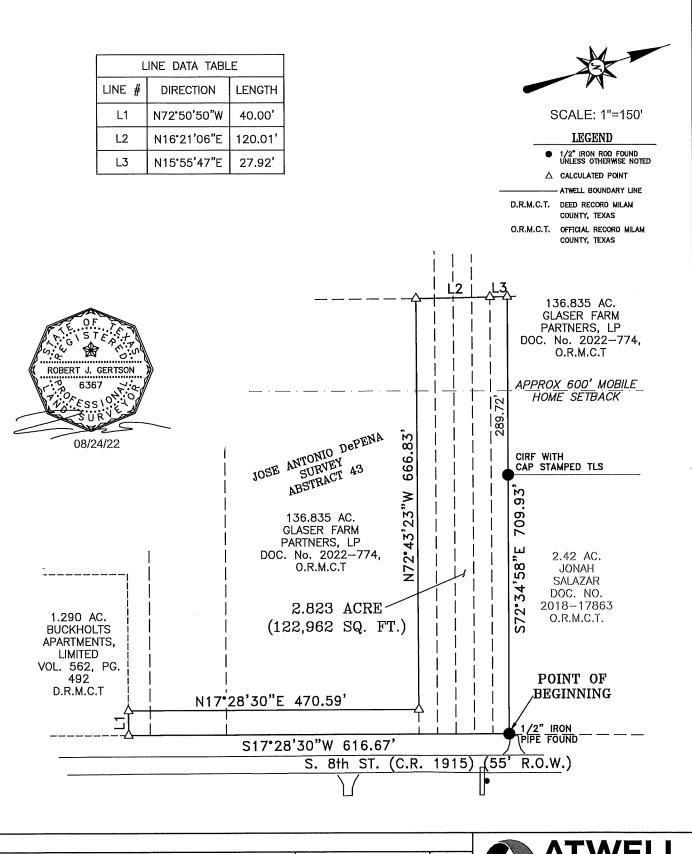
### BEARING BASIS NOTE

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System NAD 83 (2011 adjustment), Central Zone (4203).

Robert J. Gertson, RPLS Texas Registration No. 6367 Atwell, LLC 805 Las Cimas Parkway, Suite 310 Austin, Texas 78746 Ph. 512-904-0505 TBPE LS Firm No. 10193726 08-22-2022



08-24-2022



2.823 ACRE
OUT OF THE JOSE ANTONIO DOPENA SURVEY,
ABSTRACT NO. 43
MILAM COUNTY, TEXAS

DATE: 08/24/22 02
DRAWN: EB
CHECKED: RG
JOB NO.: 21004696 02



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