

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.

N. RESERVATION OF AL OIL, 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)

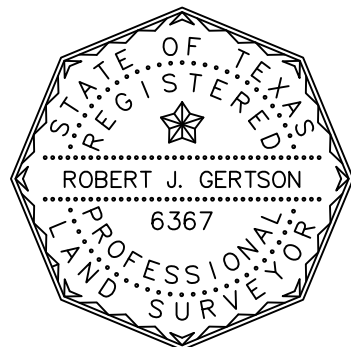
J. OIL, GAS AND MINERAL LEASE DATED BETWEEN LEE ROY DOSKOCIL AND WIFE, ANN DOSKOCIL, AS LESSOR, AND W. C. PEMBERTON, AS LESSEE, RECORDED IN VOLUME 115, PAGE 129, OF THE OIL AND GAS RECORDS OF MILAM COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO. (NOT SUREY RELATED)

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 SUREVY RELATED)

ISSUED DATE XXXXXX 2022, EFFECTIVE DATE XXXXXX, 2022.

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.


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BEING 12.29 ACRES (535,558 SQUARE FEET), MORE OR LESS, SITUATED IN THE NEWSOME GUNWATNEY SURVEY, ABSTRACT NO. 177, MILAM COUNTY, TEXAS, BEING A PORTION OF A CALLED 148.41 ACRE TRACT DESCRIBED IN DEED TO TRILOLO RANCH PARTNERS LP, A TEXAS LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 2022-4209, OFFICIAL RECORDS, MILAM COUNTY, TEXAS; SAID 12.29 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 985.20 FEET TO A CALCULATED POINT FOUND FOR THE NORTHERN CORNER OF THE HEREIN DESCRIBED TRACT AND FOR THE POINT OF BEGINNING:

THENCE, CROSSING THROUGH SAID 148.41 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES;

3.S 57°06'19" W 1458.40 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "ATWELL LLC" SET IN THE NORTHEASTERN LINE OF A CALLED 243.59 ACRE TRACT, CONVEYED TO STEPHEN VOGELSANG AND MARTHA VOGELSANG, RECORDED IN VOLUME 980, PAGE 683, OFFICIAL PUBLIC RECORDS OF MILAM COUNTY, TEXAS, ALSO BEING IN THE SOUTHWESTERN LINE OF SAID 148.41 ACRE TRACT AND FOR THE SOUTHERN CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE, CROSSING THROUGH SAID 148.41 ACRE TRACT, S 57°06'19"W, A DISTANCE OF 2947.38 FEET TO A 1/2 INCH ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "ATWELL LLC" SET IN THE NORTHEASTERN LINE OF A CALLED 243.59 ACRES TRACT, CONVEYED OF STEPHEN VOGELSANG AND MARTHA VOGELSANG, RECORDED IN VOLUME 980, PAGE 683, OFFICIAL PUBLIC RECORDS OF MILAM COUNTY, TEXAS, ALSO BEING THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHEASTERN LINE OF SAID 243.59 ACRE TRACT AND SAID NORTHWESTERN CORNER LINE OF SAID 148.41 ACRE TRACT, N 33°01'38"W, A DISTANCE OF 337.00 FEET TO A 1/2 IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "ATWELL LLC" SET FOR THE WESTERMOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CROSSING THROUGH SAID 148.41 ACRE TRACT, N 57°06'19" E, A DISTANCE OF 2947.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.29 ACRES (535,558 SQUARE FEET), MORE OR LESS.

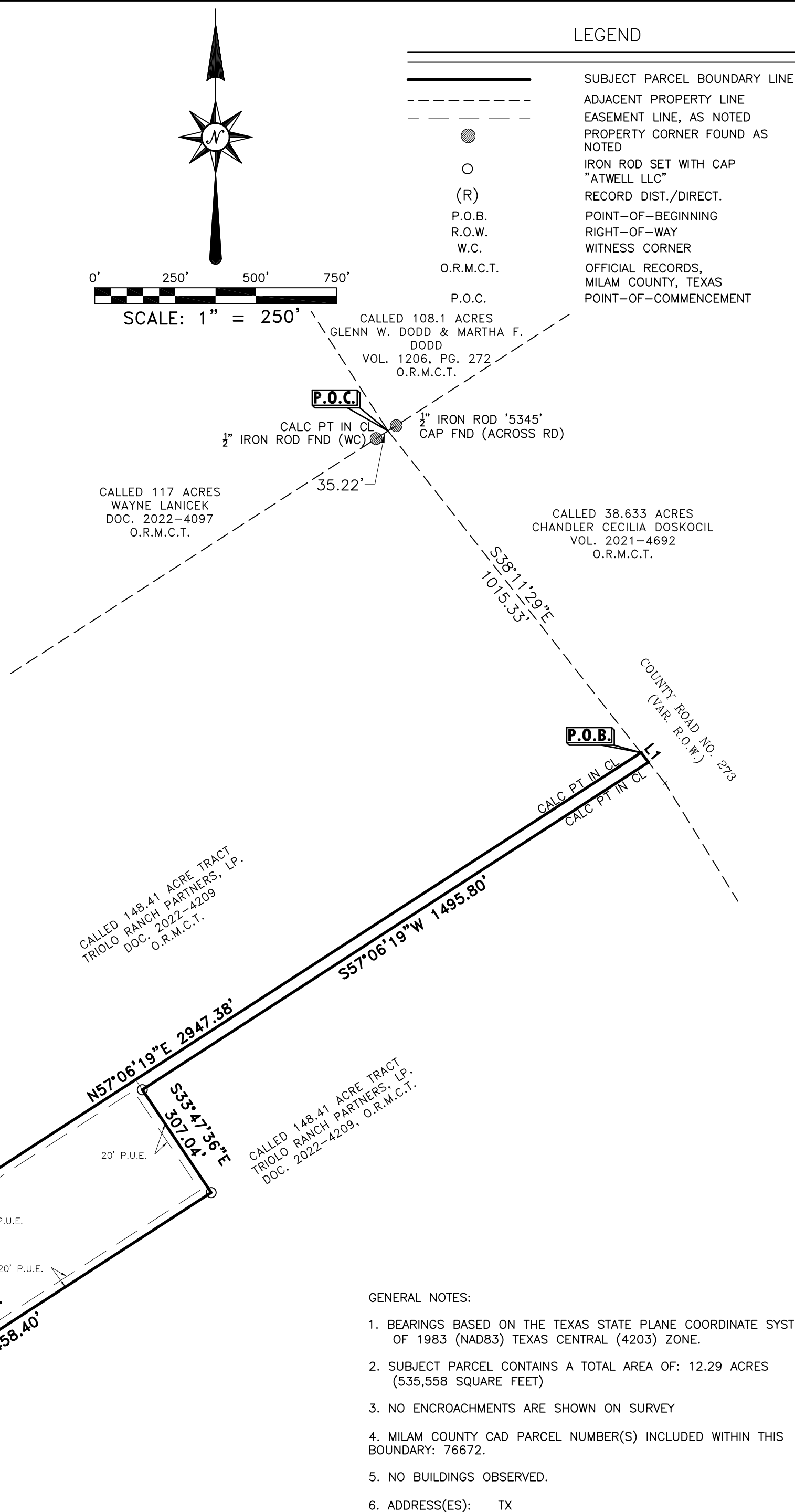
THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 (2011 ADJUSTMENT), CENTRAL ZONE (4203).

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L1	S38°11'29"E	30.13'

DR. AAM/EB		CH. RG	DATE DEC. 02, 2022
P.M. RG			
CAD FILE: 22005539 - TRIOLIO FARM LOT-7.DWG			
JOB 22005539			
SHEET NO. 1 OF 1			REVISIONS

PROJECT:

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



GENERAL NOTES:

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: 12.29 ACRES (535,558 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

