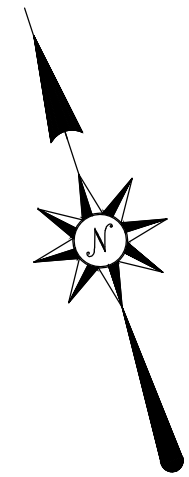


LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

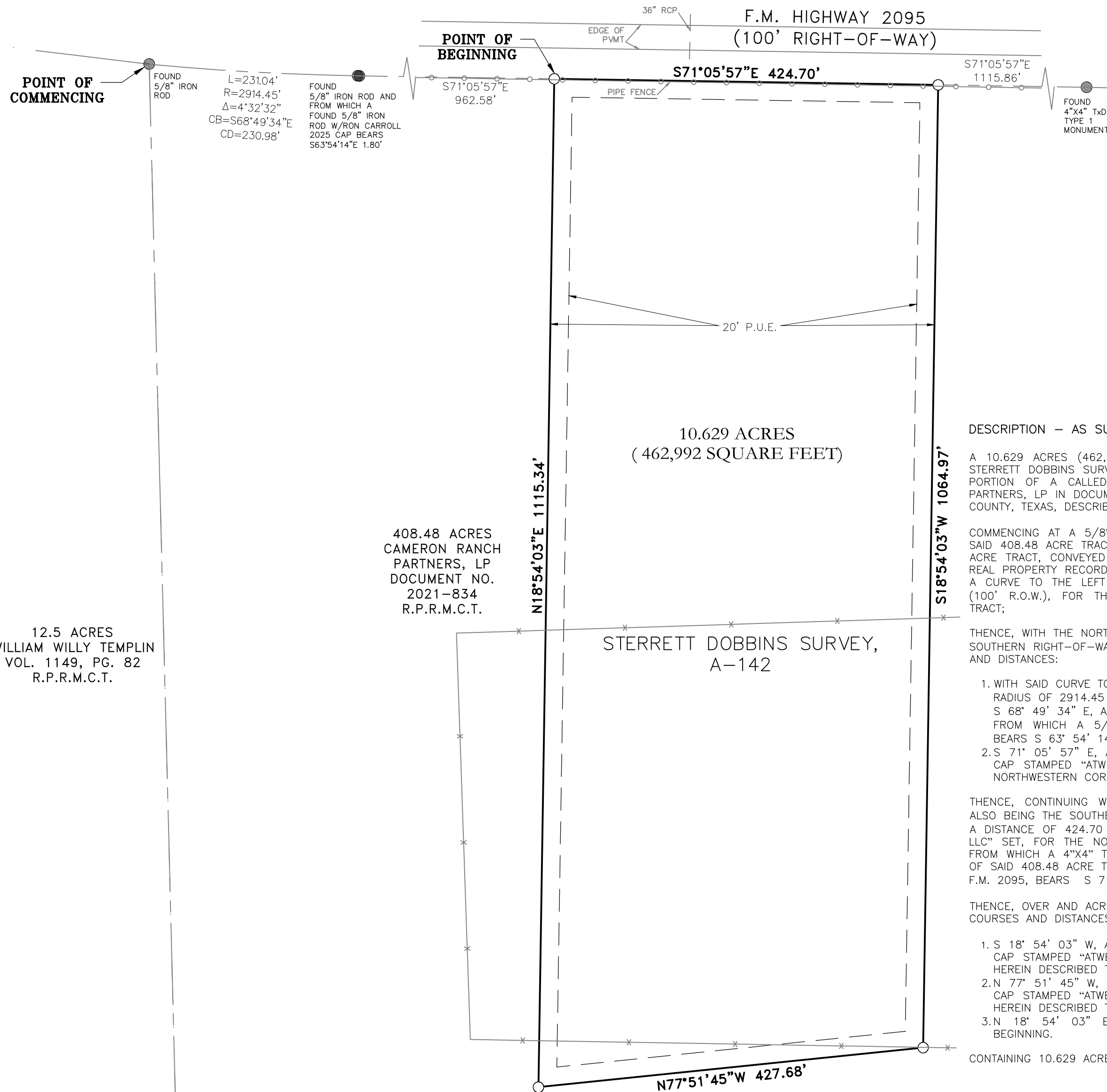
1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83) TEXAS CENTRAL (4203) ZONE.
2. IMPROVEMENTS SHOWN ARE FROM LAND TITLE SURVEY PERFORMED BY JONES AND CARTER DATED FEBRUARY 4, 2021 AND HAVE NOT BEEN FIELD VERIFIED.
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.



(IN FEET)
1 inch = 100 ft.

LEGEND

- PROPERTY CORNER FOUND AS NOTED
- 1/2" IRON ROD SET WITH "ATWELL" CAP
- *— FENCE LINE



DESCRIPTION - AS SURVEYED:

A 10.629 ACRES (462,992 SQUARE FEET), TRACT OF LAND, LYING WITHIN THE STERRETT DOBBINS SURVEY, ABSTRACT 142, MILAM COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 408.48 ACRE TRACT, CONVEYED TO CAMERON RANCH PARTNERS, LP IN DOCUMENT NO. 2021-834, REAL PROPERTY RECORDS OF MILAM COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD FOUND AT THE NORTHWESTERN CORNER OF SAID 408.48 ACRE TRACT, BEING THE NORTHEASTERN CORNER OF A CALLED 12.5 ACRE TRACT, CONVEYED TO WILLIAM WILLY TEMPLIN IN VOLUME 1149, PAGE 82, REAL PROPERTY RECORDS OF MILAM COUNTY, TEXAS, AND BEING ON THE ARC OF A CURVE TO THE LEFT ON THE SOUTHERN RIGHT-OF-WAY LINE OF F.M. 2095 (100' R.O.W.), FOR THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHERN LINE OF SAID 408.48 ACRE TRACT ALSO BEING THE SOUTHERN RIGHT-OF-WAY LINE OF F.M. 2095, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 231.04 FEET, HAVING A RADIUS OF 2914.45 FEET, AN ANGLE OF 04° 32' 32", AND A CHORD BEARING S 68° 49' 34" E, A DISTANCE OF 230.98 FEET TO A 5/8" IRON ROD FOUND, FROM WHICH A 5/8" IRON ROD WITH "RON CARROLL 2025" CAP FOUND BEARS S 63° 54' 14" E, A DISTANCE OF 1.80 FEET;
2. S 71° 05' 57" E, A DISTANCE OF 962.58 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET, FOR THE POINT OF BEGINNING AND THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING WITH THE NORTHERN LINE OF SAID 408.48 ACRE TRACT ALSO BEING THE SOUTHERN RIGHT-OF-WAY LINE OF F.M. 2095, S 71° 05' 57" E, A DISTANCE OF 424.70 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET, FOR THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 4"x4" TXDOT TYPE I MONUMENT FOUND ON THE NORTHERN LINE OF SAID 408.48 ACRE TRACT ALSO BEING THE SOUTHERN RIGHT-OF-WAY LINE OF F.M. 2095, BEARS S 71° 05' 57" E, A DISTANCE OF 1115.86 FEET;

THENCE, OVER AND ACROSS SAID 408.48 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S 18° 54' 03" W, A DISTANCE OF 1064.97 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET, FOR THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;
2. N 77° 51' 45" W, A DISTANCE OF 427.68 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET, FOR THE SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;
3. N 18° 54' 03" E, A DISTANCE OF 1115.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.629 ACRES OR 462,992 SQUARE FEET, MORE OR LESS.

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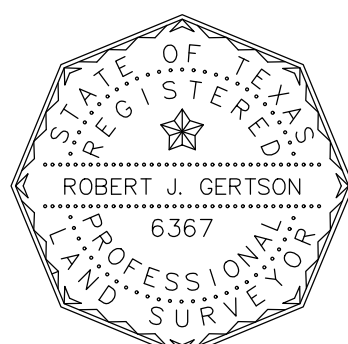
SURVEYORS CERTIFICATE:

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) 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 III SURVEY. THE FIELD WORK WAS COMPLETED IN MARCH 2021

DATED THIS THE 29TH DAY OF MARCH, 2021

ROBERT J. GERTSON, RPLS# 6367
ATWELL LLC
805 LAS CIMAS PARKWAY, STE. 310
AUSTIN, TEXAS 78746
(512)904-0505
RGERTSON@ATWELL-GROUP.COM



DR.	AY	CH.	RG	DATE	MARCH 2021
P.M.	RG				
CAD FILE:	TRACT 04.DWG				
JOB	21000911				
SHEET NO.	1 OF 1				
	REVISIONS				

TITLE SURVEY

10.629 ACRES (462,992 SQUARE FEET)
OUT OF THE STERRETT DOBBINS SURVEY, ABSTRACT 142
MILAM, COUNTY TEXAS

PROJECT:

ATWELL
866.850.4200 www.atwell-group.com
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