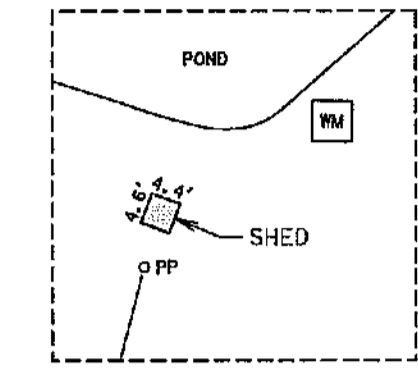


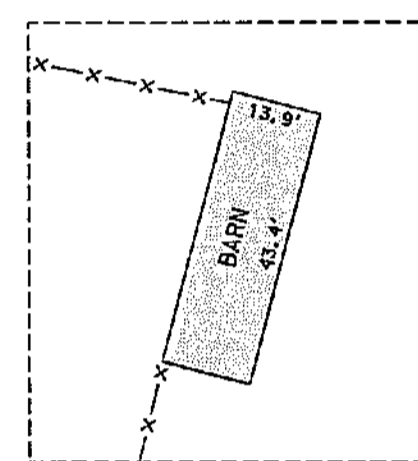
FIELDNOTE POINT OF BEGINNING
2.50 ACRES
WELLS FARGO BANK, N.A.
TO
SIGHEART PROPERTIES, L.L.C.
OFFICIAL RECORDS
INSTRUMENT NO. 200910552

PARSONS ROAD (R.O.W. VARIES)

(PLAT CALL, N 45° E 939 VARAS)
N 44° 47' 09" E 2,608.35'



DETAIL "A"
NOT-TO-SCALE



DETAIL "B"
NOT-TO-SCALE

LOT 8
RESIDUAL 80.6 ACRE
CARRIE ROSENQUEST
TO
MARTY ROSENQUEST, ET AL
OFFICIAL RECORDS
INSTRUMENT NO. 201506180

A. LEVI & CO. SUBDIVISION
VOLUME 1, PAGE 75
PLAT RECORDS

LOT 7
157.66 ACRES

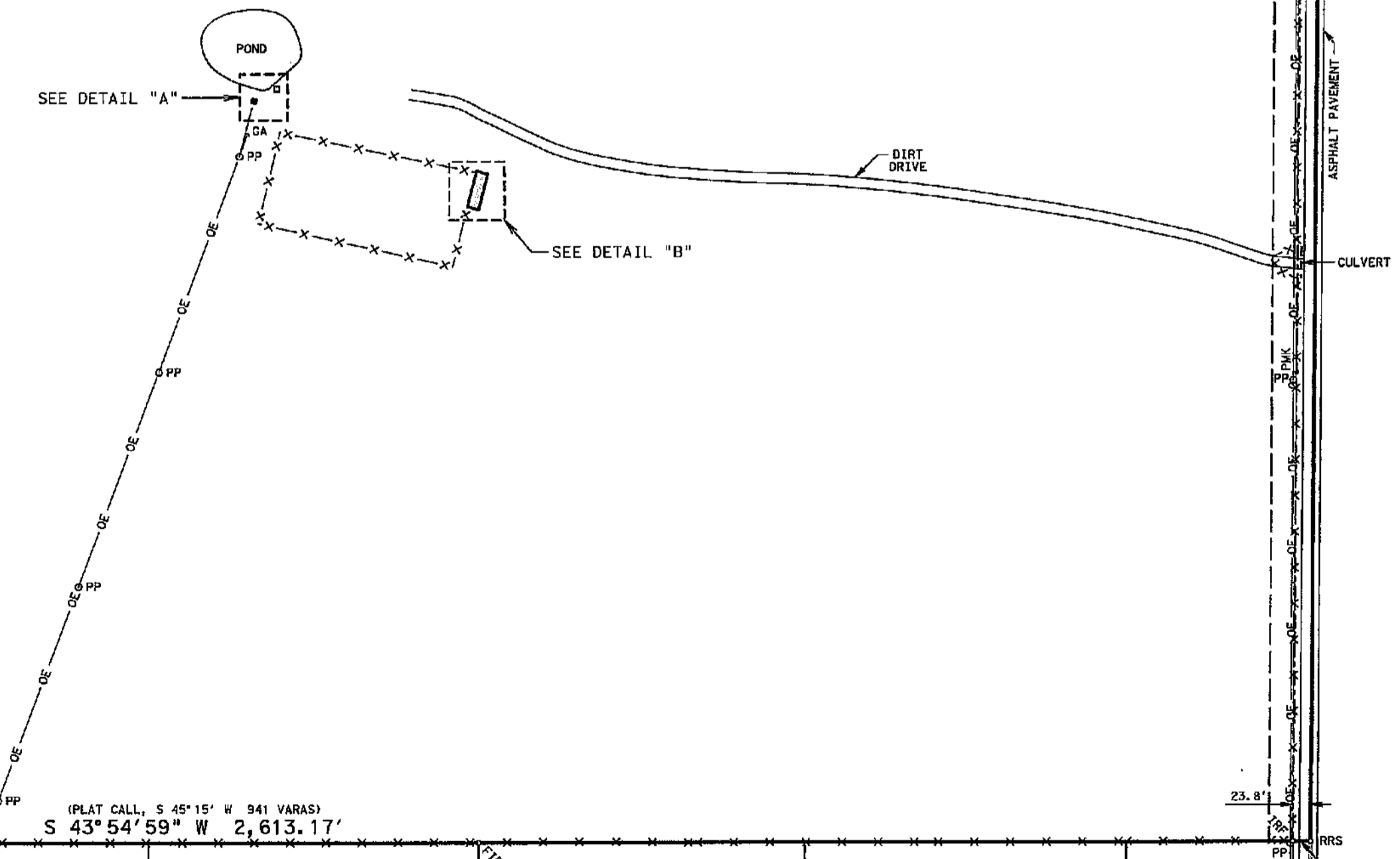
CHARLOTTE S. WADE,
INDEPENDENT EXECUTRIX
OF THE ESTATE OF
LESTER A. WADE
TO
THE LESTER WADE RESIDUARY TRUST
DATED: JULY 11, 2018
OFFICIAL RECORDS
INSTRUMENT NO. 201808204

1.10 ACRES
LOCATED IN
NORTHSIDE ROAD

UTILITY EASEMENT
SOUTH TEXAS ELECTRIC
COOPERATIVE, INC.
VOLUME 575, PAGE 217
DEED RECORDS

NORTHSIDE ROAD (40' R.O.W.)

LOT 6



(PLAT CALL, S 45° 15' W 941 VARAS)
S 43° 54' 59" W 2,613.17'

2.45 ACRES

- LEGEND
- FCP - FOUND FENCE CORNER POST
 - FIP - FOUND 1" IRON PIPE
 - FIR - FOUND 1/2" IRON PIPE
 - IFR - FOUND 1/2" IRON ROD
 - IRF - FOUND 5/8" IRON ROD
 - IRS - SET 5/8" IRON ROD
 - IRW - IRON ROD WITH ORANGE PLASTIC CAP STAMPED "CIVILCORP REFERENCED PT"
 - RIS - ROUND RAILROAD SPIKE
 - SIR - SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CIVILCORP"
 - OE - OVERHEAD ELECTRICAL
 - PL - PROPERTY LINE
 - PMK - PHONE MARKER
 - PP - POWER POLE
 - SN - SIGN
 - WW - WATER WELL
 - WF - EXISTING FENCE

- NOTE:
THE REFERENCED IS SUBJECT TO:
- RECORD TITLE SEARCH PERFORMED AND PROVIDED BY CAPITAL TITLE OF TEXAS, L.L.C., FILE NO. 20-18351-VZ.
 - EASEMENT AND/OR RIGHT-OF-WAY TO SOUTH TEXAS ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 575, PAGE 217, DEED RECORDS OF VICTORIA COUNTY, TEXAS.
 - EASEMENT AND/OR RIGHT-OF-WAY TO WESTWALL ASSOCIATES, INC. RECORDED IN VOLUME 466, PAGE 290, DEED RECORDS OF VICTORIA COUNTY, TEXAS. LOCATION CANNOT BE DETERMINED FROM DESCRIPTION.
 - THAT CERTAIN ORDINANCE REGULATING THE HEIGHT OF STRUCTURES AND OR OBJECTS OF MATERIAL GROWTH, AND OTHERWISE REGULATING THE USE OF PROPERTY, KNOWN AS THE VICTORIA COUNTY AIRPORT MARKING, PROTECTION AND OBSTRUCTION PREVENTION ORDINANCE, 29 AT PAGE 132 OF THE COMMISSIONER'S COURT MINUTES OF VICTORIA COUNTY, TEXAS.
 - A LEGAL DESCRIPTION OF EYEN DATE HEREWITH ACCOMPANIES THIS SURVEY DRAWING.
 - ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (GROUNDMARK GRID) 12B. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CORRECTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR OF 1.000030.



THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY WAS MADE ON THE GROUND ON 04/20/2020, THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN, THAT THERE ARE NO VISIBLE ENCROACHMENTS, OVERLAPS, PROTRUSIONS, CONFLICTS, OR VISIBLE EASEMENTS EXCEPT AS SHOWN.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR VICTORIA COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48037 0125 D, MAP REVISED NOVEMBER 20, 1998, THE SUBJECT PROPERTY IS LOCATED IN ZONE X WHICH IN THIS CASE IS NOT A SPECIAL FLOOD HAZARD AREA.

SIGNED: *Wm Patrick Mohlt*
WM. PATRICK MOHLT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS No. 5523
4/20/20



LAND TITLE SURVEY

CivilCorp
ENGINEERS & SURVEYORS
4811 AIRLINE ROAD, SUITE 300A, VICTORIA, TEXAS 77904
REGISTRATION #100576-00
TBP'S REGISTRATION #F-10293

THIS IS A PART OF LAND SURVEY IN THE A. L. & B. SURVEY, NO. 5, BEING PART NO. 371, VICTORIA COUNTY, TEXAS, SAID LAND BEING MORE FULLY DESCRIBED AND LOCATED FROM CURRANT TITLE SURVEY INSTRUMENT NO. 201808204 OF VICTORIA COUNTY, TEXAS, AND BEING LOT NO. 7 OF THE A. LEVI & CO. SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 75 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY: JLP
JOB NO.: 2008400
F.L.D. BY: JLP
DATE: 04/20/20
SCALE: 1" = 150'
SHEET 1 OF 1

THE STATE OF TEXAS}
COUNTY OF VICTORIA}

Being a 157.66 acre tract of land situated in the S.A. & M.G.R.R. Survey No. 5, Abstract No. 321, Victoria County, Texas, said 157.66 acres being the same tract of land conveyed from Charlotte S. Wade, Independent Executrix of the Estate of Lester A. Wade to The Lester Wade Residuary Trust by deed dated July 11, 2018 as recorded in Official Records Instrument No. 201808204 of Victoria County, Texas, and being Lot No. 7 of the A. Levi & Co. Subdivision as recorded in Volume 1, Page 75 of the Plat Records of Victoria County, Texas, said 157.66 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch diameter iron pipe found for the West corner of the herein described tract, said iron pipe also being the West corner of Lot 7, the North corner of Lot 8 of said A. Levi & Co. Subdivision, the North corner of a 2.50 acre tract of land conveyed from Wells Fargo Bank, N.A. to Sigheart Properties, L.L.C. as recorded in Official Records Instrument No. 200910552 of said county, and in the southeast right-of-way line of Parsons Road (R.O.W. varies);

THENCE, North 44°47'09" East (plat call, North 45° East), with the northwest line of Lot 7 and the southeast right-of-way line of Parsons Road, passing at a distance of 2,568.35 feet a 5/8 inch diameter iron rod with orange plastic cap stamped "CIVILCORP" set on line for reference, and continuing for an overall distance of 2,608.35 feet (plat call, 939 varas) to a railroad spike set for the North corner of the herein described tract, said railroad spike also being the North corner of Lot 7, the West corner of Lot 6, and at the intersection of the southeast right-of-way line of Parsons Road and the centerline of Northside Road (40' R.O.W.);

THENCE, South 45°29'47" East (plat call, South 45° East), with the common line of Lot 7, Lot 6, and the centerline of Northside Road, a distance of 2,610.74 feet (plat call, 971 varas) to a railroad spike set for the East corner of the herein described tract, said railroad spike also being the East corner of Lot 7 and the North corner of Lot 9 of said A. Levi & Co. Subdivision;

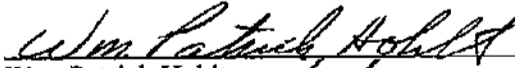
THENCE, South 43°54'59" West (plat call, South 45°15' West), with the common line of Lot 7 and Lot 9, passing at a distance of 20.64 feet a 5/8 inch diameter bent iron rod found for the North corner of Block 1 of Northside Estates as recorded in Volume 466, Page 76 of the Deed Records of said county, and the currently recognized southwest right-of-way line of Northside Road, and continuing with the northwest line of Northside Estates and the common line of Lot 7 and Lot 9 for an overall distance of 2,613.17 feet (plat call, 941 varas) to a fence corner post found for the South corner of the herein described tract, said fence corner post also being the East corner of a residual 80.6 acre tract of land conveyed from Carrie Rosenquest to Marty Rosenquest, et al as recorded in Official Records Instrument No. 201506180 of said county, and the common corner of Lot 7, Lot 9, Lot 10, and Lot 8 of said A. Levi & Co. Subdivision;

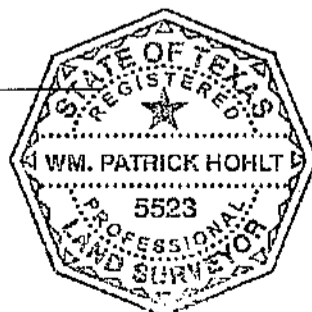
THENCE, North 45°23'41" West (plat call, North 45° West), with the common line of the residual 80.06 acre Rosenquest tract, Lot 7, and Lot 8, passing at an approximate distance of 2,378 feet an exterior corner of the residual 80.6 acre Rosenquest tract and the East corner of the 2.50 acre Sigheart Properties, L.L.C. tract, and continuing for an overall distance of 2,650.38 feet (plat call, 969 varas) to the **POINT OF BEGINNING, CONTAINING** within these metes and bounds 157.66 acres of land, more or less, of which 1.10 acres are located in Northside Road.

All bearings are based on the Texas Coordinate System, South Central Zone (4204) NAD83 GEOID 12B. All distances shown are surface and may be converted to grid by dividing by the combined adjustment factor of 1.000130.

A survey drawing of even date herewith accompanies this legal description.

The foregoing Fieldnote Description is based on an actual survey made under my supervision in April 2020 and is true and correct to the best of my knowledge and belief.


Wm. Patrick Hohlt 4/20/20
Registered Professional Land Surveyor
Texas No. 5523
Texas Firm Registration No. 100576-00



2008400