

**SURVEYOR'S REPORT
ON
TITLE COMMITMENT FOR 9.915 ACRE TRACT**

Steward Title Guaranty Company Title Commitment File No. 20220107 with an effective date of May 16, 2022 and an issued date of June 19, 2022 was provided for the survey of the 9.915 acre tract.

Following are my opinions on Schedule B Exceptions 10.

10a. No opinions on rights of parties in possession.

10b. Only visible possible easements observed were for power lines within the property and shown on the drawing.

10c. No portion of the subject property lies within a public right of way.

10d. Pertinent zoning and regulatory ordinances apply.

10e. No opinion on oil, gas or mineral matters.

10f. Same opinion as exception 10b.

10g. No opinion on oil, gas or mineral matters.

10h. Texas Louisiana Pipeline Corporation right of way easement recorded in Volume 83, Page 473, Deed Records of Bee County, Texas is a blanket easement which covers subject property but is unplottable due to no description for route. No pipeline markers were observed or

10i. Lo0Vaca Gathering Company right of way easement recorded in V-224, P-185, D.R.B.C.T. does not affect the subject property.

10j. South States Oil and Gas Company right of way easement recorded in V-224, P-85, D.R.B.C.T. does not affect the subject property.

10k. South States Oil and Gas Company right of way easement recorded in V-367, P-309, D.R.B.C.T. does not affect subject property.

10l. No opinion on oil gas or mineral matters.

10m. Road Easement recorded in V-463, P-367, D.R.B.C.T. does not affect the subject property.

10n. No opinion on oil, gas or mineral matters.

10o. No opinion on oil, gas or mineral matters.

10p. No opinion on right of tenants.

Other matters of note: All linear dimensions along the boundary lines matched closely with the recorded deed dimensions except for the south boundary line, which measured approximately 11 feet shorter than the recorded deed. However, the field measured distance of the south boundary matched well with the accumulated three tracts bordering the south boundary.

Notes:

1. Drawing and metes and bounds description accompany this surveyor's report.

Respectfully submitted.



George Rubalcaba, RPLS, LSLS, PE
10302 Hercules Drive
Corpus Christi, Texas 78410
(361)876-0498 6-20-2022

