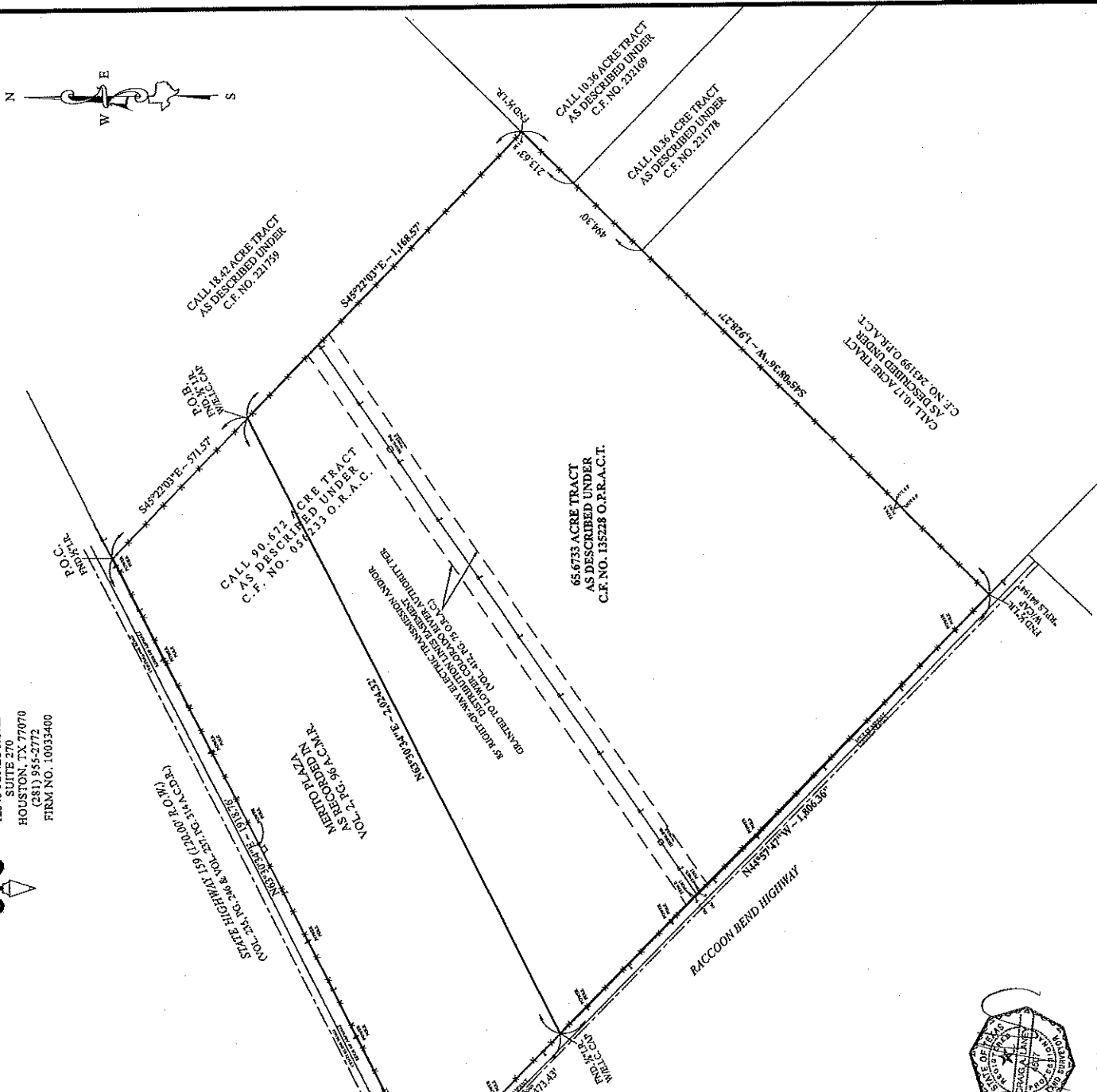


EIC SURVEYING COMPANY
 12345 JONES ROAD
 SUITE 270
 HOUSTON, TX 77070
 (281) 555-2772
 FIRM NO. 10033400

- SUBJECT TO :**
- © 2024. All Rights Reserved.
 - Survey is valid only if print has original Impression Seal and signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
 - Blanket Right of way easement granted to Austin County water supply Corporation recorded in Film Code No. 064202, official record of Austin City. (NO WIDTH OR LOCATION GIVEN)
 - Right of Way Easement granted to Lower Colorado River Authority recorded in Volume 412, Page 75, Deed Records of Austin County, Texas. (Blanket Access)
 - Right of Way Deed from Viola Wiesnarok, et al. to The State of Texas, recorded in Volume 257, Page 314, Deed Records of Austin County, Texas.
 - Right of Way Deed from Viola Wiesnarok, et al. to The State of Texas, recorded in Volume 235, page 246, Deed Records of Austin County, Texas.
 - Affidavit to the public, from Belvitic property, Inc. recorded in File No. 150430, Official Records of Austin County, Texas.
 - Fences as shown
 - See Corresponding Filed Notes.

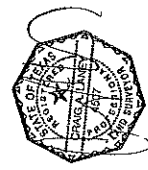


This Property Lies in Zone "X"
 Outside the 100 Year Flood Plain
 Per Graphic Scaling according to
 Community Panel No. 4807040100F
 having an effective date 10-18-2019
 Job No. 24-206-10
 Scale 1"=200'
 Date 10/27/2024
 Drawn By: MP

Purchaser: PCR INVESTMENTS, SFG, LLC.
 Address: HIGHWAY 159 E. / RACCOON BEND ROAD
 Lot: _____ Block: _____ Section: _____
 Survey: WILLIAM SWEATHERS, A 90
 Area: 65.6733 ACRE TRACT
 Subdivision: CALL 90,673 ACRE TRACT
 Clerks File No. 036233 Records,
 Austin County, Texas

I, Craig A. Laney, a Registered Professional Land Surveyor in the State of Texas, RPLS No. 4507, do hereby certify to _____ Capital Title of Texas, LLC, and _____ that based upon information provided by said Title Company under G.F. No. T54-821065-KW that this survey was this day made under my supervision on the ground of the above described property and the above plat or drawing reflects the findings on the ground of this property at this time. I have shown or noted all encumbrances reflected in said Title Company's report. This Survey conforms to the minimum standards of practice as approved by the Texas Board of Professional Engineers and Land Surveyors. Effective September 2022.

The basis of bearing is N63°30'33"E, along the Southeast line of Merto Plaza per record plat.
 A Division of Everything in Christ Services, Inc.



Seal

All that certain tract or parcel containing 65.6733 acres of land situated in the William Smeathers Survey, A-90 in Austin County, Texas, said 65.6733 acre tract being that same tract of land as described in a deed filed for record under Austin County Clerk's File No. 135228 and being more particularly described by metes and bounds as follows:

COMMENCING at a ½" iron rod (found) in the Southeast right-of-way line of State Highway 159, (120.00 feet in width), as described in deeds filed for record in Volume 235, Page 246, Austin County Deed Records and Volume 237, Page 314, Austin County Deed Records, marking the Northerly corner of Merito Plaza, a subdivision in said Austin County, Texas according to the map or plat thereof filed for record in Volume 2, Page 96 of the Austin County Map Records, (A.C.M.R.), and the Westerly corner of that certain call 18.42 acre tract of land as described in a deed filed for record under Austin County Clerk's File No. 221759;

THENCE S 45°22'03" E, a distance of 571.57 feet along the common line of said Merito Plaza and said 18.42 acre tract of land to a 5/8" iron rod with EIC cap (found) marking the Northerly corner and POINT OF BEGINNING of the herein described 65.6733 acre tract of land;

THENCE continuing S 45°22'03" E, a distance of 1,168.57 feet along the common line of said 18.42 acre and said 65.6733 acre tracts of land to a ½" iron rod (found) in the Northwest line of that certain call 10.36 acre tract of land as described in a deed filed for record under Austin County Clerk's File No. 232169 marking the Southerly corner of said 18.42 acre tract of land and the Easterly corner of the herein described 65.6733 acre tract of land;

THENCE S 45°08'36" W, along the common line of said 10.36 acre and said 65.6733 acre tracts of land, passing at 213.63 feet the Westerly corner of said 10.36 acre tract of land and the Northerly corner of that certain call 10.36 acre tract of land as described in a deed filed for record under Austin County Clerk's File No. 221728, and passing at 494.30 feet the Westerly corner of said 10.36 acre tract of land and the Northerly corner of that certain call 10.17 acre tract of land as described in a deed filed for record under Austin County Clerk's File No. 243199, a total distance of 1,928.27 feet to a ½" iron rod with cap stamped "RPLS 4194" (found) in the Northeast right-of-way line of Raccoon Bend Highway marking the Westerly corner of said 10.17 acre tract of land and the Southerly corner of the herein described 65.6733 acre tract of land;

THENCE N 44°57'47" W, a distance of 1,806.36 feet along the Northeast right-of-way line of said Raccoon Bend Highway and the Southwest line of said 65.6733 acre tract of land to a 5/8" iron rod with EIC cap (found) the Southerly corner of said Merito Plaza and the Westerly corner of the herein described 65.6733 acre tract of land;

THENCE N 63°30'34" E, a distance of 2,024.32 feet along the common line of said 65.6733 acre tract of land and said Merito Plaza to the POINT OF BEGINNING and containing 65.6733 acre of land.

Surveyed on the ground October 07, 2024.

Job No. 24-406-10. (See corresponding plat)

The basis of bearing is N 63°30'34" E along the Southeast line of said Merito Plaza per record plat.

