

BEARING BASE:
ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE (4200), NAD83. ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00013.

ALL COORDINATES GIVEN ARE SURFACE VALUES.

OBSERVATIONS WERE COLLECTED USING ALTERA VRS NETWORK

UTILITY NOTE:
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRESS ALL SUCH UTILITIES IN THE AREA, EITHER IN SHOWN OR UNOWNED. THE UTILITIES SHOWN ARE THE EXACT LOCATION, INDICATED. (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY.) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

FLOODPLAIN NOTE:
THE PROPERTY SHOWN HEREON IS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF A 0.2% ANNUAL CHANCE OF FLOOD, AS RECORDED IN GUADALUPE COUNTY "FIRM" MAP NO. 48187C0140F, DATED NOVEMBER 2, 2007.

- GENERAL NOTES:
- 1) MINERAL INTERESTS WERE NOT INVESTIGATED AS A PART OF THIS SURVEY.
 - 2) THIS SURVEY DOES NOT DETERMINE THE LOCATION OF WETLANDS, FAULT LINES, OR OTHER ENVIRONMENTAL ISSUES SHOULD THEY EXIST.
 - 3) ALL MAJOR EARTHWORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ARE SHOWN ON THIS PLAN, SHOULD THEY EXIST AT THE TIME OF SURVEY.
 - 4) NO BUILDINGS WERE OBSERVED.
 - 5) NO EASEMENTS REQUIRED BY THE CITY WERE LOCATED ON THIS SURVEY.

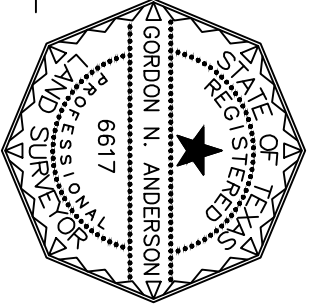
ALTA/NSPS LAND TITLE SURVEY
UNLESS OTHERWISE AGREED TO IN WRITING BY BOTH PARTIES, CERTIFICATION OF ALL SURVEY DOCUMENTS SHALL BE AS FOLLOWS:

TO LUCRA TERRA LLC, AND/OR ASSIGNS, AND TEXAS TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b(1), 8, 13 AND 14 AS DESCRIBED IN TABLE A THEREOF.

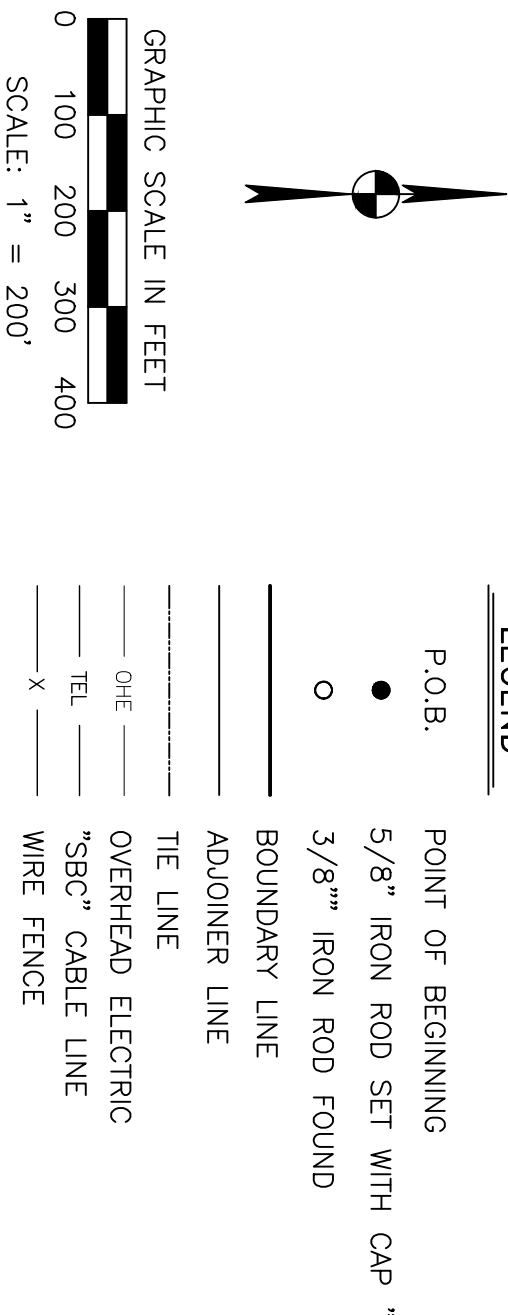
THE FIELD WORK WAS COMPLETED ON August, 2021.
DATED THIS 24 DAY OF August, 2021.

NO CHANGES OR ADDITIONS TO THIS CERTIFICATION WILL BE ALLOWED WITHOUT THE EXPRESS WRITTEN CONSENT AND AGREEMENT BY THE SURVEYOR PRIOR TO CONTRACT EXECUTION.

Gordon N. Anderson



GORDON N. ANDERSON,
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6617

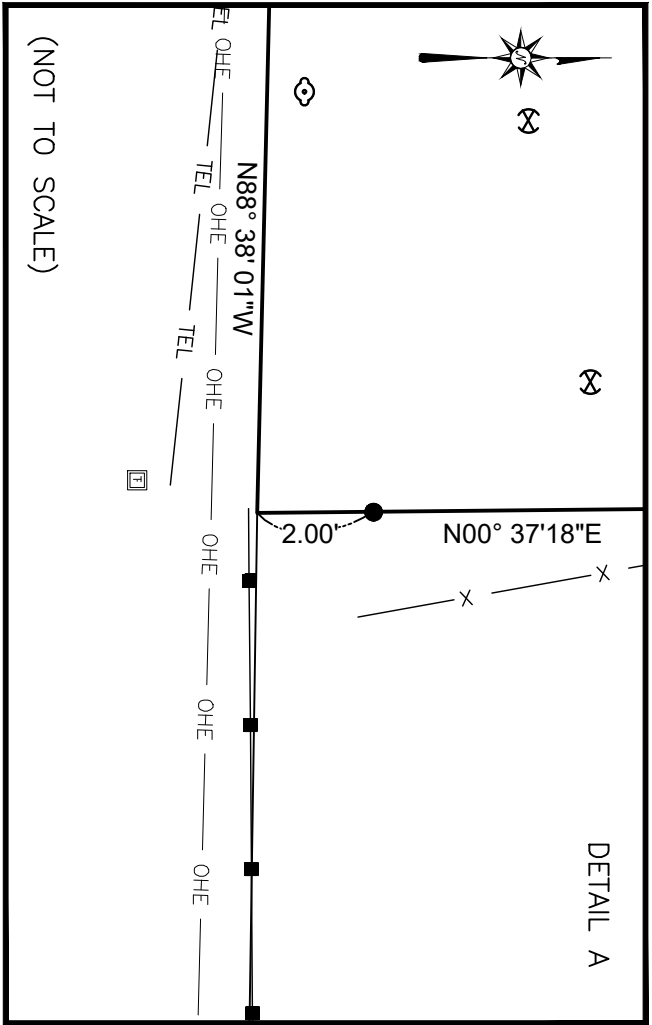


SCHEDULE B ITEMS

TITLE REPORT NOTE:
ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY TEXAS TITLE INSURANCE COMPANY DATE JUNE 4, 2021, AND LISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER EASEMENT RESEARCH WAS PERFORMED BY LIA SURVEYING, INC.

EASEMENTS AND RIGHTS-OF-WAY:

- | | |
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| DOES NOT AFFECT | 10g. EASEMENT(S) GRANTED TO SAN ANTONIO PUBLIC SERVICE, AS SET OUT AND DESCRIBED IN INSTRUMENT(S) RECORDED IN VOLUME 98, PAGE 232 OF THE DEED RECORDS OF GUADALUPE, COUNTY, TEXAS. |
| DOES AFFECT | 10h. EASEMENT(S) GRANTED TO LOWER COLORADO RIVER AUTHORITY, AS SET OUT AND DESCRIBED IN INSTRUMENT(S) RECORDED IN VOLUME 314, PAGE 434 OF THE DEED RECORDS OF GUADALUPE, COUNTY, TEXAS. |
| DOES AFFECT | 10i. PRELIME EASEMENT(S) GRANTED TO HUMBLE PRELIME COMPANY, AS SET OUT AND DESCRIBED IN INSTRUMENT(S) RECORDED IN VOLUME 347, PAGE 216 OF THE DEED RECORDS OF GUADALUPE, COUNTY, TEXAS. |
| DOES NOT AFFECT | 10j. EASEMENT(S) GRANTED TO SPRINGS HILL WATER SUPPLY CORP., AS SET OUT AND DESCRIBED IN INSTRUMENT(S) RECORDED IN VOLUME 761, PAGE 1173 OF THE DEED RECORDS OF GUADALUPE, COUNTY, TEXAS. |
| DOES NOT AFFECT | 10k. EASEMENT(S) GRANTED TO SPRINGS HILL WATER SUPPLY CORP., AS SET OUT AND DESCRIBED IN INSTRUMENT(S) RECORDED IN VOLUME 761, PAGE 1173 OF THE DEED RECORDS OF GUADALUPE, COUNTY, TEXAS. |
| DOES NOT AFFECT | 10l. EASEMENT(S) GRANTED TO SPRINGS HILL WATER SUPPLY CORP., AS SET OUT AND DESCRIBED IN INSTRUMENT(S) RECORDED IN VOLUME 761, PAGE 1173 OF THE DEED RECORDS OF GUADALUPE, COUNTY, TEXAS. |
| DOES NOT AFFECT | 10m. EASEMENT(S) GRANTED TO SPRINGS HILL WATER SUPPLY CORP., AS SET OUT AND DESCRIBED IN INSTRUMENT(S) RECORDED IN VOLUME 777, PAGE 1076 OF THE DEED RECORDS OF GUADALUPE, COUNTY, TEXAS. |
| LOCATION UNKNOWN | 10n. EASEMENT(S) GRANTED TO SPRINGS HILL WATER SUPPLY CORP., AS SET OUT AND DESCRIBED IN INSTRUMENT(S) RECORDED IN VOLUME 1022, PAGE 743 OF THE DEED RECORDS OF GUADALUPE, COUNTY, TEXAS. |
| DOES NOT AFFECT | 10o. EASEMENT(S) GRANTED TO LOWER COLORADO RIVER AUTHORITY, AS SET OUT AND DESCRIBED IN INSTRUMENT(S) RECORDED IN VOLUME 1351, PAGE 588 OF THE OFFICIAL RECORDS OF GUADALUPE, COUNTY, TEXAS. |
| DOES AFFECT | 10p. EASEMENT(S) GRANTED TO RIO NGALES POWER PROJECT, LP, AS SET OUT AND DESCRIBED IN INSTRUMENT(S) RECORDED IN VOLUME 1566, PAGE 376 OF THE OFFICIAL RECORDS OF GUADALUPE, COUNTY, TEXAS. |
| DOES NOT AFFECT | 10q. EASEMENT(S) GRANTED TO RIO NGALES POWER PROJECT, LP, AS SET OUT AND DESCRIBED IN INSTRUMENT(S) RECORDED IN VOLUME 1566, PAGE 376 OF THE OFFICIAL RECORDS OF GUADALUPE, COUNTY, TEXAS. |
| DOES NOT AFFECT | 10r. EASEMENT(S) GRANTED TO RIO NGALES POWER PROJECT, LP, AS SET OUT AND DESCRIBED IN INSTRUMENT(S) RECORDED IN VOLUME 1566, PAGE 376 OF THE OFFICIAL RECORDS OF GUADALUPE, COUNTY, TEXAS. |
| DOES NOT AFFECT | 10s. EASEMENT(S) GRANTED TO RIO NGALES POWER PROJECT, LP, AS SET OUT AND DESCRIBED IN INSTRUMENT(S) RECORDED IN VOLUME 1566, PAGE 376 OF THE OFFICIAL RECORDS OF GUADALUPE, COUNTY, TEXAS. |
| DOES NOT AFFECT | 10t. EASEMENT(S) GRANTED TO RIO NGALES POWER PROJECT, LP, AS SET OUT AND DESCRIBED IN INSTRUMENT(S) RECORDED IN VOLUME 1566, PAGE 376 OF THE OFFICIAL RECORDS OF GUADALUPE, COUNTY, TEXAS. |
| DOES NOT AFFECT | 10u. EASEMENT(S) GRANTED TO RIO NGALES POWER PROJECT, LP, AS SET OUT AND DESCRIBED IN INSTRUMENT(S) RECORDED IN VOLUME 1566, PAGE 376 OF THE OFFICIAL RECORDS OF GUADALUPE, COUNTY, TEXAS. |
| DOES NOT AFFECT | 10v. EASEMENT(S) GRANTED TO RIO NGALES POWER PROJECT, LP, AS SET OUT AND DESCRIBED IN INSTRUMENT(S) RECORDED IN VOLUME 1566, PAGE 376 OF THE OFFICIAL RECORDS OF GUADALUPE, COUNTY, TEXAS. |
| DOES NOT AFFECT | 10w. EASEMENT(S) GRANTED TO RIO NGALES POWER PROJECT, LP, AS SET OUT AND DESCRIBED IN INSTRUMENT(S) RECORDED IN VOLUME 1566, PAGE 376 OF THE OFFICIAL RECORDS OF GUADALUPE, COUNTY, TEXAS. |
| DOES NOT AFFECT | 10x. EASEMENT(S) GRANTED TO RIO NGALES POWER PROJECT, LP, AS SET OUT AND DESCRIBED IN INSTRUMENT(S) RECORDED IN VOLUME 1566, PAGE 376 OF THE OFFICIAL RECORDS OF GUADALUPE, COUNTY, TEXAS. |
| DOES NOT AFFECT | 10y. EASEMENT(S) GRANTED TO RIO NGALES POWER PROJECT, LP, AS SET OUT AND DESCRIBED IN INSTRUMENT(S) RECORDED IN VOLUME 1566, PAGE 376 OF THE OFFICIAL RECORDS OF GUADALUPE, COUNTY, TEXAS. |
| DOES NOT AFFECT | 10z. EASEMENT(S) GRANTED TO RIO NGALES POWER PROJECT, LP, AS SET OUT AND DESCRIBED IN INSTRUMENT(S) RECORDED IN VOLUME 1566, PAGE 376 OF THE OFFICIAL RECORDS OF GUADALUPE, COUNTY, TEXAS. |



ALTA/NSPS LAND TITLE SURVEY
TRACT 1, 75,605 ACRES
SUBDIVISION 212, AM. ENSAURIZAR SURVEY,
ABSTRACT NO. 20
GUADALUPE COUNTY, TEXAS

LIA Surveying, Inc.

1100 Northwest Loop 410

Suite 650

San Antonio, Texas 78209

Phone 512.439.4700

T.B.P.L.S. Firm No. 10194382

Phone 512.439.4700

Phone 512.439.4700

Phone 512.439.4700

Phone 512.439.4700

Phone 512.439.4700

Phone 512.439.4700

Phone 512.439.4700

Phone 512.439.4700

Phone 512.439.4700

FIELD NOTE DESCRIPTION
75.605 ACRES (3,293,365 SQUARE FEET)
TRACT 1

BEING A 75.605 ACRE TRACT (3,293,365 SQUARE FEET) OF LAND, MORE OR LESS, CONVEYED TO ALVIN T. RAETZSCH, BEING A PORTION OF A TRACT OF LAND CALLED 113.439 ACRES DESCRIBED IN A DEED RECORDED IN VOLUME 666, PAGE 435, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS (O.P.R.G.C.TX.), SITUATED IN SUBDIVISION 212 OF THE AM. ESNAURIZAR SURVEY, ABSTRACT NO. 20, IN GUADALUPE COUNTY, TEXAS; SAID 12.611 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP MARKED "LJA" ON THE NORTH RIGHT-OF WAY LINE OF CORDOVA ROAD (COUNTY ROAD 1088), WITH A GRID COORDINATE VALUE OF NORTHING: 13,777,360.11 AND EASTING: 2,291,803.83, SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED 75.605 ACRE TRACT, AND FOR THE COMMON SOUTH EAST CORNER OF A CALLED 37.813 ACRE TRACT OF LAND CONVEYED TO CW-CORDOVA LLC, RECORDED IN VOLUME 2020, PAGE 99028025 (O.P.R.G.C.TX.);

THENCE NORTH 00 DEGREES 36 MINUTES 54 SECONDS WEST, ALONG THE SHARED BOUNDARY OF HEREIN DESCRIBED 75.605 ACRE TRACT AND THE AFOREMENTIONED 37.813 ACRE TRACT, A DISTANCE OF 3,193.22 FEET TO A 5/8 INCH IRON ROD WITH CAP MARKED "LJA" SET FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 04 MINUTES 56 SECONDS EAST, ALONG THE SHARED BOUNDARY OF HEREIN DESCRIBED 75.605 ACRE TRACT AND A CALLED 105.811 ACRE TRACT CONVEYED TO BARTOSKEWITZ WILFRED H & BETTY LOU RECORDED IN VOLUME 1587 PAGE 228 (O.P.R.G.C.TX.), A DISTANCE OF 1,031.23 FEET TO A 5/8 INCH IRON ROD WITH CAP MARKED "LJA" SET FOR THE NORTH EAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 45 MINUTES 17 SECONDS EAST, ALONG THE SHARED BOUNDARY OF HEREIN DESCRIBED 75.605 ACRE TRACT AND A CALLED 50.010 ACRE TRACT OF LAND CONVEYED TO BARTOSKEWITZ FARM FOUNDATION RECORDED IN VOLUME 2483 PAGE 579 (O.P.R.G.C.TX.), A DISTANCE OF 638.00 FEET TO A 5/8 INCH IRON ROD WITH CAP MARKED "LJA" SET FOR AN ANGLE POINT OF HEREIN DESCRIBED TRACT, ALSO BEING THE SOUTH WEST CORNER OF SAID 50.010 ACRE TRACT;

THENCE SOUTH 00 DEGREES 43 MINUTES 09 SECONDS EAST, ALONG THE SHARED BOUNDARY OF HEREIN DESCRIBED 75.605 ACRE TRACT AND A CALLED 99.89 ACRE TRACT OF LAND CONVEYED TO BARTOSKEWITZ FARM FOUNDATION RECORDED IN VOLUME 1352 PAGE 114 (O.P.R.G.C.TX.), A DISTANCE OF 1,171.52 FEET TO A FOUND 3/8 INCH IRON ROD FOR AN ANGLE POINT OF HEREIN DESCRIBED TRACT, ALSO BEING THE SOUTH WEST CORNER OF SAID 99.89 ACRE TRACT;

THENCE SOUTH 00 DEGREES 37 MINUTES 18 SECONDS EAST, ALONG THE SHARED BOUNDARY OF HEREIN DESCRIBED 75.605 ACRE TRACT AND A CALLED 15.000 ACRE TRACT OF LAND CONVEYED TO VOGEL VIRGIL L RECORDED IN VOLUME 982 PAGE 156 (O.P.R.G.C.TX.), PASSING A 5/8 INCH IRON ROD WITH CAP MARKED "LJA" AT 1,372.92 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 1,373.92 FEET TO THE SOUTH EAST CORNER OF HEREIN DESCRIBED 75.605 ACRE TRACT, ALSO BEING THE SOUTH WEST CORNER OF SAID 15.000 ACRE TRACT, AND THE NORTH RIGHT-OF-WAY LINE OF CORDOVA ROAD (COUNTY ROAD 1088);

THENCE NORTH 88 DEGREES 38 MINUTES 01 SECONDS WEST, ALONG THE SHARED BOUNDARY OF SAID 75.605 ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF CORDOVA ROAD (COUNTY ROAD 1088), A DISTANCE OF 1,034.69 FEET TO THE **POINT OF BEGINNING**, CONTAINING 75.605 ACRES (3,293,365 SQUARE FEET), MORE OR LESS.

BEARING BASIS: GRID NORTH, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2018). ALL DISTANCES ARE SURFACE VALUES, TO OBTAIN GRID VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALED FACTOR OF 0.999870017. ALL DISTANCES ARE U.S. SURVEY FEET.

A PARCEL PLAT OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PROPERTY DESCRIPTION.



Gordon N. Anderson
Registered Professional Land Surveyor No. 6617
LJA Surveying, Inc.
1100 NE Interstate 410 Loop Suite 850
San Antonio, TX 78209
(512) 767-7398
TBPLS No. 10194533

August 24, 2021