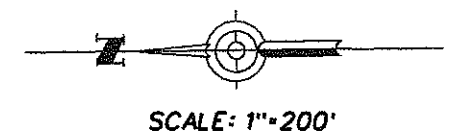


BOUNDARY SURVEY OF
21.973 ACRES OF LAND
 SITUATED IN THE THOMAS R. EDWARDS SURVEY
 ABSTRACT NO. 244,
 JOHNSON COUNTY, TEXAS.

THOMAS R. EDWARDS SURVEY - ABSTRACT NO. 244



JOB NO. 2140538

MAY, 2014

SHEET 1 OF 2

SURVEYOR'S CERTIFICATE:

THIS SURVEY CORRECTLY REPRESENTS THE RESULTS OF AN ON-THE-GROUND SURVEY MADE UNDER MY DIRECT SUPERVISION ON MAY 29, 2014. THERE ARE NO VISIBLE OR APPARENT INTRUSIONS, PROTRUSIONS OR EASEMENTS EXCEPT AS SHOWN HEREON.

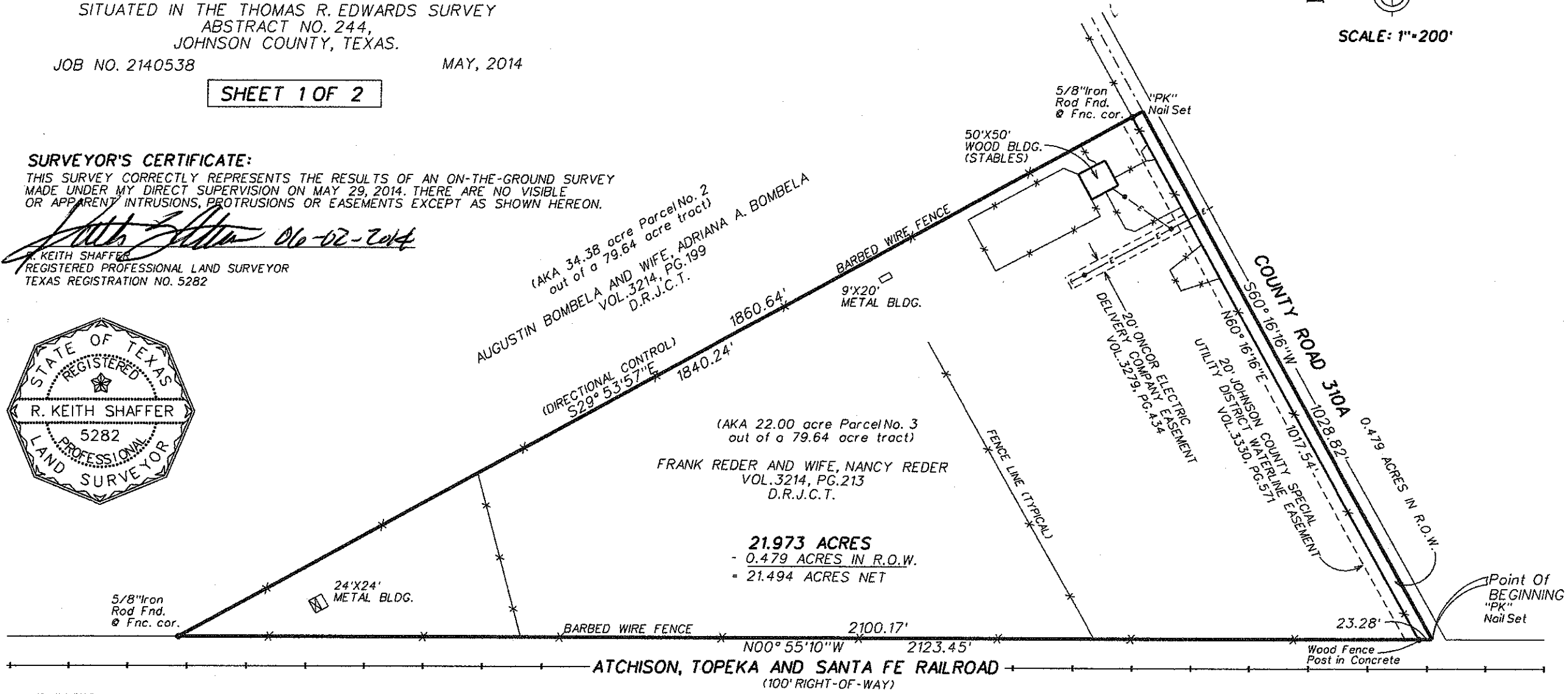
R. Keith Shaffer 06-02-2014
 R. KEITH SHAFFER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5282



AUGUSTIN BOMBELA AND WIFE, ADRIANA A. BOMBELA
 (AKA 34.38 acre Parcel No. 2
 out of a 79.64 acre tract)
 VOL. 3214, PG. 199
 D.R.J.C.T.

FRANK REDER AND WIFE, NANCY REDER
 (AKA 22.00 acre Parcel No. 3
 out of a 79.64 acre tract)
 VOL. 3214, PG. 213
 D.R.J.C.T.

21.973 ACRES
 - 0.479 ACRES IN R.O.W.
 - 21.494 ACRES NET



SHAFFER & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
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 Benbrook, Texas 76126
 817.249.2594 - p. 817.249.3739 - f
 shaffersurveying@sbcglobal.net

Keith Shaffer *Maron Davis*

BOUNDARY SURVEY OF
21.973 ACRES OF LAND
SITUATED IN THE THOMAS R. EDWARDS SURVEY
ABSTRACT NO. 244,
JOHNSON COUNTY, TEXAS.

JOB NO. 2140538

MAY, 2014

SHEET 2 OF 2

SURVEYOR'S CERTIFICATE:

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R. Keith Shaffer 06-02-2014

R. KEITH SHAFFER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5282



FLOOD PLAIN STATEMENT:

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 48251C0300J, REVISED DATE DECEMBER 04, 2012, SUBJECT PROPERTY DOES NOT LIE WITHIN ANY FEMA FLOOD HAZARD DESIGNATIONS.

LEGAL DESCRIPTION:

Being a 21.973 acre tract of land situated in the Thomas R. Edwards Survey, Abstract No. 244, Johnson County, Texas, and being all of that certain tract of land conveyed to Frank Reder and wife, Nancy Reder, as recorded in Volume 3214, Page 213, Deed Records, Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a "PK" Nailset for the southwest corner of said Reder tract and being the intersection of the centerline of County Road 310A with the easterly right-of-way line of the Atchison, Topeka and Santa Fe Railroad, a 100 foot wide right of way;

Thence N 00° 55'10"W, with said easterly right-of-way line and the westerly line of said Reder tract, and generally with a fence, a distance of 2123.45 feet to a 5/8" iron rod found at fence corner for the northwest corner of that certain tract of land conveyed to Augustin Bombela and wife, Adriana A. Bombela, as recorded in Volume 3214, Page 199, Deed Records, Johnson County, Texas;

Thence S 29° 53'57"E, with the easterly line of said Reder tract and the westerly line of said Bombela tract, and generally with a fence, pass a 5/8" iron rod found on the northerly right-of-way line of said County Road 310A at 1840.24 feet and continuing in all, a distance of 1860.64 feet to a "PK" Nailset for the southeast corner of said Reder tract and the southwest corner of said Bombela tract, said corner being on the centerline of County Road 310A;

Thence S 60° 16'16"W, with the southerly line of said Reder tract, and the centerline line of said County Road 310A, a distance of 1028.82 feet to the POINT OF BEGINNING and containing 21.973 acres of land of which 0.479 acres lies within County Road 310A, leaving a net area of 21.494 acres of land.

SURVEYOR'S NOTES:

1. Survey prepared with the benefit of commitment for title insurance issued by Providence Title Company, GF No. 105000209.
2. Easement granted to Texas Power and Light Company, filed October 19, 1960, recorded in Volume 436, Page 542, RealProperty Records, Johnson County, Texas, does not affect.
3. Easement granted to Johnson County Rural Water Supply Corporation, filed January 1, 1984, recorded in Volume 1016, Page 396, RealProperty Records, Johnson County, Texas, does not affect.
4. Easement granted to Texas Power and Light Company, filed June 22, 1984, recorded in Volume 1022, Page 278, RealProperty Records, Johnson County, Texas, does not affect.
5. Easement granted to Oncor Electric Delivery Company, filed April 29, 2004, recorded in Volume 3279, Page 434, RealProperty Records, Johnson County, Texas, affects.
6. Easement granted to Johnson County Special Utility District, filed July 9, 2004, recorded in Volume 3330, Page 571, RealProperty Records, Johnson County, Texas, affects.

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