NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

DATE: October 13, 2021

GRANTOR: Clifford A. Skiles, Jr., aka Cliff A. Skiles, Jr., aka Clifford A. Skiles, Jr., DVM, aka Cliff A. Skiles, Jr., DVM, and wife, Jo Sondra Skiles
P. O. Box 1729
Dalhart, Texas 79022
(Dallam County)

Jeb Stewart Skiles aka Jeb S. Skiles, joined proforma by spouse, Kelly Lynn Skiles
P. O. Box 1729
Dalhart, Texas 79022
(Dallam County)

C. A. Skiles Family Partnership, L.P., a Texas limited partnership
P. O. Box 1729
Dalhart, Texas 79022
(Dallam County)

GRANTEE: UW Brazos Valley Farm LLC, a Delaware limited liability company
1160 Gorgas Ave.
San Francisco, California 94219
(San Francisco County)

CONSIDERATION:

TEN AND NO/100 DOLLARS ($10.00).

PROPERTY: The land described on **Exhibit A** attached hereto and all buildings, improvements and fixtures located thereon, together with (i) all rights, privileges, and appurtenances pertaining thereto, including Grantor's right, title, and interest in any minerals, utilities, adjacent streets, alleys, strips, gores, and rights-of-way, (ii) Grantor's rights under any easements and reciprocal easement agreements or other recorded or unrecorded instruments benefitting the land, (iii) any reversionary rights attributable to the surface of the land, (iv) any condemnation awards made after September 15, 2021 or to be made in lieu thereof, and any awards for damage to the land by

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reason of a change of grade of any highway, street, road, or avenue, (v) Grantor's interest in all licenses and permits related thereto, (vi) all, if any, water supply, waste disposal, drainage and other utility facilities located on the Land and/or utility capacity or reservations appurtenant to the Land, (vii) all development rights, and rights to governmental approvals, licenses, permits, or similar rights, (viii) Grantor's interest in all third party warranties or guaranties, if transferable, relating thereto or any fixtures, (ix) all underground water, percolating water, artesian water, and any other water from any and all depths and reservoirs, formations, depths and horizons beneath the surface of the earth, and (x) Grantor's right, title and interest in and to the following:

1. Permit to Appropriate State Water from the Texas Water Commission to The Northern Trust Company, as Trustee of Trust No. 2-49284, dated July 10, 1984 and recorded in Volume 450, Page 479 of the Public Records of Robertson County, Texas.
2. Permit to Appropriate State Water from Texas Water Commission to Nick R. Lutz etux, dated October 30, 1984 and recorded in Volume 446, Page 409 of the Public Records of Robertson County, Texas.
3. Permit to Appropriate State Water from the State of Texas to Margaret Anderson Harris and Deborah A. Frazier, dated October 30, 1984 and recorded in Volume 446, Page 411 of the Public Records of Robertson County, Texas.
4. Permit to Appropriate State Water from Texas Water Commission to The Northern Trust Company, as Trustee, of Trust No. 2-45216, dated November 27, 1984 and recorded in Volume 450, Page 476 of the Public Records of Robertson County, Texas; Amended by document granted on June 2, 1987 and recorded in Volume 507, Page 430 of the Public Records of Robertson County, Texas.
5. Certificate of Adjudication No. 12-4364 from the Texas Water Commission to The Northern Trust Company, Trustee, dated June 16, 1986 and recorded in Volume 480, Page 490 of the Public Records of Robertson County, Texas.
6. Certificate of Adjudication No. 12-4367 to Appropriate State Waters from the Brazos River, dated June 16, 1986 and recorded in Volume 480, Page 498 of the Public Records of Robertson County, Texas; rights transferred to Betty Carrabba and John Lutz etux Mary Lutz (as to their respective tracts) in document dated December 18, 1992 and recorded in Volume 587, Page 544 of the Official Records of Robertson County, Texas.
7. Certificate of Adjudication No. 12-5470 issued from the Texas Water Commission to The Northern Trust Company, Trustee, Trust No. 2-45216 (Goodland Farms), dated May 13, 1988 and recorded in Volume 514, Page 211 of the Public Records of Robertson County, Texas; Amended by document issued May 10, 1996 and recorded in Volume 653, Page 716 of the Official Records of Robertson County, Texas.

EXCEPTIONS TO CONVEYANCE AND WARRANTY: The matters described on **Exhibit B** attached hereto, but only to the extent the same are valid and affect the Property.

RESERVATION OF WATER ROYALTY:

Grantor in this Reservation of Water Royalty shall mean for all purposes, C. A. Skiles Family

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Partnership, Ltd. and Jeb Stewart Skiles. SAVE AND EXCEPT and there is reserved to Grantor, Grantor's heirs, personal representatives, successor and assigns, subject to the other terms and provisions below, the Water Royalty (as defined below). The parties intend that the Water Royalty by a real property interest in and to the Royalty Groundwater (as defined below) in place. Payment of such Water Royalty shall be made to Grantor within sixty (60) days following any transport by Grantee of Royalty Groundwater off the Property; provided, however, that the initial Water Royalty payment (if any) shall not be due until one hundred twenty (120) days after the end of the month in which Grantee first transports Royalty Groundwater off the Property. For purposes hereof, the following terms shall have the following meaning attributed to them:

A. "***Royalty Buy-Out Amount***" shall have the meaning set forth in that certain Escrow Agreement entered into by and among, Grantor, Grantee and JPMORGAN CHASE BANK, N.A. ("***Escrow Agent***") contemporaneous with the execution and delivery of this Special Warranty Deed with Vendor's Lien (the "***Escrow Agreement***").

B. "***Water Royalty***" means an undivided 50% royalty in and to the Royalty Groundwater in, under and that may be produced and saved from the Property, which royalty shall be calculated, measured and paid based solely on 50% of the Proceeds received by Grantee from the sale of Royalty Groundwater.

C. "***Royalty Groundwater***" means all underground water, percolating water, artesian water, and any other water from any and all depths and reservoirs, formations, depths and horizons produced from beneath the surface of the Property, but, in any case, expressly excluding (and "Royalty Groundwater" shall not include)(i) any surface water, which means state water as defined in Texas Water Code Chapter 11 and (ii) any water produced from any wells used on the Property for farming, other agricultural operations or for testing conducted on the Property.

D. "***Proceeds***" means, with respect to any volume of Royalty Groundwater, the fair market value, (determined by the parties reasonable and in good faith) and, without duplication of any amounts considered part of fair market value, all payments, compensations and monies for the production of such volume of Royalty Groundwater from wellheads located on the Property or sold to the first purchaser thereof at the tank or impoundment located on the Property (if any); *provided that*, and, for the sake of clarity, the Proceeds shall not deduct and be free of any costs related to drilling and producing the Royalty Groundwater; *provided, further, however that* the Water Royalty shall bear (and there shall be deducted from the Proceeds and the Water Royalty to be paid to Seller) the following: (x) an undivided 50% share of any regulatory fees or regulatory charges associated with operating wells and producing the Royalty Groundwater, and any severance tax, sales tax, excise tax or similar tax imposed with regard to thereto (to the extent that Grantee is responsible for the same), and (y) an undivided 50% share of any ad valorem or other local, state or federal tax on, or imposed with regard to, the Royalty Groundwater.

E. "***Affiliate***" with respect to any Grantee, means any Person that directly or indirectly controls, is controlled by or in under common control with Grantee, with "***control***" in such context meaning the ability to direct the management and policies of a Person through

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ownership of voting shares or other equity rights, pursuant to a written agreement, or otherwise; or any Person in with Grantee owns, directly or indirectly, a 5% or more interest.

F. "***Person***" means any firm, corporation, partnership, limited liability company, join venture, or any other entity.

NOTHWITHSTANDING STATED TO THE CONTRARY:

(1) GRANTEE SHALL HAVE NO DUTY, OBLIGATION OF LIABILITY WHATSOEVER (WHETHER EXPRESSED, IMPLIED OR OTHERWISE), AND GRANTEE HEREBY EXPRESSLY DISCLAIMS AND NEGATES ANY OBLIGATION, LIABILITY, OR DUTY (AND GRANTOR ACKNOWLEDGES AND AGREES THAT GRANTEE HAS NO DUTY, OBLIGATION OR LIABILITY), TO DRILL ANY WATER WELLS ON THE PROPERTY, OR TO DEVELOP, PRODUCE, SAVE, MARKET OR SELL ANY ROYALTY GROUNDWATER FROM THE PROPERTY; AND

(2) GRANTOR UNDERSTAND AND ACKNOWLEDGES THAT IT MAY NOT BE ENTITLED TO ANY PAYMENTS OF THE WATER ROYALTY AS A RESULT THE LACK OF DRILLING AND DEVELOPMENT OF ANY ROYALTY GROUNDWATER AND

(3) GRANTOR SHALL HAVE NO RIGHT TO TAKE ANY OF THE WATER ROYALTY (OR ROYALTY GROUNDWATER) IN KIND, AND

(4) GRANTOR'S RETENTION AND RESERVATION OF THE WATER ROYALTY IS ON AN "AS IS, WHERE IS" BASIS, AND BUYER DISCLAIMS AND NEGATES ANY REPRESENTATION OR WARRANTY OF ANY KIND WHETHER EXPRESSED, IMPLIED OR STATUTORY, REGARDING THE WATER ROYALTY, THE ROYALTY GROUNDWATER, OR THE TITLE, CONDITION, QUALITY, RECOVERABLE VOLUMES OF ANY ROYALTY GROUNDWATER ATTRIBUTABLE TO PROPERTY, OR THE VALUE OF THE WATER ROYALTY OR ROYALTY GROUNDWATER.

BUY-OUT OPTION: With regard to the Water Royalty, GRANTEE shall have, and GRANTOR hereby grants to GRANTEE, the continuing and irrevocable right and option, for a period commencing on the Closing Date and continuing until 5:00 pm, Central Time, on the date that is five years after the Closing Date (the "***Option Period***"), to purchase one hundred percent (100%) of the Water Royalty (the "***Buy-Out Option***"). During the Option Period, GRANTOR shall not assign, convey, burden, mortgage, hypothecate or otherwise encumber any portion of the Water Royalty. At Closing, (i) (A) GRANTOR shall execute, notarize and deliver a special warranty deed conveying the Water Royalty to GRANTEE (the "***Water Royalty Deed***") and (B) GRANTEE shall execute, notarize and deliver a release of the Buy-Out Option (the "***Buy-Out Option Release***"), and (ii) deliver the Water Royalty Deed and the Buy-Out Option Release to Escrow Agent pursuant to the Escrow Agreement. To exercise the Buy-Out Option, (x) interest

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on the Royalty Buy-Out Amount, if any, must have been timely paid as provided herein and (y) GRANTEE must (and the only condition (if any interest has been timely paid) to exercising the Buy-Out Option shall be for GRANTEE to) deliver to the Escrow Agent the sum of the Royalty Buy-Out Amount plus any accrued and unpaid interest since the last quarterly interest payment, if applicable (the "***Buy-Out Payment***"), which delivery of such accrued and unpaid interest shall be deemed to be payment thereof in accordance with the terms hereof. Promptly upon (and no later than three (3) business days following) receipt by the Escrow Agent of the Buy-Out Payment, Escrow Agent shall deliver (A) the executed and notarized Water Royalty Deed to GRANTEE, and (B) the Buy-Out Payment to GRANTOR; *provided that*, in the event of conflict between any terms related to the receipt by the Escrow Agent of the Royalty Buy-Out Amount and delivery of either the Water Royalty Deed to GRANTEE or the Royalty Buy-Out Amount to GRANTOR that are set forth in the Escrow Agreement and this Special Warranty Deed with Vendor's Lien, the terms and provisions of the Escrow Agreement shall govern and control in all respects.

If GRANTEE does not exercise the Buy-Out Option and pay the Royalty Buy-Out Amount prior to 5:00 pm, Central Time, on the date that is the third anniversary of the Closing Date, solely for the period commencing from and after such date GRANTEE shall pay interest to GRANTOR an amount equal to the sum of the Wall Street Journal prime interest rate (determined as of the third anniversary of the Closing Date for the first calendar quarter in which such interest accrues and, for each other calendar quarter for which such interest accrues, on the first day of such calendar quarter) plus 3% per annum, based on the aggregate amount of the Royalty Buy-Out Amount, on the last day of the calendar quarter ending after such third anniversary of Closing Date and on the last day of each calendar quarter thereafter until the earlier to occur of (a) the date of GRANTEE's exercise of the Buy-Out Option and (b) the expiration of the Option Period. For the avoidance of doubt, any payment of any interest set forth in the immediately preceding sentence shall not be deemed to be credited against the Royalty Buy-Out Amount in connection with any exercise by GRANTEE of the Buy-Out Option.

If the Buy-Out Option is not exercised prior to the expiration of the Option Period, then the Buy-Out Option shall automatically expire, the Escrow Agent shall (i) deliver the Water Royalty Deed to GRANTOR in accordance with the terms of the Escrow Agreement and (ii) record the Buy-Out Option Release in the Official Real Property Records of Robertson County, and (other than any interest obligations accrued and not yet paid by GRANTEE in accordance with the terms hereof) GRANTEE shall have no obligation to pay any amounts in respect of the Royalty Buy-Out Amount. Upon (and contemporaneous with) the GRANTOR receiving the Water Royalty Deed if the interest accruing on the Royalty Buy-Out Amount has been timely paid, the Escrow Agent shall deliver to GRANTEE a right of first refusal agreement, in form and substance acceptable to GRANTEE and agreed to prior to Closing (the "***Right of First Refusal Agreement***"), granting the continuing right of first refusal and option to GRANTEE to purchase the Water Royalty in connection with any proposed sale or assignment of the Water Royalty by GRANTOR after the expiration of the Option Period. Any royalties paid to GRANTOR attributable to the Water Royalty shall not be applied to the Royalty Buy-Out Amount and

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GRANTOR shall be entitled to retain such paid royalties, even if GRANTEE exercises the Buy-Out Option after GRANTOR's receipt of such royalties.

Notwithstanding anything stated in this Special Warranty Deed with Vendor's Lien to the contrary, the Buy-Out Option and the Right of First Refusal Agreement shall be considered covenants running with the land and burdening the Water Royalty and any interest of GRANTOR (or its successors or assigns) therein.

GRANTOR AND GRANTEE HEREBY ACKNOWLEDGE THAT THE REAL PROPERTY DESCRIBED HEREIN IS BEING CONVEYED AND ACQUIRED "AS IS", "WHERE IS", WITHOUT WARRANTY, EXPRESS OR IMPLIED, AS TO THE CONDITION AND/OR QUALITY OF THE REAL PROPERTY AND ANY IMPROVEMENTS THEREON AND PERSONAL PROPERTY.

Grantor, for the consideration and subject to the Exceptions to Conveyance and Warranty and the Reservation of Water Royalty, hereby grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee, Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through, or under Grantor, but not otherwise except as to the Exceptions to Conveyance and Warranty and the Reservation of Water Royalty. Except that Grantor, Clifford A. Skiles, Jr., and Jo Sondra Skiles, as to the 705.2 acres of land described in Exhibit "A-5" do hereby give a General Warranty Deed as follows: Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the 705.2 acres of land described in Exhibit "A-5" to Grantee, Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Notwithstanding the title to this instrument, there is no vendor's lien associated with this deed, either benefiting Grantor or any other party, and this deed is absolute with no superior title provided herein.

When the context requires, singular nouns and pronouns include the plural.

Signature Pages to Special Warranty Deed with Vendor's Lien on separate pages.

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Signature Page to Special Warranty Deed with Vendor's Lien

Grantor:

Clifford A. Skiles, Jr. also known as Cliff A. Skiles, Jr.

Jo Sondra Skiles

Doc Bk Vol Pg
20213534 OR 1458 681

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF DALLAM §

This instrument was acknowledged before me on this the 12th day of October, 2021, by Clifford A. Skiles, Jr., also known as Cliff A. Skiles, Jr., and spouse, Jo Sondra Skiles.

SHARI A. KEETON
NOTARY PUBLIC - STATE OF TEXAS
ID # 11215784-5
My Commission Expires 05-09-2022

NOTARY PUBLIC, STATE OF TEXAS

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Signature Page to Special Warranty Deed with Vendor's Lien

Grantor:

C. A. Skiles Family Partnership. Ltd.
By Skiles Operating, Inc., Its General Partner

By: Clifford A. Skiles, President
Clifford A. Skiles, Jr., President

Doc 20213534 Bk OR Vol 1458 Pg 682

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF DALLAM §

This instrument was acknowledged before me on this the 12th day of October, 2021, by Clifford A. Skiles, Jr., President of Skiles Operating, Inc., as General Partner of C. A. Skiles Family Partnership, Ltd., on behalf of said limited partnership.

SHARI A. KEETON
NOTARY PUBLIC - STATE OF TEXAS
ID # 1121578-6
My Commission Expires 05-08-2022

Shari A. Keeton
NOTARY PUBLIC, STATE OF TEXAS

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This is a true and correct copy of the original filed in Robertson County Clerk's Office
Stephanie M. Sanders

Signature Page to Special Warranty Deed with Vendor's Lien

Grantor:

Jeb Stewart Skiles, also known as
Jeb S. Skiles

Kelly Lynn Skiles

Doc 20213534 Bk OR Vol 1458 Pg 683

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF Robertson §

This instrument was acknowledged before me on this the 12th day of October, 2021, by Jeb Stewart Skiles, also known as Jeb S. Skiles, and spouse, Kelly Lynn Skiles.

ERON M. MUSHINSKI
Notary Public, State of Texas
Comm. Expires 03-15-2025
Notary ID 131046660

NOTARY PUBLIC, STATE OF TEXAS

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Signature Page to Special Warranty Deed with Vendor's Lien

Grantee:

UW BRAZOS VALLEY FARM LLC,
a Delaware limited liability company

By: **UW Brazos Valley Farm Holdco LLC,**
a Delaware limited liability company,
its Managing Member

By: **UW Brazos LLC,**
a Delaware limited liability company,
its Managing Member

By: **Upwell Water LLC,**
a Delaware limited liability company
its Managing Member

By: _____
Jesse Cuevas, Authorized Signatory

SHIRA ZADMEHRAN
COMM. #2330328
Notary Public - California
Los Angeles County
My Comm. Expires July 12, 2024

Doc Bk Vol Pg
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NOTARIAL ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF San Francisco)

On October 11th, 2021, before me, Srira Zadmehran Notary Public, personally appeared Jesse Cuevas, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Srira Zadmehran (Seal)
My Commission Expires: 07/12/2024

NRO1 SRIRA ZADMEHRAN
COMM. #2330328
Notary Public - California
Los Angeles County
My Comm. Expires July 12, 2024 NRO1

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EXHIBIT A

PROPERTY

[See attached.]

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EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **ROBERTSON** AND **MILAM**, STATE OF TEXAS AND IS DESCRIBED AS FOLLOWS:

PARCEL A: BEING 4,367.6 acres of land, more or less, lying and being situated in the G. A. NIXON, (A-31), the J. HARLAN, (A-181), and the M. BRENNAN, (A-67), Robertson County, Texas; being more particularly described by metes and bounds in Exhibit "A-1" which is attached hereto and made a part hereof as if set forth here at length.

PARCEL B-1: BEING 1,651.2 acres of land, more or less, lying and being situated in the G. A. NIXON, (A-31), and the J. HARLAN, (A-181), Robertson County, Texas; being more particularly described by metes and bounds in Exhibit "A-2" which is attached hereto and made a part hereof as if set forth here at length.

PARCEL B-2: BEING 2.021 acres of land, more or less, lying and being situated in G. A. NIXON, (A-31), Robertson County, Texas; being more particularly described by metes and bounds in Exhibit "A-3" which is attached hereto and made a part hereof as if set forth here at length.

PARCEL B-3: BEING 4.261 acres of land, more or less, lying and being situated in the J. HARLAN, (A-181), Robertson County, Texas; being more particularly described by metes and bounds in Exhibit "A-4" which is attached hereto and made a part hereof as if set forth here at length.

PARCEL C: BEING 705.2 acres of land, more or less, lying and being situated in the J. A. HILL, (A-166), and the J. D. SMITH, (A-331), Robertson County, Texas; being more particularly described by metes and bounds in Exhibit "A-5" which is attached hereto and made a part hereof as if set forth here at length.

PARCEL D: BEING 1,093.8 acres of land, more or less, lying and being situated in the J. A. HILL, (A-166), and the J. D. SMITH, (A-331), Robertson County, Texas; being more particularly described by metes and bounds in Exhibit "A-6" which is attached hereto and made a part hereof as if set forth here at length.

PARCEL E: BEING 1,162.5 acres of land, more or less, lying and being situated in the J. A. HILL, (A-166), the J. D. SMITH, (A-331), and the H. G. MORGAN, (A-219), Robertson County, Texas; being more particularly described by metes and bounds in Exhibit "A-7" which is attached hereto and made a part hereof as if set forth here at length.

SAVE AND EXCEPT an undivided one-half (½) interest of Clifford A Skiles, III in 82.57 acres and 0.53 acres in deed from Lee Oma Stewart Lewis and Stuart E. Lewis to Clifford A. Skiles, III and Jeb S. Skiles, dated February 8, 1999 and recorded in Volume 728, Page 583 of the Official Public Records of Robertson County, Texas; and 37.69 acres in deed from Nickolas R. Lutz, Sr. and wife, Joan Fagan Lutz, and John C. Lutz and wife, Mary H. Lutz to Clifford A. Skiles, III and Jeb S. Skiles, dated April 9, 1998 and recorded in Volume 709, Page 527 of the Official Public Records of Robertson County, Texas

PARCEL F: BEING 5.59 acres of land, more or less, lying and being situated in the E. CARUTHERS, (A-5), and the L. L. CHILES, (A-9), Milam County, Texas; being more particularly described by metes and bounds in Exhibit "A-8" which is attached hereto and made a part hereof as if set forth here at length.

KERR SURVEYING

FIELD NOTES DESCRIPTION
OF A
4367.6 ACRE TRACT
GEORGE ANTONIO NIXON 11 LEAGUE SURVEY, ABSTRACT 31
JOSEPH HARLAN SURVEY, ABSTRACT 181
MARTHA BRENNAN SURVEY, ABSTRACT 67
ROBERTSON COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 4367.6 ACRES IN THE GEORGE ANTONIO NIXON 11 LEAGUE SURVEY, ABSTRACT 31, THE JOSEPH HARLAN SURVEY, ABSTRACT 181, AND THE MARTHA BRENNAN SURVEY, ABSTRACT 67, ROBERTSON COUNTY, TEXAS, BEING ALL OF A CALLED 1003.782 ACRE TRACT CONVEYED TO CLIFF A. SKILES, JR. DVM AND JO SONDRA SKILES IN VOLUME 672, PAGE 178 OF THE OFFICIAL RECORDS OF ROBERTSON COUNTY, TEXAS (ORRCT), ALL OF CALLED 358.506 ACRE TRACT CONVEYED TO CLIFFORD A. SKILES, JR. AND JO SONDRA SKILES IN VOLUME 848, PAGE 709 ORRCT, ALL OF A CALLED 362.31 ACRE TRACT CONVEYED TO CLIFFORD A. SKILES, JR. AND JO SONDRA SKILES IN VOLUME 830, PAGE 743 ORRCT, ALL OF A CALLED 108.30 ACRE TRACT CONVEYED TO CLIFFORD A. SKILES, JR. AND JO SONDRA SKILES IN VOLUME 830, PAGE 749 ORRCT, ALL OF A CALLED 79.54 ACRE TRACT CONVEYED TO CLIFFORD A. SKILES, JR. AND JO SONDRA SKILES IN VOLUME 830, PAGE 754 ORRCT, ALL OF A CALLED 1838.10 ACRE TRACT CONVEYED TO CLIFFORD A. SKILES, JR. DVM AND JO SONDRA SKILES IN VOLUME 663, PAGE 618 ORRCT, ALL OF A CALLED 28.24 ACRE TRACT CONVEYED TO CLIFFORD A. SKILES, JR. AND JO SONDRA SKILES IN VOLUME 1022, PAGE 366 ORRCT, ALL OF A CALLED 585.623 ACRE TRACT CONVEYED TO CLIFFORD A. SKILES, JR. AND JO SONDRA SKILES IN VOLUME 848, PAGE 709 ORRCT AND ALL OF A CALLED 10.00 FOOT WIDE STRIP OF LAND OUT OF SAID 1838.10 ACRE TRACT, SAID 28.24 ACRE TRAT AND SAID 585.623 ACRE TRACT, CONVEYED TO CLIFF A. SKILES, JR. AND WIFE, JO SONDRA SKILES IN VOLUME 1456, PAGE 770 (ORRCT); SAID 4367.6 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point [N:10300237.54; E:3448436.22] at the intersection of the northwest line of Farm to Market Road 485 (100' wide right of way per Volume 118, Page 603, Deed Records of Robertson County, Texas [DRRCT] and TXDOT plans, formerly known as Highway 190) and the easterly line of Farm to Market Road 1644 (80' wide right of way per Volume 178, Page 144 DRRCT, Volume 178, Page 147 DRRCT and TXDOT plans) marking the south corner of said 1003.782 acre tract, for reference a 1/2 inch iron rod found at the intersection of said northwest line of Farm to Market Road 485 and the westerly line of a 100' wide Union Pacific Railroad right of way (Volume 40, Page 297 DRRCT and Volume 123, Page 181 DRRCT) marking the east corner of a called 1009.33 acre tract conveyed to Clifford A. Skiles, Jr. DVM and Jo Sondra Skiles (Volume 672, Page 178 ORRCT) bears S 67° 31' 38" W a distance of 183.97 feet from which another 1/2 inch iron rod found on said northwest line of Farm to Market Road 485 bears S 67° 31' 38" W a distance of 6812.32 feet, and for further reference from said beginning point a 1/2 inch iron rod

EXHIBIT
A-1

found within the right of way of Farm to Market Road 1644 bears S 67° 31' 38" W a distance of 1.29 feet and a concrete monument found seemingly disturbed bears N 89° 41' W a distance of 3.6 feet;

THENCE, with the easterly right of way line of Farm to Market Road 1644, being 80.00 feet from and parallel to said 100' wide railroad right of way, for the following five (5) courses and distances:

1) **N 34° 24' 01" W** a distance of **8260.31** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set for the beginning of a curve;
2) with a curve to the right having a radius of **2820.55** feet, an arc distance of **1480.55** feet, a delta angle of **30° 04' 31"** and a chord which bears **N 19° 21' 46" W** a distance of **1463.61** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set for the end of said curve;
3) **N 04° 19' 30" W** a distance of **953.39** feet to a 5/8 inch iron rod found for the beginning of a curve;
4) with a curve to the left having a radius of **2994.74** feet, an arc distance of **1209.50** feet, a delta angle of **23° 08' 25"** and a chord which bears **N 15° 53' 42" W** a distance of **1201.30** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set for the end of said curve;
5) **N 27° 27' 55" W** a distance of **1482.32** feet to a 1/2 inch iron rod found inside a 1-1/2 inch iron pipe marking the common west corner of said 79.54 acre tract and a called 186.55 acre tract conveyed to TAP Farm LLC in Volume 1179, Page 723 ORRCT;

THENCE, with the common boundary of said 79.54 acre tract and said 186.55 acre tract, **N 61° 48' 27" E,** a distance of **1449.88** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set marking the east corner of said 186.55 acre tract and an interior west corner of this herein described tract, for reference a 5/8 inch iron rod found marking the north corner of said 79.54 acre tract and an interior south corner of said 1838.10 acre tract bears N 61° 48' 27" E a distance of 842.02 feet;

THENCE, with the common boundary of said 1838.10 acre tract and said 186.55 acre tract, **N 31° 09' 45" W,** at 8.33 feet pass a 1/2 inch iron rod found, continue a total distance of **3004.49** feet to a 5/8 inch iron rod found on the southeast line of a called 1305.396 acre tract conveyed to Sandra C. Ryan Trust and Bernadette C. Priestly Trust in Volume 1357, Page 93 ORRCT marking the north corner of said 186.55 acre tract and further being the northwest corner of this herein described tract, for reference a 1 inch iron pipe found bears S 31° 09' 45" E a distance of 28.26 feet;

THENCE, with the common boundary of said 1838.10 acre tract and said 1305.396 acre tract being within a traveled gravel roadway commonly known as "Providence Road", **N 57° 54' 43" E,** a distance of **1129.87** feet to a 1/2 inch iron rod found marking the west corner of a called 2.5877 acre tract conveyed to Providence Baptist Church in Volume 397, Page 194 ORRCT;

THENCE, with the common boundary of said 1838.10 acre tract and said 2.5877 acre tract for the following three (3) courses and distances:

1) **S 31° 51' 28" E** a distance of **354.00** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set;
2) **N 57° 54' 43" E** a distance of **318.00** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set;
3) **N 31° 51' 28" W** a distance of **354.00** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set on the southeast line of said 1305.396 acre tract marking the north corner of said 2.5877 acre tract;

THENCE, with the common boundary of said 1838.10 acre tract and said 1305.396 acre tract and crossing through Providence Road, **N 57° 54' 43" E**, at 5599.52 feet pass a 1/2 inch iron rod found, continue a total distance of **5681.32** feet to a point within the centerline of Little Brazos River;

THENCE, continuing with the common boundary of said remainder of 1838.10 acre tract and said 1305.396 acre tract along the centerline meanders of Little Brazos River for the following five (5) courses and distances:

1) **S 82° 39' 19" E** a distance of **159.80** feet;
2) **S 77° 43' 09" E** a distance of **212.43** feet;
3) **S 75° 17' 50" E** a distance of **273.28** feet;
4) **S 57° 15' 31" E** a distance of **102.03** feet;
5) **S 33° 28' 00" E** a distance of **86.18** feet to a point within Providence Road marking the west corner of said 28.24 acre tract and the south corner of the remainder of a called 295.32 acre tract conveyed to James E. Janac and Shelley H. Janac in Volume 840, Page 146 ORRCT;

THENCE, with the common boundary of said 28.24 acre tract and said remainder of 295.32 acre tract and generally following the centerline of Providence Road for the following four (4) courses and distances:

1) **N 62° 47' 00" E** a distance of **284.80** feet;
2) **N 73° 46' 20" E** a distance of **113.03** feet;
3) **N 87° 03' 44" E** a distance of **111.63** feet;
4) **N 89° 41' 20" E** a distance of **585.97** feet to the common line of said 585.623 acre tract and said remainder of 295.32 acre tract;

THENCE, with the common boundary of said 585.623 acre tract and said remainder of 295.32 acre tract, **N 57° 40' 08" E** a distance of **5551.05** feet to a 5/8 inch iron rod found within the traveled roadbed of Red Hill Road (prescriptive in nature) marking the south corner of a called 24.91 acre tract conveyed to Jo Ann K. Maddox in Volume 419, Page 451 ORRCT and the west corner of a called 3.00 acre tract conveyed to W. W. Johnson and Mildred Johnson

in Volume 469, Page 300 DRRCT and further being the north corner of this herein described tract, for reference a cross-tie fence corner post found bears S 24° 00' 29" W a distance of 43.89 feet;

THENCE, along the centerline of Red Hill Road (as currently constructed), same being the common line of said 585.623 acre tract, said 3.00 acre tract and a called 28.31 acre tract conveyed to Billy D. Lopez and Mildred Lopez in Volume 721, Page 652 (ORRCT), for the following nine (9) courses and distances:

1) **S 38° 36' 51" E** a distance of **109.57** feet;
2) **S 42° 17' 46" E** a distance of **56.09** feet;
3) **S 44° 26' 33" E** (passing the common corner of said 3.00 acre tract and said 28.31 acre tract) a distance of **111.50** feet;
4) **S 47° 14' 57" E** a distance of **52.38** feet;
5) **S 50° 10' 32" E** a distance of **51.70** feet;
6) **S 52° 29' 37" E** a distance of **53.20** feet;
7) **S 54° 18' 42" E** a distance of **55.35** feet;
8) **S 56° 55' 05" E** a distance of **160.32** feet;
9) **S 58° 53' 52" E** a distance of **231.22** feet to the north corner of a called 5 acre tract conveyed to the Trustees of Thompson Cemetery in volume 40, Page 281 DRRCT;

THENCE, with the common occupied boundary of said 585.623 acre tract and said 5 acre tract for the following three (3) courses and distances:

1) **S 45° 51' 47" W,** at 28.87 feet pass a cross-tie fence corner post found, continue generally along a fence a total distance of **449.28** feet to a 6 inch treated fence corner post found;
2) **S 59° 46' 36" E** generally along a fence a distance of **512.45** feet to a 6 inch treated fence corner post found;
3) **N 32° 06' 33" E,** generally along a fence, at 397.74 feet pass a chain link fence corner post found, continue a total distance of **431.68** feet to a point in the centerline of Red Hill Road on the common line of said 585.623 acre tract and a called 4.224 acre tract conveyed to B. J. Jones and Patricia L. Jones in Volume 355, Page 425 DRRCT;

THENCE, along the centerline of Red Hill Road, same being called the northeast line of said 585.623 acre tract and the southwest line of said 4.224 acre tract, a called 4.09 acre tract conveyed to Billie Joe Jones in Volume 721, Page 482 ORRCT and a called 3.66 acre tract conveyed to Patricia Jones in Volume 1252, Page 673 ORRCT, for the following thirteen (13) courses and distances:

1) **S 58° 23' 46" E** a distance of **71.43** feet;
2) **S 60° 49' 15" E** a distance of **108.23** feet;
3) **S 62° 17' 02" E** a distance of **612.39** feet;

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4) S 62° 59' 15" E a distance of **156.07** feet;
5) S 66° 21' 49" E (passing the south corner of said 3.66 acre tract and continuing along the northeast line of said 585.623 acre tract) a distance of **177.92** feet;
6) S 67° 23' 20" E a distance of **103.41** feet;
7) S 64° 23' 31" E a distance of **109.29** feet;
8) S 59° 56' 40" E a distance of **160.76** feet;
9) S 55° 34' 07" E a distance of **106.55** feet;
10) S 50° 25' 12" E a distance of **107.43** feet;
11) S 46° 36' 44" E a distance of **266.24** feet;
12) S 43° 34' 54" E a distance of **701.78** feet;
13) S 39° 35' 23" E a distance of **58.67** feet;

THENCE, leaving Red Hill Road and continuing along the northeast line of said 585.623 acre tract, **S 56° 46' 33" W,** along the apparent "Old School Tract" (no records found), at 41.0 feet pass a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set in a fence line on the south margin of said road, continue a total distance of **194.44** feet to a 5/8 inch iron rod found;

THENCE, continuing with the northeast line of said 585.623 acre tract and said apparent school tract, **S 39° 35' 48" E** a distance of **194.44** feet to a 5/8 inch iron rod with cap stamped "RPLS 4079" found on the northwest line of said 1838.10 acre tract marking a northeast corner of said 585.623 acre tract, for reference a 1 inch iron pipe found on the common line of said 585.623 acre tract and said 1838.10 acre tract bears S 56° 46' 33" W a distance of 6372.48 feet;

THENCE, with the northwest line of said 1838.10 acre tract and said apparent school tract, **N 56° 46' 33" E** a distance of **63.09** feet to a point in the common line of said 1838.10 acre tract and a called 15 tract conveyed to Mose Moody Heirs in Volume 759, Page 50 ORRCT, for reference a 1 inch iron pipe found bears N 56° 46' 33" E a distance of 46.98 feet and a 5/8 inch iron rod with cap stamped "RPLS 4079" found bears N 32° 19' 56" W a distance of 0.37 feet;

THENCE, with the common boundary of said 1383.10 acre tract and said Moody tract, **S 32° 20' 24" E** a distance of **1754.63** feet to a 1/2 inch iron rod found marking the northwest corner of a called 22.57 acre tract conveyed to Ernesto I. Ramirez and Alesha M. Ramirez in Volume 1171, Page 611 ORRCT;

THENCE, with the common boundary of said 1838.10 acre tract and said 22.57 acre tract for the following three (3) courses and distances:

1) S 32° 10' 12" E a distance of **353.75** feet to a 18 inch post oak found, for reference a 5/8 inch iron rod with cap stamped "RPLS 2972" found bears N 60° 02' 03" W a distance of 0.78 feet;

2) **S 32° 59' 43" E** a distance of **1387.00** feet to a 3/8 inch iron rod found;
3) **S 32° 37' 04" E**, passing the south corner of said 22.57 acre tract, a distance of **463.98** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set on the northwest line of a called 35.4 acre tract conveyed to Nickolas Robert Lutz, Jr. in Volume 1262, Page 470 ORRCT, said 35.4 acre tract being further described in Volume 194, Page 311 DRRCT, for the most easterly corner of this herein described tract;

THENCE, with the common boundary of said 1838.10 acre tract and said 35.4 acre tract, **S 58° 04' 49" W**, passing the common corner of said 35.4 acre tract and a called 250-1/2 acre tract (Lutz, 1262/470 ORRCT), said 250-1/2 acre tract being further described in Volume 200, Page 559 DRRCT, continue with the common boundary of said 1838.10 acre tract and said 250-1/2 acre tract a distance of **4670.15** feet to a 1 inch iron pipe found marking a common corner of said 1838.10 acre tract and said 250-1/2 acre tract;

THENCE, continuing with the common boundary of said 1838.10 acre tract and said 250-1/2 acre tract, **N 31° 55' 18" W** a distance of **1136.12** feet to a 1 inch iron pipe found marking a north corner of said 250-1/2 acre tract;

THENCE, continuing with the common boundary of said 1838.10 acre tract and said 250-1/2 acre tract, **S 57° 11' 13" W** a distance of **2839.07** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set marking the north corner of said 362.31 acre tract and an interior east corner of this herein described tract;

THENCE, with the common boundary of said 362.31 acre tract and said 250-1/2 acre tract, **S 32° 12' 26" E** a distance of **1849.95** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set on the northerly line of a called 174 acre tract (Lutz, 1262/470 ORRCT), said 174 acre tract being further described in Volume 194, Page 311 DRRCT, marking the most easterly corner of said 358.506 acre tract;

THENCE, with the common boundary of said 358.506 acre tract and said 174 acre tract, **S 67° 47' 03" W** a distance of **1387.10** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set marking the west corner of said 174 acre tract and an interior east corner of said 358.506 acre tract;

THENCE, continuing with the common boundary of said 358.506 acre tract and said 174 acre tract, **S 22° 12' 57" E** a distance of **1241.47** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set marking the common north corner of said 358.506 acre tract and a called 152-1/5 acre tract (Lutz 1262/470 ORRCT), said 152-1/5 acre tract being further described in Volume 194, Page 311 DRRCT;

THENCE, with the common boundary of said 358.506 acre tract and said 152-1/5 acre tract, **S 67° 47' 03" W** a distance of **2316.67** feet to a railroad iron found marking the north corner of said 1003.782 acre tract;

THENCE, with the common boundary of said 1003.782 acre tract and said 152-1/5 acre tract, **S 22° 41' 23" E** a distance of **2546.93** feet to a 10 inch treated fence post found;

THENCE, continuing with the common boundary of said 1003.782 acre tract and said 152-1/5 acre tract, a called 302.24 acre tract conveyed to Michael L. Muse in Volume 592, Page 274 DRRCT and a called 344.035 acre tract conveyed to Michael L. Muse in Volume 591, Page 408 DRRCT, **S 22° 07' 00" E** a distance of **4366.04** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set on the northwest line of Farm to Market Road 485 marking the southeast corner of this herein described tract;

THENCE, along the northwest line of Farm to Market Road 485, **S 67° 31' 38" W** a distance of **5560.42** feet to the **POINT OF BEGINNING** hereof, and containing **4367.6** acres, more or less.

Surveyed on the ground August and September 2021 under my supervision. The bearing basis for this survey is based on the Texas State Plane Central Zone Grid North (NAD83) as established from GPS observation using the Leica Smartnet NAD83 (NA2011) epoch 2010 multi-year cors solution s (MYCS2). Distances described herein are surface distances. To obtain grid distances (not areas) divide by a combined scale factor of 1.00012632 (calculated using geoid12b). [REVISED 10-04-2021: V/P of 362.31 parent tract]

10/4/21

Nathan Paul Kerr
Registered Professional Land Surveyor No. 6834

STATE OF TEXAS
REGISTERED
NATHAN PAUL KERR
6834
PROFESSIONAL
LAND SURVEYOR

KERR SURVEYING

Kerr Surveying, LLC | 409 N. Texas Ave. Bryan, TX 77803
Office: (979) 268-3195 | Web: www.kerrlandsurveying.com
Surveys@kerrsurveying.net | TBPELS Firm No. 10018500

21-390-A (file name)

KERR SURVEYING

FIELD NOTES DESCRIPTION
OF A
1651.2 ACRE TRACT
GEORGE ANTONIO NIXON 11 LEAGUE SURVEY, ABSTRACT 31
JOSEPH HARLAN SURVEY, ABSTRACT 181
ROBERTSON COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 1651.2 ACRES IN THE GEORGE ANTONIO NIXON 11 LEAGUE SURVEY, ABSTRACT 31, AND THE JOSEPH HARLAN SURVEY, ABSTRACT 181 ROBERTSON COUNTY, TEXAS, BEING ALL OF A CALLED 1009.33 ACRE TRACT CONVEYED TO CLIFFORD A. SKILES, JR. DVM AND JO SONDRA SKILES IN VOLUME 672, PAGE 178 OF THE OFFICIAL RECORDS OF ROBERTSON COUNTY, TEXAS (ORRCT), ALL OF A CALLED 8.25 ACRE TRACT AND 5.00 ACRE TRACT CONVEYED TO CLIFFORD A. SKILES, JR. DVM AND JO SONDRA SKILES IN VOLUME 694, PAGE 549 ORRCT, ALL OF A CALLED 5 ACRE TRACT CONVEYED TO CLIFFORD A. SKILES, JR. IN VOLUME 964, PAGE 315 ORRCT, ALL OF A CALLED 148.65 ACRE TRACT CONVEYED TO CLIFFORD A. SKILES, JR. IN VOLUME 1028, PAGE 204 ORRCT, ALL OF A CALLED 162.037 ACRE TRACT CONVEYED TO CLIFFORD A. SKILES, JR. AND JO SONCRA SKILES IN VOLUME 848, PAGE 709 ORRCT, ALL OF A CALLED 170.81 ACRE TRACT CONVEYED TO CLIFFORD A. SKILES, JR. AND JO SONDRA SKILES IN VOLUME 830, PAGE 743 ORRCT, ALL OF A CALLED 80.17 ACRE TRACT AND A CALLED 66.51 ACRE TRACT CONVEYED TO CLIFFORD A. SKILES, JR. AND JO SONDRA SKILES IN VOLUME 830, PAGE 749 ORRCT AND ALL OF A CALLED 37.85 ACRE TRACT CONVEYED TO CLIFFORD A. SKILES, JR. AND JO SONDRA SKILES IN VOLUME 830, PAGE 754 ORRCT; SAID 1651.2 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found [N:10300167.23; E:3448266.24] at the intersection of the north line of Farm to Market Road 485 (100' wide right of way at this point per Volume 118, Page 603 DRRCT and TXDOT plans - formerly known as Highway 190) and the southwest line of a 100' wide Union Pacific Railroad right of way (per Volume 40, Page 297 DRRCT and Volume 123, Page 181 DRRCT) marking the east corner of said 1009.33 acre tract;

THENCE, with the north line of said Farm to Market Road 485 for the following ten (10) courses and distances:

1) S 67° 31' 38" W a distance of 6812.32 feet to a 1/2 inch iron rod found;

EXHIBIT
A-2

21-309-B1 (file name)

2) N 22° 28' 22" W a distance of 10.00 feet to a 1/2 inch iron rod found for the beginning of a curve;
3) along a curve to the right having a radius of 2804.72 feet, an arc distance of 876.10 feet, a delta angle of 17° 53' 50" and a chord which bears S 76° 28' 49" W a distance of 872.54 feet to a 1/2 inch iron rod found for the end of said curve;
4) S 85° 25' 44" W a distance of 1227.19 feet to a point, for reference a 1/2 inch iron rod found bears S 15° 03' 06" E a distance of 0.45 feet;
5) N 69° 24' 18" W a distance of 959.71 feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set for the beginning of a curve, for reference a 1/2 inch iron rod found disturbed bears S 10° 00' 12" W a distance of 3.90 feet;
6) along a curve to the left having a radius of 1195.90 feet, an arc distance of 852.14 feet, a delta angle of 40° 49' 35" and a chord which bears N 89° 49' 06" W a distance of 834.23 feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set for the end of said curve;
7) N 00° 23' 05" W a distance of 201.29 feet to a 1/2 inch iron rod found;
8) S 66° 05' 42" W a distance of 100.00 feet, for reference a 1/2 inch iron rod found bears S 82° 49' 01" W a distance of 0.59 feet;
9) S 00° 23' 05" E a distance of 198.61 feet, for reference a 1/2 inch iron rod found bears N 27° 54' 58" W a distance of 0.42 feet;
10) S 66° 05' 42" W, at a distance of 160.44 feet pass a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set, continue a total distance of 260.44 feet to a point on or near the east gradient boundary at the low vegetation line of the Brazos River for the southwest corner of this herein described tract;

THENCE, along the meanders of the Brazos River being on or near the gradient boundary at the low vegetation line for the following one hundred fifty-four (154) courses and distances:

1) N 01° 10' 23" W a distance of 173.25 feet;
2) N 04° 11' 22" W a distance of 159.47 feet;
3) N 02° 10' 41" W a distance of 150.75 feet;
4) N 00° 20' 39" E a distance of 374.22 feet;
5) N 13° 21' 00" E a distance of 140.86 feet;
6) N 15° 32' 37" E a distance of 105.56 feet;
7) N 21° 11' 35" E a distance of 103.18 feet;
8) N 45° 24' 08" E a distance of 36.67 feet;
9) N 06° 40' 29" W a distance of 123.79 feet;
10) N 08° 42' 13" W a distance of 208.75 feet;

11) N 50° 24' 51" W a distance of 163.24 feet;
12) N 03° 27' 15" W a distance of 350.08 feet;
13) N 00° 16' 22" E a distance of 181.38 feet;
14) N 01° 18' 56" W a distance of 230.96 feet;
15) N 18° 48' 39" W a distance of 109.02 feet;
16) N 16° 41' 17" W a distance of 288.91 feet;
17) N 02° 57' 13" W a distance of 298.82 feet;
18) N 05° 44' 28" W a distance of 275.29 feet;
19) N 10° 50' 07" E a distance of 142.16 feet;
20) N 11° 46' 48" E a distance of 90.16 feet;
21) N 10° 14' 43" E a distance of 121.52 feet;
22) N 12° 51' 44" E a distance of 263.82 feet;
23) N 21° 32' 21" E a distance of 197.12 feet;
24) N 47° 01' 01" E a distance of 410.03 feet
25) N 78° 39' 49" E (transition to the cut bank of river) a distance of 191.54 feet;
26) S 76° 37' 15" E a distance of 153.91 feet;
27) N 50° 05' 56" E a distance of 126.70 feet;
28) N 66° 25' 33" E a distance of 107.53 feet;
29) N 49° 38' 14" E a distance of 175.80 feet;
30) N 30° 51' 13" E (transition to the low vegetation line of river) a distance of 110.48 feet;
31) N 47° 04' 27" E a distance of 260.99 feet;
32) N 63° 48' 14" E a distance of 256.00 feet;
33) N 84° 01' 56" E a distance of 191.60 feet;
34) S 85° 35' 22" E a distance of 263.48 feet;
35) S 75° 49' 04" E a distance of 162.51 feet;
36) S 63° 39' 50" E a distance of 352.53 feet;
37) S 02° 37' 47" E (transition to cut bank of river) a distance of 109.10 feet;
38) S 26° 09' 05" E a distance of 187.06 feet;
39) S 13° 35' 30" E a distance of 436.96 feet;
40) S 15° 52' 24" E a distance of 300.38 feet;
41) S 31° 15' 47" E a distance of 179.12 feet;
42) S 38° 00' 14" E a distance of 341.38 feet;
43) S 42° 51' 46" E a distance of 301.96 feet;
44) S 62° 25' 36" E a distance of 330.34 feet;

45) S 54° 36' 25" E a distance of 205.38 feet;
46) S 74° 38' 07" E a distance of 359.60 feet;
47) S 86° 50' 00" E a distance of 216.25 feet;
48) N 71° 57' 26" E a distance of 288.09 feet;
49) N 59° 17' 18" E a distance of 296.17 feet;
50) N 43° 03' 12" E a distance of 352.10 feet;
51) N 40° 13' 24" E a distance of 138.74 feet;
52) N 34° 11' 29" E a distance of 244.20 feet;
53) N 05° 18' 53" E a distance of 180.04 feet;
54) N 03° 56' 28" E a distance of 182.49 feet;
55) N 04° 50' 13" E a distance of 173.63 feet;
56) N 04° 59' 20" W a distance of 151.44 feet;
57) N 05° 36' 26" W a distance of 143.68 feet;
58) N 13° 50' 19" W a distance of 234.39 feet;
59) N 24° 55' 27" W a distance of 161.20 feet;
60) N 37° 20' 36" W a distance of 242.44 feet;
61) N 31° 23' 37" W a distance of 187.98 feet;
62) N 33° 10' 18" W a distance of 95.87 feet;
63) N 39° 40' 59" W a distance of 137.30 feet;
64) N 37° 47' 58" W a distance of 127.64 feet;
65) N 59° 05' 05" W (transition to the low vegetation line of river) a distance of 167.01 feet;
66) N 55° 56' 54" W a distance of 164.72 feet;
67) N 65° 41' 50" W a distance of 286.71 feet;
68) N 70° 13' 07" W a distance of 224.67 feet;
69) N 69° 48' 42" W a distance of 195.66 feet;
70) N 67° 02' 36" W a distance of 203.12 feet;
71) N 71° 48' 31" W a distance of 167.86 feet;
72) N 62° 14' 42" W a distance of 217.74 feet;
73) N 63° 53' 13" W a distance of 185.12 feet;
74) N 67° 08' 16" W a distance of 231.55 feet;
75) N 60° 15' 36" W a distance of 195.91 feet;
76) N 61° 22' 09" W a distance of 128.23 feet;
77) N 40° 05' 17" W a distance of 171.54 feet;
78) N 41° 37' 12" W a distance of 184.80 feet;

79) N 43° 56' 35" W a distance of 159.34 feet;
80) N 46° 43' 28" W a distance of 146.61 feet;
81) N 46° 04' 33" W a distance of 153.56 feet;
82) N 48° 05' 48" W a distance of 235.34 feet;
83) N 46° 52' 58" W a distance of 210.38 feet;
84) N 44° 29' 36" W a distance of 242.31 feet;
85) N 40° 01' 52" W a distance of 292.61 feet;
86) N 45° 16' 31" W a distance of 200.26 feet;
87) N 42° 05' 34" W a distance of 128.09 feet;
88) N 40° 21' 01" W a distance of 161.41 feet;
89) N 36° 38' 08" W a distance of 150.71 feet;
90) N 36° 47' 07" W a distance of 161.97 feet;
91) N 35° 44' 13" W a distance of 175.89 feet;
92) N 39° 42' 49" W a distance of 178.17 feet;
93) N 41° 06' 27" W a distance of 169.06 feet;
94) N 40° 45' 24" W a distance of 152.82 feet;
95) N 38° 58' 37" W a distance of 169.03 feet;
96) N 36° 10' 09" W a distance of 215.79 feet;
97) N 31° 19' 03" W a distance of 125.65 feet;
98) N 24° 07' 53" W a distance of 147.22 feet;
99) N 27° 38' 39" W a distance of 175.25 feet;
100) N 30° 26' 45" W a distance of 120.55 feet;
101) N 30° 21' 20" W a distance of 168.55 feet;
102) N 32° 53' 16" W a distance of 148.87 feet;
103) N 33° 30' 05" W a distance of 165.94 feet;
104) N 31° 06' 55" W a distance of 151.91 feet;
105) N 28° 22' 34" W a distance of 134.97 feet;
106) N 24° 40' 33" W a distance of 144.20 feet;
107) N 30° 16' 38" W a distance of 138.65 feet;
108) N 32° 43' 52" W a distance of 146.14 feet;
109) N 25° 50' 25" W a distance of 158.12 feet;
110) N 10° 39' 05" W a distance of 196.91 feet;
111) N 24° 10' 37" E a distance of 64.96 feet;
112) N 19° 27' 38" E a distance of 213.61 feet;

113) N 38° 05' 13" E a distance of 243.65 feet;
114) N 68° 10' 05" E a distance of 228.98 feet;
115) S 71° 06' 34" E a distance of 228.37 feet;
116) S 58° 34' 34" E a distance of 160.34 feet;
117) S 62° 37' 52" E a distance of 244.62 feet;
118) S 66° 18' 21" E a distance of 138.32 feet;
119) S 57° 03' 17" E a distance of 197.81 feet;
120) S 58° 07' 17" E a distance of 256.80 feet;
121) S 33° 02' 34" E (transition to the cut bank of river) a distance of 158.25 feet;
122) S 51° 43' 48" E a distance of 228.68 feet;
123) S 31° 08' 23" E a distance of 273.34 feet;
124) S 28° 49' 34" E a distance of 221.43 feet;
125) S 46° 35' 58" E a distance of 209.93 feet;
126) S 56° 54' 06" E a distance of 202.31 feet;
127) S 63° 20' 24" E a distance of 191.19 feet;
128) S 73° 32' 39" E a distance of 206.80 feet;
129) S 87° 34' 30" E a distance of 213.30 feet;
130) N 85° 01' 00" E a distance of 119.90 feet;
131) N 82° 53' 20" E a distance of 133.12 feet;
132) N 77° 22' 15" E a distance of 117.66 feet;
133) S 66° 49' 23" E a distance of 57.33 feet;
134) N 76° 51' 07" E a distance of 37.22 feet;
135) N 33° 11' 35" E a distance of 37.30 feet;
136) N 73° 00' 34" E a distance of 43.78 feet;
137) S 75° 22' 41" E a distance of 200.40 feet;
138) N 54° 04' 42" E a distance of 272.02 feet;
139) N 41° 56' 52" E a distance of 348.61 feet;
140) N 21° 41' 06" E a distance of 288.52 feet;
141) N 27° 28' 15" E a distance of 191.73 feet;
142) N 17° 42' 03" E a distance of 391.17 feet;
143) N 32° 57' 02" E a distance of 275.44 feet;
144) N 43° 54' 51" E a distance of 197.72 feet;
145) N 17° 46' 58" E a distance of 306.61 feet;
146) N 08° 13' 41" E a distance of 262.68 feet;

147) N 03° 55' 23" W a distance of 316.66 feet;
148) N 05° 25' 33" W a distance of 337.44 feet;
149) N 07° 31' 19" W a distance of 271.40 feet;
150) N 14° 04' 31" W a distance of 311.46 feet;
151) N 18° 40' 21" W a distance of 235.02 feet;
152) N 28° 38' 03" W a distance of 216.60 feet;
153) N 24° 28' 41" W a distance of 98.55 feet;
154) N 29° 52' 50" W a distance of 36.27 feet to a calculated point for the common west corner of said 37.85 acre tract and the remainder of a called 186.55 acre tract conveyed to TAP Farm LLC in Volume 1179, Page 723 ORRCT;

THENCE, with the common boundary of said 37.85 acre tract and said remainder of 186.55 acre tract, N 61° 48' 27" E, at a distance of 100.00 feet pass a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set, continue a total distance of 498.42 feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set on the westerly line of said 100' railroad right of way (Volume 40, Page 298 DRRCT) being 50.00 feet from the centerline of the existing railroad tracks marking the most northerly corner of this herein described tract, for reference a 1/2 inch iron rod found inside a 1-1/2 inch iron pipe on the easterly line of Farm to Market Road 1644 marking the west corner of a called 79.54 acre tract conveyed to Clifford A. Skiles, Jr. and Jo Sondra Skiles (Volume 830, Page 754 ORRCT) bears N 61° 48' 27" E a distance of 540.30 feet from which a 5/8 inch iron rod found bears N 61° 48' 27" E a distance of 2291.91 feet;

THENCE, along the westerly line of said railroad, 50.00 feet from and parallel to the center of said railroad tractks, for the following five (5) courses and distances:

1) S 47° 51' 11" E a distance of 527.96 feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set for the beginning of a curve;
2) along a curve to the right having a radius of 2814.74 feet, an arc distance of 2138.38 feet, a delta angle of 43° 31' 41" and a chord which bears S 26° 05' 20" E a distance of 2087.33 feet to a 5/8 inch iron rod found for the end of said curve;
3) S 04° 19' 30" E a distance of 953.39 feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set for the beginning of a curve;
4) along a curve to the left having a radius of 3000.55 feet, at an arc distance of 1078.42 feet pass the common east corner of said 170.81 acre tract and said 162.037 acre tract from which a 1 inch flat bar found bears N 67° 49' 17" E a distance of 0.41 feet, continue for a total arc distance of 1575.03 feet, a

delta angle of **30° 04' 31"** and a chord which bears **S 19° 21' 46" E** a distance of **1557.01** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set for the end of said curve;

5) **S 34° 24' 01" E**, at 1122.34 feet pass the common east corner of said 162.037 acre tract and said 148.65 acre tract from which a 1/2 inch iron pipe found bears N 67° 21' 21" E a distance of 0.68 feet, at 2889.45 feet pass a 1/2 inch iron rod found marking the common east corner of said 148.65 acre tract and said 5 acre tract (Volume 964, Page 315 ORRCT), continue a total distance of **8222.29** feet to the **POINT OF BEGINNING** hereof, and containing **1651.2** acres, more or less.

Surveyed on the ground August and September 2021 under my supervision. The bearing basis for this survey is based on the Texas State Plane Central Zone Grid North (NAD83) as established from GPS observation using the Leica Smartnet NAD83 (NA2011) epoch 2010 multi-year cors solution s (MYCS2). Distances described herein are surface distances. To obtain grid distances (not areas) divide by a combined scale factor of 1.00012632 (calculated using geoid12b).

10/1/21

Nathan Paul Kerr
Registered Professional Land Surveyor No. 6834

STATE OF TEXAS
REGISTERED
NATHAN PAUL KERR
6834
PROFESSIONAL
LAND SURVEYOR

Doc Bk Vol Pg
20213534 OR 1458 702

KERR SURVEYING

Kerr Surveying, LLC | 409 N. Texas Ave. Bryan, TX 77803
Office: (979) 268-3195 | Web: www.kerrlandsurveying.com
Surveys@kerrsurveying.net | TBPELS Firm No. 10018500

21-309-B1 (file name)

FIELD NOTES DESCRIPTION

OF A

2.021 ACRE TRACT

GEORGE ANTONIO NIXON 11 LEAGUE SURVEY, ABSTRACT 31

ROBERTSON COUNTY, TEXAS

Doc Bk Vol Pg
20213534 OR 1458 703

A FIELD NOTES DESCRIPTION OF 2.021 ACRES IN THE GEORGE ANTONIO NIXON 11 LEAGUE SURVEY, ABSTRACT 31, ROBERTSON COUNTY, TEXAS, BEING ALL OF A CALLED 2.020 ACRE TRACT CONVEYED TO CLIFFORD A. SKILES, JR. DVM AND JO SONDRA SKILES IN VOLUME 672, PAGE 178 OF THE OFFICIAL RECORDS OF ROBERTSON COUNTY, TEXAS (ORRCT); SAID 2.021 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found [N:10304947.66; E:3384080.83] at the intersection of the original north line and the current south line of Farm to Market Road 485 (variable width right of way at this point per Volume 118, Page 603 of the Deed Records of Robertson County, Texas [DRRCT] and per TXDOT plans - formerly known as Highway 190) marking the east corner of said 2.020 acre tract;

THENCE, with the original north line of said Farm to Market Road 485 for the following three (3) courses and distances:

1) **S 67° 31' 38" W** a distance of **243.31** feet to a 1/2 inch iron rod found for the beginning of a curve;
2) along a curve to the right having a radius of **1096.04** feet, an arc distance of **823.86** feet, a delta angle of **43° 04' 04"** and a chord which bears **S 89° 03' 40" W** a distance of **804.60** feet to a 1/2 inch iron rod found for the end of said curve;
3) **N 69° 24' 18" W** a distance of **51.22** feet to a point on the current south line of Farm to Market Road 485 for the west corner of this herein described tract, for reference a 1/2 inch iron rod found bears S 56° 22' 10" E a distance of 0.33 feet;

THENCE, along the current south line of Farm to Market Road 485 (Volume 183, Page 310 DRRCT), **N 85° 25' 44" E** a distance of **971.79** feet to a 1/2 inch iron rod found for the beginning of a curve;

EXHIBIT
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THENCE, continuing along the current south line of Farm to Market Road 485 and along a curve to the left having a radius of **2924.72** feet, an arc distance of **109.12** feet, a delta angle of **02° 08' 16"** and a chord which bears **N 84° 21' 36" E** a distance of **109.12** feet to the **POINT OF BEGINNING** hereof, and containing **2.021** acres, more or less.

Surveyed on the ground August and September 2021 under my supervision. The bearing basis for this survey is based on the Texas State Plane Central Zone Grid North (NAD83) as established from GPS observation using the Leica Smartnet NAD83 (NA2011) epoch 2010 multi-year cors solution s (MYCS2). Distances described herein are surface distances. To obtain grid distances (not areas) divide by a combined scale factor of 1.00012632 (calculated using geoid12b).

10/1/21

Nathan Paul Kerr
Registered Professional Land Surveyor No. 6834

STATE OF TEXAS
REGISTERED
NATHAN PAUL KERR
6834
PROFESSIONAL
LAND SURVEYOR

KERR
SURVEYING

Kerr Surveying, LLC | 409 N. Texas Ave. Bryan, TX 77803
Office: (979) 268-3195 | Web: www.kerrlandsurveying.com
Surveys@kerrsurveying.net | TBPELS Firm No. 10018500

Doc 20213534 Bk OR Vol 1458 Pg 704

21-309-B2 (file name)

FIELD NOTES DESCRIPTION
OF A
4.261 ACRE TRACT
JOSEPH HARLAN SURVEY, ABSTRACT 181
ROBERTSON COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 4.261 ACRES IN THE JOSEPH HARLAN SURVEY, ABSTRACT 181, ROBERTSON COUNTY, TEXAS, BEING ALL OF A CALLED 4.26 ACRE TRACT CONVEYED TO CLIFFORD A. SKILES, JR. AND JO SONDRA SKILES IN VOLUME 830, PAGE 754 OF THE OFFICIAL RECORDS OF ROBERTSON COUNTY, TEXAS (ORRCT); SAID 4.261 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Doc 20213534 Bk OR Vol 1458 Pg 705

BEGINNING at a calculated point [N:10308067.98; E:3383239.36] on the southwest line of Farm to Market Road 1644 (80' wide right of way per Volume 178, Page 144 and Volume 178, Page 147 of the Deed Records of Robertson County, Texas [DRRCT] and per TXDOT plans) marking the common east corner of said 4.26 acre tract and a portion of the remainder of a called 186.55 acre tract conveyed to TAP Farms LLC in Volume 1179, Page 723 ORRCT, for reference a 1/2 inch iron rod found inside a 1-1/2 inch iron pipe on the northeast line of Farm to Market Road 1644 marking the west corner of a called 79.54 acre tract conveyed to Clifford A. Skiles, Jr. and Jo Sondra Skiles (Volume 830, Page 754 ORRCT) bears N 61° 48' 27" E a distance of 80.01 feet from which a 5/8 inch iron rod found marking the north corner of said 79.54 acre tract bears N 61° 48' 27" E a distance of 2291.91 feet, and for further reference a 1-1/2 inch iron pipe found bears N 38° 33' 21" W a distance of 0.64 feet;

THENCE, with the southwest line of said Farm to Market Road 1644, **S 27° 27' 55" E** a distance of **1481.30** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set in a curve on the northeast line of a 100' wide Union Pacific Railroad right of way (per Volume 40, Page 297 and Volume 123, Page 181 DRRCT) and the south corner of this herein described tract;

THENCE, with the northeast boundary of said railroad right of way for the following two (2) courses and distances:

1) with a curve to the left having a radius of **2914.74** feet, an arc distance of **1037.16** feet, a delta angle of **20° 23' 16"** and a chord which bears **N 37° 39' 33" W** a distance of **1031.70** feet to a 5/8 inch iron rod with

EXHIBIT
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blue cap stamped "KERR SURVEYING" set for the end of said curve 50.00 feet from the center of the existing railroad tracks;

2) **N 47° 51' 11" W,** 50.00 feet from and parallel to the center of said tracks, a distance of **492.23** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set marking the common west corner of said 4.26 acre tract and said portion of remainder of 186.55 acre tract and further being the west corner of this herein described tract, for reference a 5/8 inch iron rod found bears S 47° 51' 11" E a distance of 2.29 feet;

THENCE, with the common boundary of said 4.26 acre tract and said portion of remainder of 186.55 acre tract, **N 61° 48' 27" E** a distance of **354.10** feet to the **POINT OF BEGINNING** hereof, and containing **4.261** acres, more or less.

Surveyed on the ground August and September 2021 under my supervision. The bearing basis for this survey is based on the Texas State Plane Central Zone Grid North (NAD83) as established from GPS observation using the Leica Smartnet NAD83 (NA2011) epoch 2010 multi-year cors solution s (MYCS2). Distances described herein are surface distances. To obtain grid distances (not areas) divide by a combined scale factor of 1.00012632 (calculated using geoid12b).

STATE OF TEXAS
REGISTERED
NATHAN PAUL KERR
6834
PROFESSIONAL
LAND SURVEYOR

10/11/21

Nathan Paul Kerr
Registered Professional Land Surveyor No. 6834
Revised to correct road name

KERR SURVEYING

Kerr Surveying, LLC | 409 N. Texas Ave. Bryan, TX 77803
Office: (979) 268-3195 | Web: www.kerrlandsurveying.com
Surveys@kerrsurveying.net | TBPELS Firm No. 10018500

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FIELD NOTES DESCRIPTION
OF A
705.2 ACRE TRACT
JOHN A. HILL LEAGUE SURVEY, ABSTRACT 166
J. D. SMITH SURVEY, A-331
ROBERTSON COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 705.2 ACRES IN THE JOHN A. HILL LEAGUE SURVEY, ABSTRACT 166, AND THE J. D. SMITH SURVEY, ABSTRACT 331 ROBERTSON COUNTY, TEXAS, BEING ALL OF A CALLED 725.35 ACRE TRACT CONVEYED TO CLIFF A. SKILES, JR. IN VOLUME 643, PAGE 73 OF THE OFFICIAL RECORDS OF ROBERTSON COUNTY, TEXAS (ORRCT); SAID 705.2 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set [N:10318589.63; E:3429572.11] on the southwest line of a 100' Union Pacific Railroad right of way [Volume 40, Page 300 and Volume 40, Page 308 of the Deed Records of Robertson County, Texas (DRRCT)] marking the common east corner of said 725.35 acre tract and a portion of the remainder of a called 732 acre tract conveyed to Joe Reistino in Volume 181, Page 259 (DRRCT), for reference a 3/8 inch iron rod found on the northeast side of said railroad right of way on the northwest line of a called 1094.27 acre tract conveyed to Cliff A. Skiles, Jr. (643/73 ORRCT) bears N 57° 05' 55" E a distance of 108.05 feet from which a cross-tie fence corner post found marking a northwest corner of said 1094.27 acre tract bears N 57° 05' 55" E a distance of 4201.69 feet;

THENCE, with the southwest line of said railroad right of way, **S 54° 44' 07" E** a distance of **5252.62** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set marking the common north corner of said 725.35 acre tract and a portion of the remainder of a called 600 acre tract conveyed to Ellen Wiese Brien in Volume 771, Page 361 (ORRCT) and further being the east corner of this herein described tract, for reference a 5/8 inch iron rod found on the common line of said 1094.27 acre tract and a second portion of the remainder of said 600 acre tract bears N 57° 43' 04" E a distance of 6019.50 feet;

THENCE, along the common boundary of said 725.35 acre tract and said first portion of remainder of 600 acre tract, **S 57° 43' 04" W** a distance of **141.40** feet to a nail with washer found in a cross-tie fence post marking the common corner of said remainder of 600 acre tract and a called 600 acre tract conveyed to Wesley E. Anderson and Sallie T. Anderson in Volume 433, Page 1 (DRRCT);

EXHIBIT
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THENCE, along the common boundary of said 725.35 acre tract and said 600 acre tract (433/1 DRRCT), S 57° 39' 52" W, at 8444.30 feet pass a 1 inch axle found, at 9500.53 feet pass a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set, continue a total distance of 9800.53 feet to a point at the low vegetation line of the Brazos River being on or near the gradient boundary and the south corner of this herein described tract;

THENCE, along the meanders of said Brazos River being on or near the gradient boundary for the following sixty-seven (67) courses and distances:

1) N 14° 56' 57" W a distance of 114.35 feet;
2) N 05° 57' 03" W a distance of 139.75 feet;
3) N 06° 18' 39" W a distance of 229.58 feet;
4) N 05° 11' 43" W a distance of 115.12 feet;
5) N 05° 40' 39" W a distance of 95.44 feet;
6) N 06° 42' 04" W a distance of 148.21 feet;
7) N 01° 12' 44" E a distance of 150.29 feet;
8) N 11° 04' 09" E a distance of 133.48 feet;
9) N 21° 42' 21" E a distance of 101.50 feet;
10) N 15° 21' 37" E a distance of 162.39 feet;
11) N 16° 54' 35" E a distance of 168.27 feet;
12) N 26° 39' 56" E a distance of 183.87 feet;
13) N 31° 54' 41" E a distance of 95.83 feet;
14) N 40° 58' 39" E a distance of 76.55 feet;
15) N 49° 56' 03" E a distance of 63.51 feet;
16) N 68° 50' 00" E a distance of 44.40 feet;
17) N 72° 10' 28" E (transition to the cut bank of river) a distance of 126.38 feet;
18) N 78° 03' 09" E a distance of 78.65 feet;
19) N 89° 42' 18" E a distance of 45.87 feet;
20) S 78° 55' 20" E a distance of 64.52 feet;
21) S 88° 23' 45" E a distance of 141.07 feet;
22) N 84° 59' 31" E a distance of 173.73 feet;
23) N 89° 58' 12" E a distance of 196.66 feet;
24) N 80° 54' 29" E a distance of 158.43 feet;
25) N 73° 34' 25" E a distance of 166.60 feet;
26) N 69° 59' 00" E a distance of 181.67 feet;

27) N 65° 12' 15" E a distance of 155.55 feet;
28) N 65° 01' 02" E a distance of 195.87 feet;
29) N 54° 40' 02" E a distance of 194.30 feet;
30) N 43° 51' 06" E a distance of 172.30 feet;
31) N 46° 09' 42" E a distance of 201.67 feet;
32) N 29° 52' 40" E a distance of 198.33 feet;
33) N 23° 47' 43" E a distance of 190.38 feet;
34) N 22° 00' 40" E a distance of 193.16 feet;
35) N 11° 53' 50" E a distance of 165.30 feet;
36) N 10° 02' 04" E a distance of 171.33 feet;
37) N 05° 47' 58" W a distance of 196.35 feet;
38) N 16° 38' 47" W a distance of 167.54 feet;
39) N 22° 01' 10" W a distance of 187.33 feet;
40) N 31° 32' 49" W a distance of 172.09 feet;
41) N 41° 25' 08" W a distance of 144.80 feet;
42) N 26° 22' 25" W a distance of 47.83 feet;
43) N 38° 30' 19" W a distance of 107.86 feet;
44) N 56° 58' 57" W a distance of 50.18 feet;
45) N 44° 49' 36" W a distance of 127.18 feet;
46) N 82° 27' 34" W (transition to the low vegetation line of river) a distance of 213.95 feet;
47) N 87° 14' 39" W a distance of 110.27 feet;
48) N 75° 29' 48" W a distance of 113.04 feet;
49) N 79° 23' 49" W a distance of 134.95 feet;
50) N 86° 03' 29" W a distance of 176.14 feet;
51) N 89° 43' 45" W a distance of 534.59 feet;
52) N 81° 40' 29" W a distance of 182.73 feet;
53) S 87° 10' 35" W a distance of 179.78 feet;
54) S 83° 13' 20" W a distance of 135.49 feet;
55) S 79° 36' 57" W a distance of 210.01 feet;
56) S 78° 17' 22" W a distance of 163.05 feet;
57) S 87° 11' 30" W (transition to the cut bank of river) a distance of 188.44 feet;
58) S 86° 24' 09" W a distance of 176.44 feet;
59) N 83° 14' 49" W a distance of 60.00 feet;
60) N 85° 11' 37" W a distance of 205.21 feet;

61) S 89° 51' 03" W a distance of 204.67 feet;
62) S 89° 55' 23" W a distance of 122.72 feet;
63) S 74° 57' 26" W (transition to the low vegetation line of river) a distance of 135.35 feet;
64) N 88° 29' 27" W a distance of 227.74 feet;
65) S 85° 07' 30" W a distance of 144.98 feet;
66) S 88° 00' 07" W a distance of 246.30 feet;
67) N 86° 56' 19" W a distance of 169.61 feet to a calculated point marking the common west corner of the aforementioned said remainder of 732 acre tract and this herein described tract;

THENCE, with the common boundary of said 725.35 acre tract and said remainder of 732 acre tract, N 57° 05' 55" E, at 300.00 feet pass a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set, continue a total distance of 7124.84 feet to the **POINT OF BEGINNING** hereof, and containing **705.2** acres, more or less.

Surveyed on the ground August and September 2021 under my supervision. The bearing basis for this survey is based on the Texas State Plane Central Zone Grid North (NAD83) as established from GPS observation using the Leica Smartnet NAD83 (NA2011) epoch 2010 multi-year cors solution s (MYCS2). Distances described herein are surface distances. To obtain grid distances (not areas) divide by a combined scale factor of 1.00012632 (calculated using geoid12b).

10/1/21

STATE OF TEXAS
REGISTERED
NATHAN PAUL KERR
6834
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Nathan Paul Kerr
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KERR SURVEYING

Kerr Surveying, LLC | 409 N. Texas Ave. Bryan, TX 77803
Office: (979) 268-3195 | Web: www.kerrlandsurveying.com
Surveys@kerrsurveying.net | TBPELS Firm No. 10018500

21-309-C (file name)

KERR SURVEYING

FIELD NOTES DESCRIPTION
OF A
1093.8 ACRE TRACT
JOHN A. HILL LEAGUE SURVEY, ABSTRACT 166
J. D. SMITH SURVEY, A-331
ROBERTSON COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 1093.8 ACRES IN THE JOHN A. HILL LEAGUE SURVEY, ABSTRACT 166, AND THE J. D. SMITH SURVEY, ABSTRACT 331 ROBERTSON COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 1094.27 ACRE TRACT CONVEYED TO CLIFF A. SKILES, JR. IN VOLUME 643, PAGE 73 OF THE OFFICIAL RECORDS OF ROBERTSON COUNTY, TEXAS (ORRCT); SAID 1093.8 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with cap stamped "TOPOGRAPHIC" found [N:10325838.15; E:3439894.00] on the common line of said 1094.27 acre tract and a called 158.87 acre tract conveyed to Markus Eichenberger and Erma Luerscher Eichenberger in Volume 372, Page 28 of the Deed Records of Robertson County, Texas (DRRCT) marking the northwest corner of a called 1.00 acre tract conveyed to Sunoco Pipeline L.P. in Volume 1138, Page 133 (ORRCT), for reference a 1/2 inch iron rod found on the westerly line of Farm to Market Road 1644 (80' right of way per Volume 178, Page 138 DRRCT and TXDOT plans) marking the north corner of said 1.00 acre tract, same being the original north corner of said 1094.27 acre tract, bears N 57° 25' 39" E a distance of 154.43 feet;

THENCE, with the westerly boundary of said 1.00 acre tract, **S 19° 55' 08" E** a distance of **265.25** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set marking the southwest corner of said 1.00 acre tract, for reference a chain link fence corner post found bears N 75° 17' 47" E a distance of 0.26 feet;

THENCE, with the southerly boundary of said 1.00 acre tract, **N 72° 38' 11" E** a distance of **152.67** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set on the westerly right of way line of Farm to Market Road 1644 marking the southeast corner of said 1.00 acre tract, for reference a 1/2 inch iron rod with cap stamped "TOPOGRAPHIC" found bears S 72° 38' 11" W a distance of 1.60 feet;

THENCE, with the westerly right of way line of Farm to Market Road 1644 for the following seven (7) courses and distances:

1) **S 16° 49' 31" E** a distance of **2293.30** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set for the beginning of a curve;

EXHIBIT
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2) along a curve to the right having a radius of **1104.50** feet, an arc distance of **1011.27** feet, a delta angle of **52° 27' 33"** and a chord which bears **S 09° 24' 15" W** a distance of **976.31** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set for the end of said curve;
3) **S 35° 38' 02" W** a distance of **1039.08** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set for the beginning of a curve;
4) along a curve to the right having a radius of **5463.20** feet, an arc distance of **211.82** feet, a delta angle of **02° 13' 17"** and a chord which bears **S 36° 44' 41" W** a distance of **211.81** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set for the end of said curve;
5) **S 37° 51' 19" W** a distance of **1779.90** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set for the beginning of a curve;
6) along a curve to the left having a radius of **855.94** feet, an arc distance of **1045.83** feet, a delta angle of **70° 00' 24"** and a chord which bears **S 02° 51' 07" W** a distance of **981.98** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set for the end of said curve;
7) **S 32° 09' 05" E** a distance of **357.63** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set marking the common east corner of said remainder of 1094.27 acre tract and a portion of the remainder of a called 600 acre tract conveyed to Ellen Wiese Brien in Volume 771, page 361 (ORRCT) and further being the southeast corner of this herein described tract;

THENCE, with the common boundary of said remainder of 1094.27 acre tract and said remainder of 600 acre tract, **S 57° 43' 04" W**, at 3.40 feet pass a 5/8 inch iron rod found, continue through an existing gravel road commonly known as "Barton Farm Road" a total distance of **5914.69** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set on the northeast line of a 100' wide Union Pacific Railroad right of way (per Volume 40, Page 300 and Volume 40, Page 308 DRRCT) marking the south corner of this herein described tract, for reference a nail with washer found in a fence post on the southeast line of a called 725.35 acre tract conveyed to Cliff A. Skiles, Jr. (643/73 ORRCT) for the original west corner of said 600 acre tract bears S 57° 43' 04" W a distance of 249.61 feet;

THENCE, with the northeast right of way line of said railroad being 50.00 feet from and parallel to the centerline of the existing railroad tracks, **N 54° 44' 07" W** a distance of **5253.88** feet to a calculated point marking the common south corner of said remainder of 1094.27 acre tract and the remainder of a called 732 acre tract conveyed to Joe Reistino in Volume 181, Page 259 (DRRCT) and further being the west corner of this herein described tract;

THENCE, with the common boundary of said remainder of 1094.27 acre tract and said remainder of 732 acre tract, **N 57° 05' 55" E**, at a distance of 0.33 feet pass a 3/8 inch iron rod found, continue a total distance of **4202.02** feet to a cross-tie fence post found for a common corner of said remainder of 1094.27 acre tract and a portion of a called 688 acre tract conveyed to Joe Reistino (181/259 DRRCT);

THENCE, with the common boundary of said remainder of 1094.27 acre tract and said portion of said 688 acre tract for the following three (3) courses and distances:

1) **S 31° 48' 16" E** a distance of **1807.30** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set, for reference a fence corner post found bears S 36° 18' 19" E a distance of 3.93 feet;
2) **N 57° 26' 37" E** a distance of **1823.48** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set, for reference a fence corner post found bears S 76° 39' 42" W a distance of 1.17 feet;
3) **N 32° 38' 06" W** a distance of **2334.42** feet to a 3/8 inch iron rod found on the southeast line of said 158.87 acre tract for a common north corner of said remainder of 1094.27 acre tract and said portion of 688 acre tract;

THENCE, with the common boundary of said remainder of 1094.27 acre tract and said 158.87 acre tract, **N 57° 25' 39" E** a distance of **6495.94** feet to the **POINT OF BEGINNING** hereof, and containing **1093.8** acres, more or less.

Surveyed on the ground August and September 2021 under my supervision. The bearing basis for this survey is based on the Texas State Plane Central Zone Grid North (NAD83) as established from GPS observation using the Leica Smartnet NAD83 (NA2011) epoch 2010 multi-year cors solution s (MYCS2). Distances described herein are surface distances. To obtain grid distances (not areas) divide by a combined scale factor of 1.00012632 (calculated using geoid12b).

10/1/21

Nathan Paul Kerr
Registered Professional Land Surveyor No. 6834

STATE OF TEXAS
REGISTERED
NATHAN PAUL KERR
6834
PROFESSIONAL
LAND SURVEYOR

KERR SURVEYING

Kerr Surveying, LLC | 409 N. Texas Ave. Bryan, TX 77803
Office: (979) 268-3195 | Web: www.kerrlandsurveying.com
Surveys@kerrsurveying.net | TBPELS Firm No. 10018500

21-309-D (file name)

KERR SURVEYING

FIELD NOTES DESCRIPTION
OF A
1162.5 ACRE TRACT
GMG GRAFTON SURVEY, ABSTRACT 155
JOHN A. HILL LEAGUE SURVEY, ABSTRACT 166
JOHN D. SMITH SURVEY, ABSTRACT 331
H. G. MORGAN SURVEY, ABSTRACT 219
ROBERTSON COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 1162.5 ACRES IN THE GMG GRAFTON SURVEY, ABSTRACT 155, THE JOHN A. HILL LEAGUE SURVEY, ABSTRACT 166, AND THE JOHN D. SMITH SURVEY, ABSTRACT 331, AND THE H. G. MORGAN SURVEY, ABSTRACT 219, ROBERTSON COUNTY, TEXAS, BEING ALL OF A CALLED 382.05 ACRE TRACT CONVEYED TO JEB STEWART SKILES IN VOLUME 1169, PAGE 119 OF THE OFFICIAL RECORDS OF ROBERTSON COUNTY, TEXAS (ORRCT), ALL OF A CALLED 82.57 ACRE TRACT AND ALL OF A CALLED 0.53 ACRE TRACT CONVEYED TO CLIFFORD A. SKILES, III AND JEB S. SKILES IN VOLUME 728, PAGE 583 ORRCT, ALL OF A CALLED 37.69 ACRE TRACT CONVEYED TO CLIFFORD A. SKILES, III AND JEB S. SKILES IN VOLUME 709, PAGE 527 ORRCT AND ALL OF A CALLED 662.72 ACRE TRACT CONVEYED TO CLIFF A. SKILES, JR. IN VOLUME 643, PAGE 73 ORRCT; SAID 1162.5 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found [N:10330450.46; E:3438231.89] on the east right of way line of Farm to Market Road 1644 (80' wide right of way per TXDOT plans) marking the common west corner of said 382.05 acre tract and a called 25.000 acre tract conveyed to Kenneth Chevalier and Shirley A. Chevalier in Volume 518, Page 732 of the Deed Records of Robertson County, Texas (DRRCT);

THENCE, with the common boundary of said 382.05 acre tract and said 25.000 acre tract and a called 17.205 acre tract conveyed to Kenneth Chevalier and Shirley A. Chevalier in Volume 529, Page 297 DRRCT, **N 58° 05' 23" E** a distance of **4698.27** feet to a 1/2 inch iron rod found on the southwest line of a called 25.00 acre tract conveyed to Kenneth Chevalier and Shirley A. Chevalier in Volume 297, Page 546 DRRCT marking the common east corner of said 382.05 acre tract and said 17.205 acre tract and further being the most northerly corner of this herein described tract;

THENCE, with the common boundary of said 382.05 acre tract and said 25.00 acre tract (297/546 DRRCT), **S 29° 11' 21" E** a distance of **509.89** feet to a 1/2 inch iron rod found on the northwest line of a called 30.38 acre tract conveyed to Audencio Naranio in Volume 306, Page 229 ORRCT marking the common corner of said 382.05 acre tract and said 25.00 acre tract;

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THENCE, with the common boundary of said 382.05 acre tract and said 30.38 acre tract for the following three (3) courses:

1) **S 58° 03' 34" W** a distance of **1207.37** feet to a 1 inch iron pipe found;
2) **S 31° 47' 35" E** a distance of **988.34** feet to a 1 inch iron pipe found;
3) **N 58° 07' 45" E** a distance of **979.82** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set on the southwest line of a called 159.689 acre tract conveyed to Debra Curl Hanson in Volume 1274, Page 97 ORRCT marking the common east corner of said 382.05 acre tract and said 30.38 acre tract;

THENCE, along the common boundary of said 382.05 acre tract and said 159.689 acre tract, **S 32° 37' 39" E** a distance of **1916.21** feet to a 1/2 inch iron rod found marking the common west corner of said 159.689 acre tract and a called 0.53 acre tract conveyed to Clifford A. Skiles, III and Jeb S. Skiles in Volume 728, Page 583 ORRCT;

THENCE, with the common boundary of said 0.53 acre tract and said 159.689 acre tract, **N 57° 16' 05" E** a distance of **48.26** feet to a cross-tie fence post found for the common north corner of said 0.53 acre tract and a called 11.08 acre tract conveyed to Shirley J. Howard in Volume 1138, Page 505 ORRCT;

THENCE, with the common boundary of said 0.53 acre tract and said 11.08 acre tract for the following three (3) courses and distances:

1) **S 30° 08' 11" E** a distance of **274.32** feet to a 17 inch post oak found;
2) **S 32° 14' 02" E** a distance of **283.49** feet to a calculated point for the east corner of said 0.53 acre tract, for reference a 6 inch fence corner post found bears S 88° 08' 39" E a distance of 2.42 feet;
3) **S 47° 56' 24" W** a distance of **37.80** feet to a calculated point on the northeast line of said 82.57 acre tract for the south corner of said 0.53 acre tract, for reference a 6 inch fence corner post found bears S 10° 41' 49" E a distance of 0.59 feet;

THENCE, with the common boundary of said 82.57 acre tract and said 11.08 acre tract and a called 11.84 acre tract conveyed to Robert Wayne Edwards in Volume 1430, Page 30 ORRCT, **S 32° 56' 35" E**, a distance of **1277.73** feet to a 1/2 inch iron rod found marking the common east corner of said 82.57 acre tract and said 662.72 acre tract;

THENCE, with the common boundary of said 662.72 acre tract and said 11.84 acre tract, **S 32° 48' 08" E**, a distance of **205.75** feet to a 60D nail found flagged marking the common west corner of said 11.84 acre tract and a called 15.000 acre tract conveyed to Louise Marie Marks Sheffield and Charlie L. Sheffield in Volume 1098, Page 584 ORRCT;

THENCE, with the common boundary of said 662.72 acre tract and said 15.000 acre tract, **S 31° 42' 40" E** a distance of **919.92** feet to a cross-tie fence post found marking the common west corner of said 15.000 acre tract and a called 38.718 acre tract conveyed to Leonard C. Blue and Linda J. Blue in Volume 759, Page 295 ORRCT;

THENCE, with the common boundary of said 662.72 acre tract and said 38.728 acre tract, **S 31° 19' 06" E** a distance of **1339.27** feet to a sucker rod found bent on the northwest line of a called 1305.396 acre tract conveyed to Sandra C. Ryan Trust and Bernadette C. Priestly Trust in Volume 1357, Page 93 ORRCT marking the south corner of said 15.000 acre tract;

THENCE, with the common boundary of said 662.72 acre tract and said 1305.396 acre tract, **S 57° 03' 08" W** a distance of **1928.68** feet to a sucker rod found under a tree marking a west corner of said 1305.396 acre tract and an interior east corner of this herein described tract;

THENCE, continuing with the common boundary of said 662.72 acre tract and said 1305.396 acre tract, **S 33° 37' 13" E** a distance of **2537.79** feet to a sucker rod found bent marking an interior west corner of said 1305.396 acre tract and the southeast corner of this herein described tract;

THENCE, with the northwest boundary of said 1305.396 acre tract and the remainder of a called 203.4 acre tract conveyed to Ellen Wiese Brien in Volume 771, Page 361 ORRCT, **S 58° 04' 18" W** a distance of **8111.15** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set on the easterly right of way line of Farm to Market Road 1644 marking the south corner of this herein described tract;

THENCE, with the east right of way line of Farm to Market Road 1644 for the following eight (8) courses and distances:

1) **N 32° 09' 05" W** a distance of **359.34** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set for the beginning of a curve;
2) along a curve to the right having a radius of **775.94** feet, an arc distance of **948.08** feet, a delta angle of **70° 00' 24"** and a chord which bears **N 02° 51' 07" E** a distance of **890.20** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set for the end of said curve;
3) **N 37° 51' 19" E** a distance of **1779.90** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set for the beginning of a curve;
4) along a curve to the left having a radius of **5543.20** feet, an arc distance of **214.92** feet, a delta angle of **02° 13' 17"** and a chord which bears **N 36° 44' 41" E** a distance of **214.91** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set for the end of said curve;
5) **N 35° 38' 02" E** a distance of **1039.08** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set for the beginning of a curve;

6) along a curve to the left having a radius of **1184.50** feet, an arc distance of **1084.51** feet, a delta angle of **52° 27' 33"** and a chord which bears **N 09° 24' 15" E** a distance of **1047.03** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set for the end of said curve;
7) **N 16° 49' 31" W** a distance of **2343.50** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set for the beginning of a curve;
8) along a curve to the left having a radius of **1943.10** feet, an arc distance of **278.33** feet, a delta angle of **08° 12' 25"** and a chord which bears **N 20° 55' 44" W** a distance of **278.09** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set for the end of said curve marking the common west corner of said 662.72 acre tract and a called 16.942 acre tract conveyed to Roger Miles in Volume 897, Page 597 ORRCT, for reference a fence corner post found bears S 17° 20' 41" E a distance of 2.04 feet;

THENCE, with the common boundary of said 662.72 acre tract and said 16.942 acre tract, **N 57° 22' 06" E** a distance of **837.92** feet to a 5/8 inch iron rod found marking the common north corner of said 662.72 acre tract and a called 10.4 acre tract conveyed to Walter J. Shepherd in Volume 295, Page 557 of the Deed Records of Robertson County, Texas DRRCT;

THENCE, with the common boundary of said 662.72 acre tract and said 10.4 acre tract, **S 32° 43' 53" E** a distance of **1507.59** feet to a 5/8 inch iron rod found marking the south corner of said 10.4 acre tract and an interior north corner of this herein described tract;

THENCE, with the common boundary of said 662.72 acre tract and said 10.4 acre tract and a called 46.76 acre tract conveyed to Andrew N. Bland and Sonya J. Bland in Volume 1213, Page 756 ORRCT , **N 57° 08' 36" E** a distance of **1805.10** feet to calculated point for the south corner of said 37.69 acre tract, for reference a 5/8 inch smooth iron rod found exposed marking the east corner of said 37.69 acre tract bears N 57° 08' 36" E, a distance of 1061.05 feet;

THENCE, with the common boundary of said 37.69 acre tract and said 46.76 acre tract, **N 32° 52' 01" W,** at a distance of 0.60 feet pass a 1/2 inch iron rod found, continue with the common boundary of said 37.69 acre tract, said 46.76 acre tract, a called 4.00 acre tract and a called 13.6 acre tract conveyed to Andrew N. Bland and Sonya J. Bland in Volume 1242, Page 688 ORRCT a total distance of **1520.59** feet to a 1/2 inch iron rod found on the southeast line of said 82.57 acre tract marking the common north corner of said 37.69 acre tract and said 13.6 acre tract;

THENCE, with the common boundary of said 82.57 acre tract and said 13.6 acre tract, **S 57° 36' 19" W,** a distance of **195.94** feet to a 1/2 inch iron rod found for the common south corner of said 82.57 acre tract and a called 8.75 acre tract conveyed to Andres N. Bland and Sonya J. Bland (Volume 1242, Page 688 ORRCT);

THENCE, with the common boundary of said 82.57 acre tract and said 8.75 acre tract, **N 39° 48' 08" W,** a distance of **944.21** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set on the southeast line of said 382.05 acre tract marking the common north corner of said 82.57 acre tract and said 8.75 acre tract;

THENCE, with the common boundary of said 382.05 acre tract and said 8.75 acre tract, said 46.76 acre tract, a called 4.5 acre tract conveyed to Walter Edwards Estate in Volume 104, Page 357 ORRCT and a called 8.00 acre tract conveyed to Pete A. Scarmardo in Volume 699, Page 195 ORRCT, **S 57° 06' 32" W,** a distance of **1888.85** feet to a 1/2 inch iron rod found on the northwest line of said 8.00 acre tract marking the common south corner of said 382.05 acre tract and a called 2.00 acre tract conveyed to Pete A. Scarmardo (Volume 699 Page 195 ORRCT);

THENCE, with the common boundary of said 382.05 acre tract and said 2.00 acre tract, **N 32° 16' 35" W** a distance of **209.91** feet to a 1/2 inch iron rod found marking the common north corner of said 2.00 acre tract and a called 0.529 acre tract conveyed to Pete A. Scarmardo (Volume 699, Page 195 ORRCT);

THENCE, with the common boundary of said 382.05 acre tract and said 0.529 acre tract, **S 76° 11' 09" W** a distance of **226.41** feet to a 1/2 inch iron rod found marking an angle point in said common boundary;

THENCE, continuing with the common boundary of said 382.05 acre tract and said 0.529 acre tract, **S 56° 51' 43" W** a distance of **201.26** feet to a 1/2 inch iron rod found on the northeast right of way line of Farm to Market Road 1644 marking the common west corner of said 382.05 acre tract and said 0.529 acre tract and further being the southwest corner of this herein described tract;

THENCE, with the northeast right of way line of Farm to Market Road 1644, **N 32° 18' 49" W** a distance of **1851.75** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set marking the beginning of a curve, for reference a 1/2 inch iron rod with cap stamped "RPLS 2957" found bears a chord of N 32° 18' 49" W a distance of 7.33 feet;

THENCE, continuing with the northeast right of way line of Farm to Market Road 1644 and along a curve to the right having a radius of **1117.66** feet, a delta angle of **11° 02' 02",** an arc distance of **215.24** feet, and a chord which bears **N 26° 47' 47" W** a distance of **214.91** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set marking the south corner of a called 20.392 acre tract conveyed to Jack L. Deason, Jr. and Thersa J. Davis in Volume 916, Page 286 ORRCT, for reference a 1/2 inch iron rod found bears S 58° 07' 45" W a distance of 2.11 feet;

THENCE, with the common boundary of said 382.05 acre tract and said 20.392 acre tract, **N 58° 07' 45" E** a distance of **2006.85** feet to a 1 inch iron pipe found marking the east corner of said 20.392 acre tract and an interior west corner of this herein described tract;

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THENCE, continuing with the common boundary of said 382.05 acre tract and said 20.392 acre tract, **N 31° 50' 13" W** a distance of **460.05** feet to a 1/2 inch iron rod found marking the common east corner of said 20.392 acre tract and a called 20.166 acre tract conveyed to Willie Earl Flemings in Volume 1064, Page 754 ORRCT;

THENCE, with the common boundary of said 382.05 acre tract an said 20.166 acre tract, **N 31° 41' 38" W** a distance of **529.60** feet to a 1/2 inch iron rod with cap stamped "RPLS 2957" found marking the north corner of said 20.166 acre tract and another interior west corner of this herein described tract;

THENCE, continuing with the common boundary of said 382.05 acre tract and said 20.166 acre tract, **S 57° 55' 39" W** a distance of **1521.15** feet to a 1/2 inch iron rod found on the east right of way line of Farm to Market Road 1644 marking the common west corner of said 382.05 acre tract and said 20.166 acre tract;

THENCE, along the east right of way line of Farm to Market Road 1644, **N 02° 22' 06" W** a distance of **587.84** feet to the **POINT OF BEGINNING** hereof, and containing **1162.5** acres, more or less.

Surveyed on the ground August and September 2021 under my supervision. The bearing basis for this survey is based on the Texas State Plane Central Zone Grid North (NAD83) as established from GPS observation using the Leica Smartnet NAD83 (NA2011) epoch 2010 multi-year cors solution s (MYCS2). Distances described herein are surface distances. To obtain grid distances (not areas) divide by a combined scale factor of 1.00012632 (calculated using geoid12b).

10/1/21

Nathan Paul Kerr
Registered Professional Land Surveyor No. 6834

STATE OF TEXAS
REGISTERED
NATHAN PAUL KERR
6834
PROFESSIONAL
LAND SURVEYOR

KERR SURVEYING

Kerr Surveying, LLC | 409 N. Texas Ave. Bryan, TX 77803
Office: (979) 268-3195 | Web: www.kerrlandsurveying.com
Surveys@kerrsurveying.net | TBPELS Firm No. 10018500

21-309-E (file name)

CERTIFIED COPY

KERR SURVEYING

FIELD NOTES DESCRIPTION
OF A
5.59 ACRE TRACT
EDWIN CARUTHERS SURVEY, ABSTRACT 5
LEWIS L. CHILES SURVEY, ABSTRACT 9
MILAM COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 5.59 ACRES IN THE EDWIN CARUTHERS SURVEY, ABSTRACT 5, AND THE LEWIS L. CHILES SURVEY, ABSTRACT 9, MILAM COUNTY, TEXAS, BEING ALL OF A CALLED 5.17 ACRE TRACT CONVEYED TO CLIFFORD A. SKILES, JR. DVM AND JO SONDRA SKILES IN VOLUME 672, PAGE 178 OF THE OFFICIAL RECORDS OF ROBERTSON COUNTY, TEXAS (ORRCT); SAID 5.59 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 2 inch iron pipe found in rock marking the northwest corner of said 5.17 acre tract and an interior east corner of a called 15.76 acre tract conveyed to Patrick Lee Matejka in Volume 1328, Page 289 of the Official Records of Milam County, Texas (ORMCT);

THENCE, with the common boundary of said 5.17 acre tract and said 15.76 acre tract, N 83° 28' 23" E a distance of 5.45 feet to a point on the low vegetation line of the Brazos River for the common east corner of said 5.17 acre tract and said 15.76 acre tract and further being the northeast corner of this herein described tract;

THENCE, along the low vegetation line on or near the gradient boundary of the Brazos River for the following fourteen (14) courses and distances:

1) S 18° 02' 11" E a distance of 119.70 feet;
2) S 05° 11' 44" E a distance of 75.79 feet;
3) S 09° 32' 43" E a distance of 60.71 feet;
4) S 12° 10' 17" E a distance of 147.48 feet;
5) S 09° 40' 01" E a distance of 137.81 feet;
6) S 10° 04' 58" E a distance of 125.94 feet;
7) S 05° 37' 20" E a distance of 179.73 feet;
8) S 05° 39' 45" W a distance of 199.67 feet;
9) S 04° 26' 43" W a distance of 249.91 feet;
10) S 05° 09' 16" E a distance of 133.89 feet;
11) S 04° 27' 49" E a distance of 85.68 feet;

EXHIBIT
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12) S 05° 59' 04" E a distance of **77.80** feet;
13) S 14° 47' 49" E a distance of **82.16** feet;
14) **S 01° 17' 27" W** a distance of **31.58** feet to a point for the common east corner of said 5.17 acre tract and a called 63.94 acre tract conveyed to Voelkel Investments, Ltd. In Volume 1160, Page 49 (ORMCT) and further being the southeast corner of this herein described tract;

THENCE, with the common boundary of said 5.17 acre tract and said 63.94 acre tract for the following five (5) courses and distances:

1) **S 82° 42' 47" W**, at a distance of 39.71 feet pass a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set, continue a total distance of **89.71** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set for the southwest corner of this herein described tract;
2) **N 25° 47' 13" W** a distance of **417.00** feet to a 5/8 inch iron rod with blue cap stamped "KERR SURVEYING" set;
3) **N 06° 37' 13" W** a distance of **295.00** feet to a 1/2 inch iron rod found in concrete;
4) **N 40° 45' 17" E** a distance of **230.12** feet to a 1/2 inch iron rod found;
5) **N 00° 28' 43" W**, at 639.70 feet pass the common corner of said 63.94 acre tract and said 15.76 acre tract from which a 1/2 inch iron rod with cap stamped "RPLS 2957" found on the common line of said 63.94 acre tract and said 15.76 acre tract bears S 75° 35' 10" W a distance of 6.08 feet, continue with the common boundary of said 5.17 acre tract and said 15.76 acre tract a total distance of **855.02** feet to the **POINT OF BEGINNING** hereof, and containing **5.59** acres, more or less.

Surveyed on the ground September 2021 under my supervision. The bearing basis for this survey is based on the Texas State Plane Central Zone Grid North (NAD83) as established from GPS observation using the Leica Smartnet NAD83 (NA2011) epoch 2010 multi-year cors solution s (MYCS2). Distances described herein are surface distances. To obtain grid distances (not areas) divide by a combined scale factor of 1.00012632 (calculated using geoid12b).

10/1/21

STATE OF TEXAS REGISTERED NATHAN PAUL KERR 6834 PROFESSIONAL LAND SURVEYOR

Nathan Paul Kerr
Registered Professional Land Surveyor No. 6834

KERR SURVEYING

Kerr Surveying, LLC | 409 N. Texas Ave. Bryan, TX 77803
Office: (979) 268-3195 | Web: www.kerrlandsurveying.com
Surveys@kerrsurveying.net | TBPELS Firm No. 10018500

21-309-F (file name)

EXHIBIT B

EXCEPTIONS TO CONVEYANCE AND WARRANTY

1. Right of Way from Fannie Wayland etvir to Calvert, Waco and Brazos Valley Railroad Company, dated September 23, 1899 and recorded in Volume 40, Page 297 of the Deed Records of Robertson County, Texas.
2. Right of Way from W.P. Ferguson etux to Calvert, Waco and Brazos Valley Railroad Company, dated September 25, 1899 and recorded in Volume 40, Page 300 of the Deed Records of Robertson County, Texas.
3. Right of Way from Frank Barton to Calvert, Waco and Brazos Valley Railroad Company, dated March 13, 1900 and recorded in Volume 40, Page 308 of the Deed Records of Robertson County, Texas.
4. Agreement as to 30-foot right of way for roadway as described in instrument between Maude H. Field, T. H. Whatley and W. C. Anderson, dated November, 1907 and recorded in Volume 50, Page 481 of the Deed Records of Robertson County, Texas.
5. Subject to the stipulations and provisions of Agreement relating to the construction and repairs of roadway from the Old Hearne to Calvert Public Road to the Little Brazos River and bridge over same, by and between Maude H. Field etvir, T.H. Whatley, W.C. Anderson and George Whatley, dated July 3, 1908 and recorded in Volume 50, Page 481 of the Deed Records of Robertson County, Texas.
6. Easement from J. H. Whatley to Humble Pipe Line Company, dated May 30, 1919 and recorded in Volume 70, Page 175 of the Deed Records of Robertson County, Texas.
7. Easement from Minnie W. Barton to Humble Pipe Line Company, dated May 30, 1919 and recorded in Volume 70, Page 198 of the Deed Records of Robertson County, Texas.
8. Easement from Fannie R. Wayland to Humble Pipe Line Company, dated June 13, 1919 and recorded in Volume 70, Page 170 of the Deed Records of Robertson County, Texas.
9. Easement from Scott Field etux Maude H. Field to Humble Pipe Line Company, dated July 8, 1919 and recorded in Volume 70, Page 335 of the Deed Records of Robertson County, Texas.
10. Easement from Mrs. Maude H. Field to Atlantic Pipe Line Company, dated August 30, 1922 and recorded in Volume 93, Page 254 of the Deed Records of Robertson County, Texas.
11. Right of Way from Lutie Barton Vance etal to Atlantic Pipeline Company, dated August 21, 1928 and recorded in Volume 93, Page 264 of the Deed Records of Robertson County, Texas.
12. Right of Way Easement from W.C. Anderson to Atlantic Pipe Line Company, dated August 30, 1928 and recorded in Volume 100, Page 187 of the Deed Records of

Robertson County, Texas.

13. Easement dated July 12, 1929, in favor of Gulf States Utilities Company, as set forth in Judgment from District Court Civil Case No. 1448, and recorded in Volume C, Page 45, Civil Minutes of said Court, and in Volume 109, Page 305 of the Deed Records of Robertson County, Texas.

14. Intentionally Deleted.

15. Easement from W.C. Anderson to Gulf States Utilities Company, dated July 29, 1929 and recorded in Volume 109, Page 309 of the Deed Records of Robertson County, Texas.

16. Easement from Elmer Stubbs and wife, Claude Beatrice Stubbs to Texas Power & Light Company, dated May 16, 1930 and recorded in Volume 99, Page 220 of the Deed Records of Robertson County, Texas.

17. Easement from Tidemann & Renfert to Texas Power & Light Company, dated May 17, 1930 and recorded in Volume 100, Page 180 of the Deed Records of Robertson County, Texas; Partial Release of Easement from Texas Utilities Electric Company (successor of Texas Power & Light Company) to K. Tidemann and H. Renfert, dated October 27, 1994 and recorded in Volume 626, Page 516 of the Official Records of Robertson County, Texas.

18. Easement from Mrs. Maude H. Field to Texas Power & Light Company, dated June 16, 1930 and recorded in Volume 99, Page 21 of the Deed Records of Robertson County, Texas.

19. Easement from Mrs. Maude H. Field to Texas Power & Light Company, dated October 3, 1930 and recorded in Volume 100, Page 606 of the Deed Records of Robertson County, Texas.

20. Intentionally Deleted.

21. Mineral and/or Royalty Reservation set out in deed from Frances Marshall Mayo etvir to Laura K. Anderson, dated November 29, 1930 and recorded in Volume 100, Page 253 of the Deed Records of Robertson County, Texas.

22. Mineral and/or Royalty Reservation set out in deed from Laura K. Anderson and husband, W.C. Anderson, Jr. to Frances Marshall Mayo, dated November 29, 1930 and recorded in Volume 100, Page 282 of the Deed Records of Robertson County, Texas.

23. Mineral and/or Royalty Reservation set out in deed from Frances Marshall Mayo and husband, Robert W. Mayo to Mrs. Guy Anderson and Guy T. Anderson, dated April 14, 1936 and recorded in Volume 111, Page 211 of the Deed Records of Robertson County, Texas.

24. Highway Deed from K. Tidemann & Company to State of Texas, dated December 13, 1938 and recorded in Volume 118, Page 603 of the Deed Records of Robertson County, Texas.

25. Right of Way Deed from Mrs. Guy T. Anderson etal to Guy A. Thompson, Trustee of International Great Northern Railroad Company, dated February 10, 1941 and recorded

in Volume 123, Page 181 of the Deed Records of Robertson County, Texas.

26. Mineral and/or Royalty Reservation set out in deed from W.C. Anderson, Sr. and wife, Early Anderson to W.C. Anderson, Jr. dated November 10, 1942 and recorded in Volume 127, Page 1 of the Deed Records of Robertson County, Texas.

27. Easement from Robertson County Properties, Inc. to Brazos River T.E.C., Inc., dated May 24, 1948 and recorded in Volume 150, Page 546 of the Deed Records of Robertson County, Texas.

28. Easement from Jeffries G. P. Kennedy, etvir, to Gulf States Utilities Company, dated August 12, 1948 and recorded in Volume 151, Page 554 of the Deed Records of Robertson County, Texas.

29. Mineral and/or Royalty Reservation set out in deed from Mrs. Minnie W. Hay (formerly Mrs. Guy Anderson) etal to J.J. Fagan, Jr., dated January 9, 1950 and recorded in Volume 155, Page 429 of the Deed Records of Robertson County, Texas.

30. Highway Deed from Robertson County Properties to State of Texas, dated April 17, 1952 and recorded in Volume 178, Page 147 of the Deed Records of Robertson County, Texas.

31. Intentionally Deleted.

32. Right of Way from Clara Barton etal to State of Texas, dated September 12, 1952 and recorded in Volume 178, Page 138 of the Deed Records of Robertson County, Texas.

33. Right of Way from J.J. Fagan etux to State of Texas, dated September 13, 1952 and recorded in Volume 178, Page 144 of the Deed Records of Robertson County, Texas.

34. Highway Deed from Robertson County Properties to State of Texas, dated October 28, 1955 and recorded in Volume 183, Page 310 of the Deed Records of Robertson County, Texas.

35. Mineral and/or Royalty Reservation set out in deed from Alyce Whatley Savage etvir to P.H. Tindall, dated May 23, 1958 and recorded in Volume 185, Page 416 of the Deed Records of Robertson County, Texas.

36. Easement Reservation in Assumption Deed from Buck Porter and Doris Porter to John Q. Adams, Jr., dated April 1, 1968 and recorded in Volume 241, Page 362 of the Deed Records of Robertson County, Texas.

37. Right of Way Easement from Eulalia Pernetter and Sydney M. Pernetter to Santa Fe Pipeline Company, dated March 25, 1970 and recorded in Volume 257, Page 417 of the Deed Records of Robertson County, Texas.

38. Intentionally Deleted.

39. Right of Way Agreement from Francis H. Swan etal to Santa Fe Pipeline Company, executed in four counterparts, recorded in Volume 257, Pages 757, 759, 761, and 763 of the Deed Records of Robertson County, Texas.

40. Right of Way Easement from Margaret Craig Anderson and Deborah Anderson to Santa Fe Pipeline Company, dated April 8, 1970 and recorded in Volume 257, Page 769 of the

Deed Records of Robertson County, Texas.

41. Right of Way Easement from Joe Bill Foster, Individually and as Trustee to Sante Fe Pipe Line Company, dated June 11, 1970 and recorded in Volume 257, Page 770 of the Deed Records of Robertson County, Texas.

42. Right of Way Easement from C.S. Anchicks and A.H. Judkins to Santa Fe Pipeline Company, dated September 8, 1970 and recorded in Volume 258, Page 761 of the Deed Records of Robertson County, Texas.

43. Mineral and/or Royalty Reservation set out in instrument from Goodland Farms, Inc. to The Shareholders of Goodland Farms, Inc., dated July 1, 1976 and recorded in Volume 308, Page 224 of the Public Records of Robertson County, Texas.

44. Mineral and/or Royalty Reservation set out in instrument from Ralph E. Wallace etal to Jack Wallace, dated December 28, 1977 and recorded in Volume 323, Page 643 of the Public Records of Robertson County, Texas.

45. Intentionally Deleted.

46. Mineral and/or Royalty Reservation set out in deed from Mary Elizabeth Coldwell etal to The Northern Trust Company, Chicago, Illinois, Trustee, dated December 4, 1978 and recorded in Volume 335, Page 751 of the Public Records of Robertson County, Texas.

47. Mineral and/or Royalty Reservation set out in deed from J. W. Foster, Jr., Trustee and Mildred T. Foster to Huber Land Corporation, dated December 29. 1981 and recorded in Volume 385, Page 239 of the Public Records of Robertson County, Texas.

48. Intentionally Deleted.

49. Oil, Gas and Mineral Lease to Exxon Corporation as follows:

The Northern Trust Company, Trustee	10/19/83	423/744
Robert F. Tidemann	11/17/83	425/600
Kathryn T. Helstrom	11/17/83	425/603
John H. Fonvielle etux Constance T.	11/17/83	425/606
Richard Fonvielle	11/17/83	425/609
Patricia L. Curtis	11/17/83	425/612
Karl Leland	11/17/83	425/615
Fred E. Tidemann etux Mildred	11/17/83	425/622
John H. Fonvielle, Jr.	11/17/83	427/601

50. Oil, Gas and Mineral Lease from Fred E. Tidemann and wife, Mildred McCollum Tidemann to Exxon Corporation, dated November 17, 1983 and recorded in Volume 425, Page 622 of the Public Records of Robertson County, Texas.

51. Oil, Gas and Mineral Lease from J. W. Foster, Jr., Mildred T. Foster, and Douglas A. McCrary to Exxon Corporation, dated January 3, 1984 and recorded in Volume 427, Page 609 of the Public Records of Robertson County, Texas.

52. Oil, Gas and Mineral Lease from Gertrud Papp, etal to Exxon Corporation, dated January 5, 1984 and recorded in Volume 437, Page 253 of the Public Records of Robertson County, Texas.

53. Permit to Appropriate State Water from the Texas Water Commission to The Northern Trust Company, as Trustee of Trust No. 2-49284, dated July 10, 1984 and recorded in Volume 450, Page 479 of the Public Records of Robertson County, Texas.

54. Permit to Appropriate State Water from Texas Water Commission to Nick R. Lutz etux, dated October 30, 1984 and recorded in Volume 446, Page 409 of the Public Records of Robertson County, Texas.

55. Permit to Appropriate State Water from the State of Texas to Margaret Anderson Harris and Deborah A. Frazier, dated October 30, 1984 and recorded in Volume 446, Page 411 of the Public Records of Robertson County, Texas.

56. Permit to Appropriate State Water from Texas Water Commission to The Northern Trust Company, as Trustee, of Trust No. 2-45216, dated November 27, 1984 and recorded in Volume 450, Page 476 of the Public Records of Robertson County, Texas; Amended by document granted on June 2, 1987 and recorded in Volume 507, Page 430 of the Public Records of Robertson County, Texas.

57. Certificate of Adjudication from the Texas Water Commission to The Northern Trust Company, Trustee, dated June 16, 1986 and recorded in Volume 480, Page 490 of the Public Records of Robertson County, Texas.

58. Certificate of Adjudication to Appropriate State Waters from the Brazos River, dated June 16, 1986 and recorded in Volume 480, Page 498 of the Public Records of Robertson County, Texas; rights transferred to Betty Carrabba and John Lutz etux Mary Lutz (as to their respective tracts) in document dated December 18, 1992 and recorded in Volume 587, Page 544 of the Official Records of Robertson County, Texas.

59. Certificate of Adjudication issued from the Texas Water Commission to The Northern Trust Company, Trustee, Trust No. 2-45216 (Goodland Farms), dated May 13, 1988 and recorded in Volume 514, Page 211 of the Public Records of Robertson County, Texas; Amended by document issued May 10, 1996 and recorded in Volume 653, Page 716 of the Official Records of Robertson County, Texas.

60. Intentionally Deleted.

61. Boundary Agreement between Deborah Anderson Frazier and Joan Fagan Lutz etvir Nicholas R. Lutz, dated January 31, 1989 and recorded in Volume 532, Page 297 of the Public Records of Robertson County, Texas.

62. Boundary Agreement between Deborah Anderson Frazier and Joan Fagan Lutz etvir Nicholas R. Lutz, dated April 12, 1989 and recorded in Volume 532, Page 290 of the Public Records of Robertson County, Texas.

63. Intentionally Deleted.

64. Intentionally Deleted.

65. Intentionally Deleted.

66. Intentionally Deleted.

67. Easement from Brian Cobb and Sarah Ann Cobb to Navasota Valley Electric Cooperative, Inc., dated March 26, 1993 and recorded in Volume 595, Page 462 of the Official Records of Robertson County, Texas.

68. Easement from The Northern Trust Company, as Trustee to Brazos Electric Power Cooperative, dated March 15, 1994 and recorded in Volume 611, Page 375 of the Official Records of Robertson County, Texas.

69. Oil, Gas and Mineral Lease from Security National Bank to Broughton Associates Joint Venture, dated May 19, 1995 and recorded in Volume 635, Page 648 of the Official Records of Robertson County, Texas.

70. Oil, Gas and Mineral Lease from Deborah Anderson Frazier to Broughton Associates Joint Venture, dated May 22, 1995 and recorded in Volume 635, Page 652 of the Official Records of Robertson County, Texas.

71. Oil, Gas and Mineral Lease from Nickolas Robert Lutz, Sr., etux Joan Fagan Lutz to Broughton Associates Joint Venture, dated May 25, 1995 and recorded in Volume 635, Page 535 of the Official Records of Robertson County, Texas.

72. Oil, Gas and Mineral Lease from Nickolas John C. Lutz and wife, Mary H. Lutz to Broughton Associates Joint Venture, dated July 25, 1995 and recorded in Volume 642, Page 388 of the Official Records of Robertson County, Texas.

73. Oil, Gas and Mineral Lease from Deborah Anderson Frazier to Broughton Associates Joint Venture, dated August 13, 1995 and recorded in Volume 640, Page 529 of the Official Records of Robertson County, Texas.

74. Oil, Gas and Mineral Lease from Ernest Blank, Attorney-In-Fact fro Gertrud Papp, etal, to Broughton Associates Joint Venture, dated August 15, 1995 and recorded in Volume 640, Page 557 of the Official Records of Robertson County, Texas.

75. Mineral Deed from J.W. Foster etal to Douglas A. McCrary, dated September 5, 1995 and recorded in Volume 637, Page 567 of the Official Records of Robertson County, Texas.

76. Oil, Gas and Mineral Lease from The Northern Trust Company, as Trustee under Trust No. 2-45216 to Broughton Associates Joint Venture, dated September 5, 1995 and recorded in Volume 640, Page 708 of the Official Records of Robertson County, Texas.

77. Oil, Gas and Mineral Lease from J. W. Foster etux to Broughton Associates Joint Venture, dated September 16, 1995 and recorded in Volume 640, Page 617 of the Official Records of Robertson County, Texas.

78. Oil, Gas and Mineral Lease from J. W. Foster etux Mildred T. Foster to Broughton Associates Joint Venture, dated September 16, 1995 and recorded in Volume 640, Page 623 of the Official Records of Robertson County, Texas.

79. Oil, Gas and Mineral Lease from Wendy McCrary Breck, Agent & Attorney-in-Fact for

Douglas A. McCrary to Broughton Associates Joint Venture, dated September 16, 1995 and recorded in Volume 640, Page 728 of the Official Records of Robertson County, Texas.

80. Oil, Gas and Mineral Lease from Wendy McCrary Breck, Agent & Attorney-in-Fact for Douglas A. McCrary to Broughton Associates Joint Venture, dated September 16, 1995 and recorded in Volume 640, Page 733 of the Official Records of Robertson County, Texas.

81. Oil, Gas and Mineral Lease from Kathryn T. Helstrom to Broughton Associates Joint Venture, dated September 27, 1995 and recorded in Volume 640, Page 609 of the Official Records of Robertson County, Texas.

82. Oil, Gas and Mineral Lease from Mildred M. Tidemann Sander to Broughton Associates Joint Venture, dated September 27, 1995 and recorded in Volume 640, Page 613 of the Official Records of Robertson County, Texas.

83. Oil, Gas and Mineral Lease from Mildred M. Tidemann Sander and Norwest Bank Texas, Kerrville, N.A., Co-Trustees under the Will of Fred E. Tidemann, Deceased to Broughton Associates Joint Venture, dated September 27, 1995 and recorded in Volume 640, Page 679 of the Official Records of Robertson County, Texas.

84. Mineral and/or Royalty Reservation set out in deed from The Northern Trust Company, Chicago, Illinois, Trustee, and as Trustee of Trust No. 02-49284 to Cliff A. Skiles, Jr., dated November 29, 1995 and recorded in Volume 643, Page 73 of the Official Records of Robertson County, Texas.

85. Oil, Gas and Mineral Lease from Brian Cobb and wife, Sarah Ann Cobb to Union Pacific Resources Company, dated November 21, 1996, and recorded in Volume 666, Page 646 of the Official Records of Robertson County, Texas.

86. Mineral and/or Royalty Reservation set out in instrument from The Northern Trust Company, Chicago, Illinois, Trustee and as Trustee of Trust No. 2-45216 to Clifford A. Skiles, Jr., DVM and wife, Jo Sondra Skiles, dated February 25, 1997 and recorded in Volume 672, Page 178 of the Official Public Records of Robertson County, Texas. Also recorded in Volume 744, Page 820 of the Official Records of Milam County, Texas.

87. Intentionally Deleted.

88. Mineral Deed from Betty L. Carrabba to David S. Carrabba and Mark J. Carrabba, dated July 3, 1997 and recorded in Volume 690, Page 594 of the Official Public Records of Robertson County, Texas.

89. Memorandum of Oil, Gas and Mineral Lease from Cliff A. Skiles, Jr. and wife, Jo Sondra Skiles to Union Pacific Resources Company, dated September 8, 1997 and recorded in Volume 694, Page 402 of the Official Public Records of Robertson County, Texas.

90. Memorandum of Oil, Gas and Mineral Lease from David S. Carrabba and Mark J. Carrabba to Union Pacific Resources Company, dated September 16, 1997 and recorded in Volume 690, Page 598 of the Official Public Records of Robertson County, Texas.

91. Ratifications of Oil, Gas and Mineral Leases to Broughton Associates Joint Venture, Inc.,

CERTIFIED COPY

filed in the Official Public Records of Robertson County, Texas as follows:

Allen M. Parks	691/469
Ann Shands	691/471
Ann Parks Davis	691/475
William L. Mayo	691/477
Largent Parks	691/479
Dolores Elizabeth Cliburn	691/675
Harvey Hays, Jr.	692/601
Jack M. Hays	696/462

92. Mineral Deed from Brian L. Cobb and Sarah Ann Cobb to The Brian and Sarah Ann Cobb Partnership, Ltd., dated September 21, 1998 and recorded in Volume 720, Page 370 of the Official Public Records of Robertson County, Texas.

93. Mineral and/or Royalty Reservation set out in deed from Lee Oma Stewart Lewis and Stuart E. Lewis to Clifford A. Skiles, III and Jeb S. Skiles, dated February 8, 1999 and recorded in Volume 728, Page 583 of the Official Public Records of Robertson County, Texas.

94. Subject to failure to have recorded rights to cross the I & G N Railroad for access to F.M. Road 1644 BUT SEE Private Crossing Agreement between Brian Cobb and Union Pacific Resources Company, dated August 10, 1999 and recorded in Volume 739, Page 132 of the Official Public Records of Robertson County, Texas.

95. Oil, Gas and Mineral Lease from Deborah Anderson Frazier to Thomas W. Schleier, dated July 24, 2000 and recorded in Volume 763, Page 387 of the Official Public Records of Robertson County, Texas.

96. Mineral and/or Royalty Reservation set out in deed from Betty L. Carrabba to Mykola Wasyluka and wife, Jennifer Lou Wasyluka, dated April 10, 2001 and recorded in Volume 777, Page 64 of the Official Public Records of Robertson County, Texas.

97. Subject to Water Well site mentioned in deed from Betty L. Carrabba to Mykola Wasyluka and wife, Jennifer Lou Wasyluka, dated April 10, 2001 and recorded in Volume 777, Page 64 of the Official Public Records of Robertson County, Texas.

98. Intentionally Deleted.

99. Intentionally Deleted.

100. Intentionally Deleted.

101. Intentionally Deleted.

102. Intentionally Deleted.

103. Intentionally Deleted.

104. Mineral and/or Royalty Reservation set out in deed from Nickolas Robert Lutz, Sr. and

wife, Joan Fagan Lutz to Cliff A. Skiles, Jr. and wife, Jo Sondra Skiles, dated March 27, 2003 and recorded in Volume 830, Page 743 of the Official Public Records of Robertson County, Texas.

105. Easement Reservation set out in deed from Nickolas Robert Lutz, Sr. and wife, Joan Fagan Lutz to Cliff A. Skiles, Jr. and wife, Jo Sondra Skiles, dated March 27, 2003 and recorded in Volume 830, Page 743 of the Official Public Records of Robertson County, Texas.

106. Mineral and/or Royalty Reservation set out in deed from Carraba Brothers, LTD, a Texas limited partnership, successor to Carraba Brothers, Inc., dated March 27, 2003 and recorded in Volume 830, Page 749 of the Official Public Records of Robertson County, Texas.

107. Mineral and/or Royalty Reservation set out in deed from J.W. Foster, Jr. etal to James E. Janac and Shelley H. Janac, dated July 17, 2003 and recorded in Volume 840, Page 146 of the Official Public Records of Robertson County, Texas.

108. Blanket Easement from James Janac to Navasota Valley Electric Cooperative, Inc., dated July 28, 2003 and recorded in Volume 864, Page 686 of the Official Public Records of Robertson County, Texas.

109. Mineral and/or Royalty Reservation set out in deed from Deborah Anderson Frazier, joined pro forma by her husband, Charles Frazier, Jr. to Cliff A. Skiles, Jr. and wife, Jo Sondra Skiles, dated November 5, 2003 and recorded in Volume 848, Page 709 of the Official Public Records of Robertson County, Texas.

110. Easement from Cliff A. Skiles, Jr., DVM and wife, Jo Sondra Skiles to TXU Electric Delivery Company, dated August 2, 2004 and recorded in Volume 875, Page 380 of the Official Public Records of Robertson County, Texas.

111. Easement from Clifford A. Skiles, Jr., DVM and wife, Jo Sondra Skiles to Brazos Electric Power Cooperative, Inc., dated September 27, 2004 and recorded in Volume 881, Page 636 of the Official Public Records of Robertson County, Texas.

112. Oil, Gas and Mineral Lease from The Brian and Sarah Ann Cobb Partnership, Ltd. to Thomas W. Schleier, dated December 1, 2004 and recorded in Volume 909, Page 761 of the Official Public Records of Robertson County, Texas; Assignment from Thomas W. Schleier to Burlington Resources Oil & Gas Company, LP, dated July 26, 2005 and recorded in Volume 915, Page 784 of the Official Public Records of Robertson County, Texas.

113. Right of Way Easement from Cliff A. Skiles, Jr., DVM and wife, Jo Sondra Skiles to TXU Electric Delivery Company, dated December 2, 2004 and recorded in Volume 875, Page 380 of the Official Public Records of Robertson County, Texas.

114. Memorandum of Oil, Gas and Mineral Lease from Cliff A. Skiles, Jr. and wife, Jo Sondra Skiles to XTO Energy Inc., dated June 29. 2005 and recorded in Volume 909, Page 95 of the Official Public Records of Robertson County, Texas; Amended in Volume 1040, Page 707, and in Volume 1040, Page 709, and in Volume 1066, Page 640 of the Official

Public Records of Robertson County, Texas.

115. Memorandum of Oil, Gas and Mineral Lease from Cliff A. Skiles, Jr. and wife, Jo Sondra Skiles to XTO Energy Inc., dated June 29, 2005 and recorded in Volume 909, Page 98 of the Official Public Records of Robertson County, Texas; Extended in Volume 1042, Page 143 of the Official Public Records of Robertson County, Texas.

116. Memorandum of Oil, Gas and Mineral Lease from Cliff A. Skiles, Jr. and wife, Jo Sondra Skiles to XTO Energy Inc., dated June 29, 2005 and recorded in Volume 909, Page 100 of the Official Public Records of Robertson County, Texas.

117. Oil, Gas and Mineral Lease from James E. Janac etux to XTO Energy, Inc., dated July 28, 2005 and recorded in Volume 914, Page 27 of the Official Public Records of Robertson County, Texas.

118. Memorandum of Oil, Gas and Mineral Lease from Clifford A. Skiles, III and Jeb S. Skiles to XTO Energy, Inc., dated August 8, 2005 and recorded in Volume 932, Page 631 of the Official Public Records of Robertson County, Texas. Released in Volume 1146, Page 34 of the Official Public Records of Robertson County, Texas.

119. Memorandum of Oil, Gas and Mineral Lease from J.W. Foster to XTO Energy, Inc., dated August 24, 2005 and recorded in Volume 919, Page 330 of the Official Public Records of Robertson County, Texas.

120. Memorandum of Oil, Gas and Mineral Lease from Douglas A. McCrary Estate to XTO Energy, Inc., dated August 29, 2005 and recorded in Volume 919, Page 332 of the Official Public Records of Robertson County, Texas.

121. Mineral Deed from Clifford A. Skiles, Jr. and wife, Jo Sondra Skiles to Skiles Operating, Inc., a Texas corporation, dated December 22, 2005 and recorded in Volume 932, Page 104 of the Official Public Records of Robertson County, Texas.

122. Mineral Deed from Clifford A. Skiles, Jr. and wife, Jo Sondra Skiles to C.A. Skiles Family Partnership, L.T.D, a Texas Limited Partnership, dated December 22, 2005 and recorded in Volume 932, Page 107 of the Official Public Records of Robertson County, Texas.

123. Mineral Deed from Skiles Operating, Inc., a Texas Corporation to C.A. Skiles Family Partnership, L.T.D, a Texas Limited Partnership, dated December 22, 2005 and recorded in Volume 932, Page 110 of the Official Public Records of Robertson County, Texas.

124. Mineral Deed from Clifford A. Skiles, III and Jeb S. Skiles to C.A. Skiles Family Partnership, LTD., a Texas Limited Partnership, dated December 22, 2005 and recorded in Volume 932, Page 113 of the Official Public Records of Robertson County, Texas.

125. Intentionally Deleted.

126. Intentionally Deleted.

127. Intentionally Deleted.

128. Easement from Cliff A. Skiles, Jr., DVM and Jo Sondra Skiles to Skiles Pipeline Corridor, L.L.C., dated December 21, 2007 and recorded in Volume 1019, Page 731 of

the Official Public Records of Robertson County, Texas.

129. Intentionally Deleted.

130. Surface Use Agreement between Cliff A. Skiles and The Brian L. and Sarah Anne Cobb Partnership, LTD, dated March 17, 2008 and recorded in Volume 1028, Page 211 of the Official Public Records of Robertson County, Texas.

131. Mineral Deed from Clifford A. Skiles, Jr. and wife, Jo Sondra Skiles to Skiles Operating, Inc., a Texas corporation, dated April 30, 2008 and recorded in Volume 1036, Page 293 of the Official Public Records of Robertson County, Texas.

132. Mineral Deed from Skiles Operating, Inc., a Texas Corporation to C.A. Skiles Family Partnership, LTD, a Texas Limited Partnership, dated April 30. 2008 and recorded in Volume 1036, Page 295 of the Official Public Records of Robertson County, Texas.

133. Mineral Deed from Clifford A. Skiles, Jr. and wife, Jo Sondra Skiles to C.A. Skiles Family Partnership, LTD, a Texas Limited Partnership, dated April 30, 2008 and recorded in Volume 1036, Page 297 of the Official Public Records of Robertson County, Texas.

134. Intentionally Deleted.

135. Intentionally Deleted.

136. Intentionally Deleted.

137. Right of Way Easement from Cliff A. Skiles, Jr., DVM and Jo Sondra Skiles to Trend Gathering & Treating, LP, dated June 30, 2008 and recorded in Volume 1041, Page 615 of the Official Public Records of Robertson County, Texas.

138. Right of Way Easement from Cliff A. Skiles, Jr., DVM and Jo Sondra Skiles to Trend Gathering & Treating, LP, dated June 30, 2008 and recorded in Volume 1041, Page 622 of the Official Public Records of Robertson County, Texas.

139. Right of Way Easement from Cliff A. Skiles, Jr., DVM and Jo Sondra Skiles to Trend Gathering & Treating, LP, dated June 24, 2009 and recorded in Volume 1080, Page 577 of the Official Public Records of Robertson County, Texas.

140. Right of Way Easement from Cliff A. Skiles, Jr., DVM and Jo Sondra Skiles to Trend Gathering & Treating, LP, dated June 24, 2009 and recorded in Volume 1080, Page 583 of the Official Public Records of Robertson County, Texas.

141. Right of Way Easement from Cliff A. Skiles, Jr., DVM and Jo Sondra Skiles to Trend Gathering & Treating, LP, dated June 24, 2009 and recorded in Volume 1080, Page 589 of the Official Public Records of Robertson County, Texas.

142. Right of Way Easement from Cliff A. Skiles, Jr., DVM, Jo Sondra Skiles, and Skiles Pipeline Corridor, L.L.C. to Trend Gathering & Treating, LP, dated June 24, 2009 and recorded in Volume 1080, Page 609 of the Official Public Records of Robertson County, Texas.

143. Right of Way Easement from Cliff A. Skiles, Jr., DVM and Jo Sondra Skiles to Trend Gathering & Treating, LP, dated November 17, 2009 and recorded in Volume 1094, Page 460 of the Official Public Records of Robertson County, Texas.

144. Right of Way Easement from Cliff A. Skiles, Jr., DVM and Jo Sondra Skiles to Trend Gathering & Treating, LP, dated November 17, 2009 and recorded in Volume 1094, Page 474 of the Official Public Records of Robertson County, Texas.

145. Subject to Affidavit of Fact regarding the Historic Use Permit issued by the Brazos Valley Groundwater Conservation District to C. A. Skiles Family Partnership, LTD., dated February 28, 2011 and recorded in Volume 1128, Page 497 of the Official Public Records of Robertson County, Texas.

146. Subject to Affidavit of Fact regarding the Historic Use Permit issued by the Brazos Valley Groundwater Conservation District to Cliff A. Skiles, D.V.M., dated February 28, 2011 and recorded in Volume 1128, Page 500 of the Official Public Records of Robertson County, Texas.

147. Intentionally Deleted.

148. Intentionally Deleted.

149. Subject to Declaration of Mediated Settlement Agreement, dated April 28, 2011 and recorded in Volume 1134, Page 390 of the Official Public Records of Robertson County, Texas.

150. Memorandum of Oil, Gas and Mineral Lease from Estate of Wesley Anderson to XTO Energy, Inc., dated November 4, 2011 and recorded in Volume 1151, Page 101 of the Official Public Records of Robertson County, Texas.

151. Memorandum of Oil, Gas and Mineral Lease from C.A. Skiles Family Partnership LTD to T. Verne Dwyer, dated December 14, 2011 and recorded in Volume 1158, Page 627 of the Official Public Records of Robertson County, Texas. Released in Volume 1309, Page 85 of the Official Public Records of Robertson County, Texas.

152. Memorandum of Oil, Gas and Mineral Lease from C.A. Skiles Family Partnership LTD to T. Verne Dwyer, dated December 14, 2011 and recorded in Volume 1158, Page 629 of the Official Public Records of Robertson County, Texas. Ratified in Volume 1214, Page 716 of the Official Public Records of Robertson County, Texas.

153. Memorandum of Oil, Gas and Mineral Lease from C.A. Skiles Family Partnership LTD to T. Verne Dwyer, dated December 14, 2011 and recorded in Volume 1158, Page 631 of the Official Public Records of Robertson County, Texas. Released in Volume 1309, Page 85 of the Official Public Records of Robertson County, Texas.

154. Memorandum of Oil, Gas and Mineral Lease from Jeb S. Skiles joined pro forma by his wife, Krista Skiles and Clifford A. Skiles, III joined pro forma by his wife, Jennifer W. Skiles to T. Verne Dwyer, dated December 14, 2011 and recorded in Volume 1158, Page 633 of the Official Public Records of Robertson County, Texas.

155. Memorandum of Oil, Gas and Mineral Lease from C.A. Skiles Family Partnership LTD to T. Verne Dwyer, dated December 14, 2011 and recorded in Volume 1173, Page 526 of

the Official Public Records of Robertson County, Texas. Designation of Retained Acreage recorded in Volume 1298, Page 683 of the Official Public Records of Robertson County, Texas.

156. Mineral and/or Royalty Reservation set out in deed from Douglas Mackinnon et al to Sallie Tucker Anderson, dated April 26, 2012 and recorded in Volume 1167, Page 473 of the Official Public Records of Robertson County, Texas.

157. Mineral and/or Royalty Reservation set out in deed from Jane Manterola et al to Sallie Tucker Anderson, dated April 26, 2012 and recorded in Volume 1167, Page 477 of the Official Public Records of Robertson County, Texas.

158. Mineral and/or Royalty Reservation set out in deed from Sallie Tucker Anderson, a widow to Jeb Steward Skiles, dated May 9, 2012 and recorded in Volume 1169, Page 119 of the Official Public Records of Robertson County, Texas.

159. Royalty Deed from Jeb Steward Skiles to C.A. Skiles Family Partnership, LTD, dated May 9, 2012 and recorded in Volume 1169, Page 134 of the Official Public Records of Robertson County, Texas.

160. Right of Way Easement from Cliff A. Skiles, Jr. to Navasota Valley Electric Cooperative, Inc., dated October 3, 2013 and recorded in Volume 1219, Page 385 of the Official Public Records of Robertson County, Texas.

161. Right of Way Easement from Jeb Stewart Skiles to BridgeTex Pipeline Company, LLC, dated October 24, 2013 and recorded in Volume 1225, Page 189 of the Official Public Records of Robertson County, Texas.

162. Right of Way Easement from Clifford A. Skiles, III and Jeb Stewart Skiles to BridgeTex Pipeline Company, LLC, dated October 24, 2013 and recorded in Volume 1225, Page 199 of the Official Public Records of Robertson County, Texas.

163. Right of Way Easement from Cliff A. Skiles, Jr., DVM and Jo Sondra Skiles to BridgeTex Pipeline Company, LLC, dated October 24, 2013 and recorded in Volume 1225, Page 209 of the Official Public Records of Robertson County, Texas.

164. Right of Way Easement from Cliff A. Skiles, Jr. to BridgeTex Pipeline Company, LLC, dated October 29, 2013 and recorded in Volume 1225, Page 282 of the Official Public Records of Robertson County, Texas.

165. Right of Way Easement from Cliff A. Skiles, Jr. to Navasota Valley Electric Cooperative, Inc., dated February 28, 2014 and recorded in Volume 1230, Page 260 of the Official Public Records of Robertson County, Texas.

166. Intentionally Deleted.

167. Mineral and/or Royalty Reservation set out in Cemetery Deed executed by Clifford Skiles, Jr. and wife, Jo Sondra Skiles to Skiles Cemetery, Inc., dated May 4, 2018 and recorded in Volume 1342, Page 788 of the Official Public Records of Robertson County, Texas.

168. Dedication of Skiles Cemetery Inc., dated May 4, 2018 and recorded in Volume 1342,

Page 793 of the Official Public Records of Robertson County, Texas.

169. Intentionally Deleted.

170. Mineral and/or Royalty Reservation set out in Cemetery Deed executed by Clifford Skiles, Jr. and wife, Jo Sondra Skiles to Skiles Cemetery, Inc., dated May 7, 2018 and recorded in Volume 1343, Page 122 of the Official Public Records of Robertson County, Texas.

171. Dedication of Skiles Cemetery Inc., dated May 7, 2018 and recorded in Volume 1343, Page 127 of the Official Public Records of Robertson County, Texas.

172. Easement from Jeb Stewart Skiles to Breviloba, LLC, a Texas limited liability company, dated June 15, 2018 and recorded in Volume 1349, Page 11 of the Official Public Records of Robertson County, Texas.

173. Easement from Jeb Stewart Skiles and Clifford A. Skiles, III to Breviloba, LLC, a Texas limited liability company, dated June 15, 2018 and recorded in Volume 1349, Page 19 of the Official Public Records of Robertson County, Texas.

174. Easement from Cliff A. Skiles, Jr. to Breviloba, LLC, dated June 15, 2018 and recorded in Volume 1349, Page 27 of the Official Public Records of Robertson County, Texas.

175. Easement from Cliff A. Skiles, Jr. to Breviloba, LLC, dated June 15, 2018 and recorded in Volume 1349, Page 34 of the Official Public Records of Robertson County, Texas.

176. Easement from Cliff A. Skiles, Jr. and wife, Jo Sondra Skiles to Skiles Cemetery Inc., a Texas for-profit corporation, dated June 15, 2018 and recorded in Volume 1349, Page 38 of the Official Public Records of Robertson County, Texas.

177. Easement from Cliff A. Skiles, Jr. and wife, Jo Sondra Skiles to Breviloba, LLC, dated June 25, 2018 and recorded in Volume 1349, Page 46 of the Official Public Records of Robertson County, Texas.

178. Easement from Cliff A. Skiles, Jr. and wife, Jo Sondra Skiles to Breviloba, LLC, dated June 15, 2018 and recorded in Volume 1349, Page 56 of the Official Public Records of Robertson County, Texas.

179. Amended Easement Agreement from Cliff A. Skiles, Jr. and wife, Jo Sondra Skiles to Breviloba, LLC, dated October 23, 2018 and recorded in Volume 1364, Page 324 of the Official Public Records of Robertson County, Texas.

180. Memorandum of Easement from Cliff A. Skiles, Jr. to Magellan Pipeline Company, L.P., a Delaware limited partnership, dated May 24, 2019 and recorded in Volume 1376, Page 600 of the Official Public Records of Robertson County, Texas.

181. Memorandum of Easement from Cliff A. Skiles, Jr. to Magellan Pipeline Company, L.P., a Delaware limited partnership, dated May 24, 2019 and recorded in Volume 1376, Page 607 of the Official Public Records of Robertson County, Texas.

182. Memorandum of Easement from Cliff A. Skiles, Jr., DVM and wife, Jo Sondra Skiles to Magellan Pipeline Company, L.P., a Delaware limited partnership, dated May 24, 2019 and recorded in Volume 1376, Page 613 of the Official Public Records of Robertson

County, Texas.

183. Memorandum of Easement from Cliff A. Skiles, Jr. and wife, Jo Sondra Skiles to Magellan Pipeline Company, L.P., a Delaware limited partnership, dated May 24, 2019 and recorded in Volume 1376, Page 621 of the Official Public Records of Robertson County, Texas.

184. Memorandum of Easement from Cliff A. Skiles, Jr., DVM and wife, Jo Sondra Skiles to Magellan Pipeline Company, L.P., a Delaware limited partnership, dated May 24, 2019 and recorded in Volume 1376, Page 628 of the Official Public Records of Robertson County, Texas.

185. Memorandum of Easement from Clifford A. Skiles, Jr., DVM and wife, Jo Sondra Skiles to Magellan Pipeline Company, L.P., a Delaware limited partnership, dated May 24, 2019 and recorded in Volume 1376, Page 634 of the Official Public Records of Robertson County, Texas.

186. Right of Way Easement from Jennifer Skiles and Clifford Skiles to North Milam Water Supply Corporation, dated March 17, 2021 and recorded in Instrument Number 2021-1727, Official Records of Milam County, Texas.

187. Mineral and/or Royalty Reservation set out in a deed from Robertson County Properties, Inc. to Lad Nickelson, et al, dated March 17, 1948 and recorded in Volume 260, Page 468 of the Deed Records of Milam County, Texas.

188. Oil and Gas Lease executed by Clifford Skiles to Union Pacific Resources Company, dated May 20, 1998 and recorded in Volume 784, Page 13 of the Official Records of Milam County, Texas.

189. Intentionally Deleted.

190. Intentionally Deleted.

191. Memorandum of Oil and Gas Lease from Cliff A. Skiles, Jr. and wife, Jo Sondra Skiles to XTO Energy Inc., dated June 29, 2005 and recorded in Volume 980, Page 36 of the Official Records of Milam County, Texas.

192. Mineral Deed from Clifford A. Skiles, Jr. and wife, Jo Sondra Skiles to Skiles Operating, Inc., a Texas corporation, dated December 22, 2005 and recorded in Volume 995, Page 409 of the Official Records of Milam County, Texas.

193. Mineral Deed from Skiles Operating, Inc., a Texas corporation to C.A. Skiles Family Partnership, LTD., a Texas Limited Partnership, dated December 22, 2005 and recorded in Volume 995, Page 413 of the Official Records of Milam County, Texas.

194. Memorandum of Oil, Gas and Mineral Lease from C.A. Skiles Family Partnership, LTD to XTO Energy, Inc., dated August 2, 2006 and recorded in Volume 961, Page 595 of the Official Public Records of Robertson County, Texas.

195. Memorandum of Oil, Gas and Mineral Lease from C.A. Skiles Family Partnership, LTD to Fortson Production Co, Agent and Nominee, dated December 14, 2011 and recorded in Volume 1177, Page 116 of the Official Public Records of Robertson County, Texas.

196. Dedication of Barton Farm Cemetery, dated March 9, 2015 and recorded in Volume 1260, Page 727 of the Official Public Records of Robertson County, Texas.

197. Any right of claim because of dedication or use of the land or a portion thereof as a cemetery or burial ground as reflected by Volume 1342, Page 793, Volume 1343, Page 127, and Volume 1260, Page 727 of the Official Public Records of Robertson County, Texas including: A) Rights, interests, and easements of any persons who have burial lots, their relatives, and the public in the land; B) easement for visitation, use, driveways, and access; C) Statutory rights and powers of the State of Texas and of the county and municipality to regulate and control the use of the premises in question as a cemetery and also to regulate and control the interment or removal of dead bodies in or from the premises in question or any building located thereon.

198. Changes in the area and/or boundary of the subject property as a result of erosion, accretion, or avulsion caused by the Brazos River and the Little Brazos River.

199. Any rights of adjoining property owners in and to part of the hereinabove property which may constitute accretion or avulsion by virtue of the possible shifting of the bed or shores of the river, stream, or body of water which bound the subject property.

200. Subject to unrecorded Lease Agreement between UW Brazos Valley Farm LLC and C. A. Skiles Farms, Inc., dated October 13, 2021.

201. Subject to any matters shown on survey plat dated October 1, 2021, by Nathan Paul Kerr, RPLS No. 6834, including but not limited to the following:

Parcel A:

valve and water utility locations and encroachment into easements

telephone pedestal and fiber optic marker locations and encroachment into easements

location of and apparent easement for aerial electrical lines and pipelines fences over, across, and through property and encroachment into easement

gravel roads over, across, and through property and encroachments into easements

oil pad

fences off property lines

location of Providence road;

Parcel B-1:

valve and water utility locations and encroachment into easements

telephone pedestal and fiber optic marker locations and encroachment into easements

location of and apparent easement for aerial electrical lines and pipelines

fences over, across, and though property and encroachment into easements

gravel roads over, across, and through property and encroachment into easements

fences off property lines;

Parcel C:

valve and water utility locations and encroachment into easements

location of and apparent easement for aerial electrical lines

fences over, across, and through property and encroachment into easements

gravel roads over, across, and through property and over property lines encroachment into easements

fences off property lines;

Parcel D:

valve, water utility, and ammonia tank locations and encroachment into easements

fences over, across, and through property and encroachment into easements

location of and apparent easement for aerial electrical lines

telephone pedestal and fiber optic marker locations and encroachment into easements

fences off property lines

gravel roads over, across, and through property and over property lines and encroachment into easements

Location of Barton Farm Road;

Parcel E:

valve, water utility, and ammonia tank locations and encroachment into easements

fences over, across and through property and encroachment into easements

location of and apparent easement for aerial electric lines

telephone pedestal and fiber optic marker locations and encroachment into easements

fences off property lines

gravel roads over, across, and through property and over property lines and encroachment into easements

rights of third parties in and to land within fences outside of property lines;

Parcel F:

fences over, across, and through property.

202. Navigable servitude of the United States government and the State of Texas or any political subdivision thereof and rights of the public to the use of any navigable waters covering any land included in the description of the insured premises.

203. Intentionally Deleted.

204. Any existing limitations, restrictions, rules or other conditions on groundwater now in effect or which may be adopted or imposed by the Brazos Valley Groundwater Conservation District and/or federal, state or local authority.

205. Intentionally Deleted.

206. As to the portion of Parcel E described therein: Subject to all right, title, and interest of Clifford A. Skiles, III in and to the land as shown in Warranty Deed dated February 8, 1999 and recorded in Volume 728, Page 583 of the Official Public Records of Robertson County, Texas, and in Warranty Deed dated April 9, 1998 and recorded in Volume 709, Page 527 of the Official Public Records of Robertson County, Texas.

207. Intentionally Deleted.

208. Taxes for 2022, payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Doc Bk Vol Pg
20213534 OR 1458 739

Doc 20213534 Bk OR Vol 1458 Pg 740

FILED FOR RECORD IN
Robertson County
Stephanie M. Sanders
COUNTY CLERK

ON: Oct 14,2021 AT 11:25A

as
Recordings

Document Number: 20213534
Total Fees : 282.00

Receipt Number - 133759
By
Maxine Lattimore, Deputy

STATE OF TEXAS COUNTY OF ROBERTSON

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of: Robertson County as stamped hereon by me.

Oct 14,2021

Stephanie M. Sanders, County Clerk
Robertson County