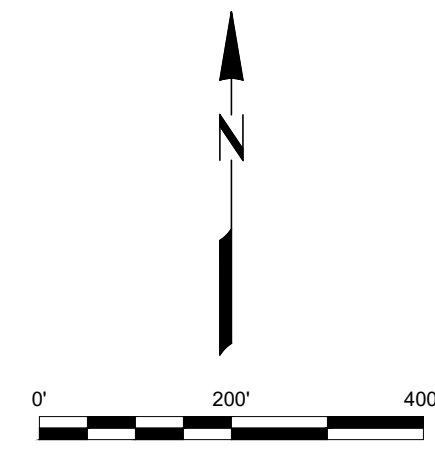


# LAND TITLE SURVEY

BEING A 95.867 ACRE PARCEL SITUATED IN THE WILLIAM STANDIFER (1/3 LEAGUE) SURVEY, ABSTRACT NO. 301, BASTROP COUNTY TEXAS, BEING PART OF THAT 110 ACRE PARCEL DESCRIBED AS SECOND TRACT IN CONTRACT OF SALE AND PURCHASE BETWEEN THE TEXAS VETERANS' LAND BOARD AND CLAUD A. MARX FILED FOR RECORD IN VOLUME 131, AT PAGE 485, DEED RECORDS, OF BASTROP COUNTY, TEXAS COUNTY OF BASTROP, STATE OF TEXAS

Exhibit B



GENERAL WARRANTY DEED  
BENMAC, LTD.  
98.957 ACRES  
WM. STANDIFER SURVEY  
ABSTRACT NO. 301  
BASTROP COUNTY, TEXAS  
DOC. NO. 201511275

95.867 ACRES (4,175,951 SQUARE FEET)  
BEING PART OF CONTRACT OF SALE TO  
CLAUD A. MARX,  
SECOND TRACT (110 ACRES)  
WM. STANDIFER SURVEY  
ABSTRACT NO. 301  
BASTROP COUNTY, TEXAS  
VOL. 131, PG. 485

WILLIAM STANDIFER SURVEY  
ABSTRACT NO. 301,  
BASTROP COUNTY, TEXAS

CONTRACT OF SALE  
DUDLEY R. LINDSEY  
89.973 ACRES  
WM. STANDIFER SURVEY  
ABSTRACT NO. 301  
BASTROP COUNTY, TEXAS  
VOL. 160, PG. 427-430

WARRANTY DEED  
SCOTT HARKINS & KELSIE HARKINS  
15.639 ACRES  
WM. STANDIFER SURVEY  
ABSTRACT NO. 301  
BASTROP COUNTY, TEXAS  
DOC. NO. 201805598

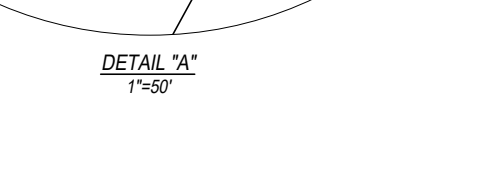
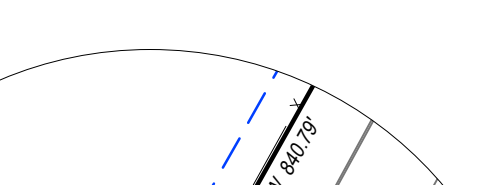
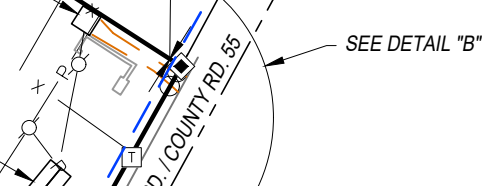
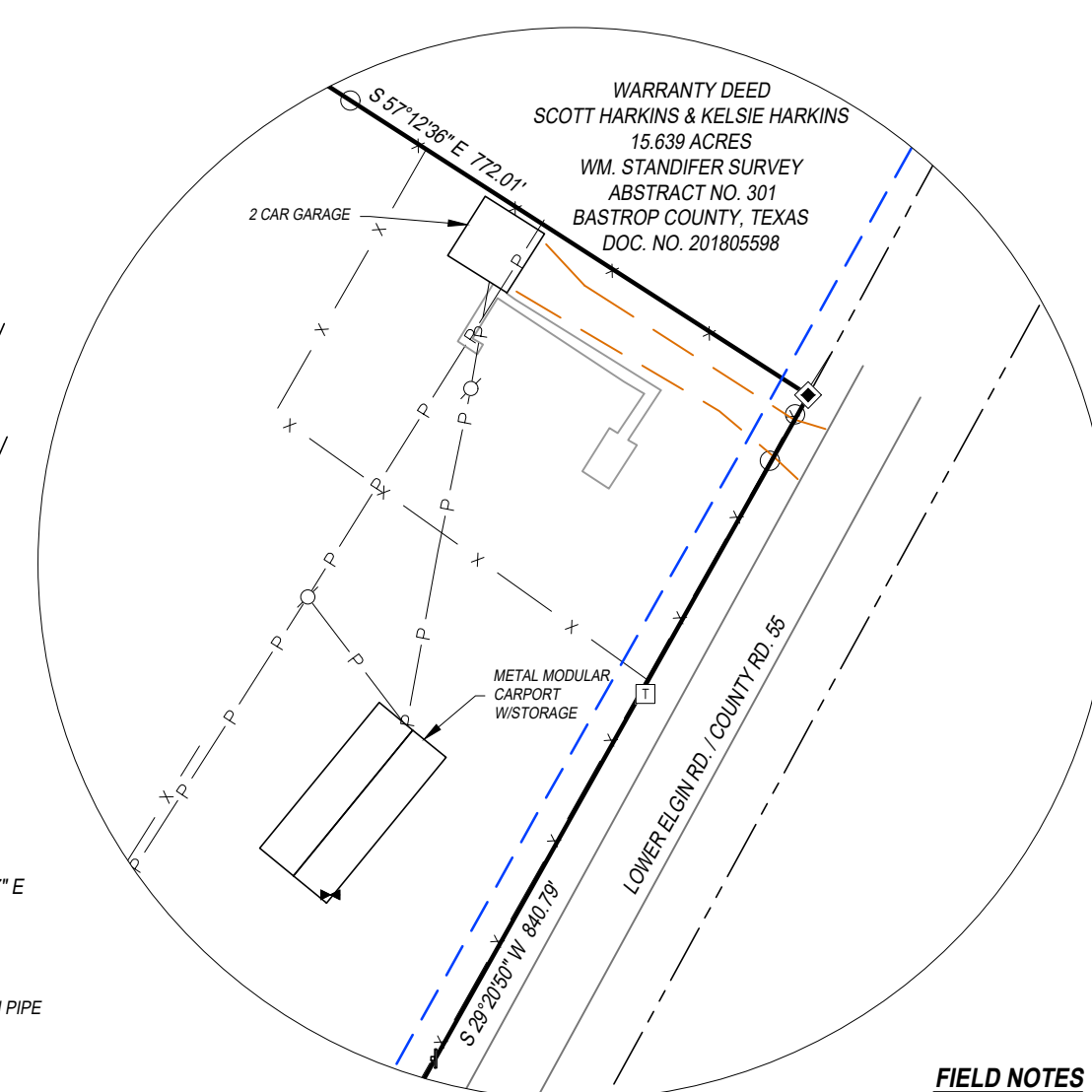
CONTRACT OF SALE  
ROBERT W. CAVAGE  
6.750 ACRES  
WM. STANDIFER SURVEY  
ABSTRACT NO. 301  
BASTROP COUNTY, TEXAS  
VOL. 483, PG. 394 &  
DEEDED DOC. NO. 200709508

WARRANTY DEED  
ROBERT WAYNE CAVAGE  
3.300 ACRES  
WM. STANDIFER SURVEY  
ABSTRACT NO. 301  
BASTROP COUNTY, TEXAS  
VOL. 478, PG. 354

CONTRACT OF SALE  
ROBERT W. CAVAGE  
6.750 ACRES  
WM. STANDIFER SURVEY  
ABSTRACT NO. 301  
BASTROP COUNTY, TEXAS  
VOL. 483, PG. 404

CONTRACT OF SALE  
JOHN A. WITBRODT  
5.644 ACRES  
WM. STANDIFER SURVEY  
ABSTRACT NO. 301  
BASTROP COUNTY, TEXAS  
VOL. 493, PG. 407

CONTRACT OF SALE  
JOHN A. WITBRODT  
5.644 ACRES  
WM. STANDIFER SURVEY  
ABSTRACT NO. 301  
BASTROP COUNTY, TEXAS  
VOL. 483, PG. 407



### FIELD NOTES

BEING A 95.867 ACRE PARCEL SITUATED IN THE WILLIAM STANDIFER (1/3 LEAGUE) SURVEY, ABSTRACT NO. 301, BASTROP COUNTY TEXAS, BEING PART OF THAT 110 ACRE PARCEL DESCRIBED AS SECOND TRACT IN CONTRACT OF SALE AND PURCHASE BETWEEN THE TEXAS VETERANS' LAND BOARD AND CLAUD A. MARX FILED FOR RECORD IN VOLUME 131, AT PAGE 485, DEED RECORDS, BASTROP COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
**BEGINNING** AT 3-1/2 INCH BY 3-1/2 INCH CONCRETE MONUMENT FOUND AT A FENCE CORNER, SAME BEING IN THE NORTH LINE OF SAID SECOND TRACT, SAME BEING THE SOUTH CORNER OF THAT 89.973 ACRE PARCEL DESCRIBED IN CONTRACT OF SALE TO DUDLEY R. LINDSEY FILED FOR RECORD IN VOLUME 160, AT PAGE 427, DEED RECORDS BASTROP COUNTY, TEXAS AND SAME BEING THE NORTH CORNER OF THAT 15.639 ACRE PARCEL DESCRIBED IN WARRANTY DEED TO SCOTT HARKINS AND KELSIE HARKINS FILED FOR RECORD IN DOCUMENT NO. 201805598, OFFICIAL PUBLIC RECORDS BASTROP COUNTY, TEXAS, FROM WHICH A FOUND 1/2 INCH IRON PIPE FOUND FOR AN ANGLE CORNER IN THE NORTH LINE OF SAID 15.639 ACRE PARCEL BEARS SOUTH 58°41'57" EAST A DISTANCE OF 105.33 FEET;

THENCE OVER AND ACROSS SAID SECOND TRACT, ALONG THE WEST LINE OF SAID 98.957 ACRE PARCEL THE FOLLOWING FOUR (4) COURSES AND DISTANCES:  
1. SOUTH 31°23'25" WEST A DISTANCE OF 123.13 FEET TO A FOUND 5/8 INCH IRON ROD;  
2. SOUTH 13°48'37" EAST A DISTANCE OF 582.49 FEET TO A FOUND 5/8 INCH IRON ROD  
3. SOUTH 48°27'47" WEST A DISTANCE OF 328.16 FEET TO A FOUND 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED RPL S 5389;  
4. SOUTH 57°12'36" EAST A DISTANCE OF 772.01 FEET, MORE OR LESS, TO A FOUND 5/8 INCH IRON ROD IN THE WEST LINE OF COUNTY ROAD 55 / LOWER ELGIN ROAD, AS FENCED, SAME BEING THE EAST LINE OF SAID SECOND TRACT;

THENCE SOUTH 29°20'50" WEST, ALONG SAID LINE, A DISTANCE OF 840.79 FEET, MORE OR LESS, TO A FOUND 5/8 INCH IRON ROD IN A SOUTH LINE OF SAID SECOND TRACT AND THE NORTH LINE OF THAT 5.644 ACRE PARCEL DESCRIBED IN CONTRACT OF SALE TO JOHN A. WITBRODT FILED FOR RECORD IN VOLUME 493, AT PAGE 407, DEED RECORDS BASTROP COUNTY, TEXAS, FROM WHICH A FOUND 1/2 INCH IRON ROD FOUND IN THE ARCHAIC PAVED ROAD OF SAID COUNTY ROAD 55 / LOWER ELGIN ROAD FOR THE EAST CORNER OF SAID 5.644 ACRE PARCEL BEARS SOUTH 62°10'00" EAST A DISTANCE OF 27.29 FEET; THENCE NORTH 62°54'21" WEST, ALONG A SOUTH LINE OF SAID SECOND TRACT AND THE NORTH LINE OF SAID 5.644 ACRE PARCEL, A DISTANCE OF 307.50 FEET, MORE OR LESS, TO A 1/2 INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID 5.644 ACRE PARCEL AND THE EAST CORNER OF THAT 6.750 ACRE PARCEL DESCRIBED IN CONTRACT OF SALE TO ROBERT W. CAVAGE, FILED FOR RECORD IN VOLUME 483, AT PAGE 404, DEED RECORDS BASTROP COUNTY, TEXAS, FROM WHICH A FOUND 1/2 INCH IRON ROD FOR THE SOUTH CORNER OF SAID 6.750 ACRE PARCEL BEARS SOUTH 27°13'35" WEST A DISTANCE OF 1012.79 FEET;

THENCE NORTH 62°48'00" WEST, CONTINUING ALONG A SOUTH LINE OF SAID SECOND TRACT AND THE NORTH LINE OF SAID 6.750 ACRE PARCEL, PASSING AT A DISTANCE OF 241.82 FEET, A FOUND 1/2 INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID 6.75 ACRE PARCEL AND THE EAST CORNER OF THAT 6.750 ACRE PARCEL DESCRIBED IN CONTRACT OF SALE TO ROBERT W. CAVAGE, FILED FOR RECORD IN VOLUME 483, AT PAGE 394, DEED RECORDS BASTROP COUNTY, TEXAS AND CONTINUING ALONG SAID LINE A TOTAL DISTANCE OF 720.47 FEET, MORE OR LESS, TO A FOUND 1/2 INCH IRON ROD FOUND FOR AN ELL CORNER IN THE SOUTH LINE OF SAID SECOND TRACT AND THE NORTH CORNER OF SAID (SECOND) 6.750 ACRE PARCEL;

THENCE SOUTH 27°13'35" WEST, ALONG A SOUTH LINE OF SAID SECOND TRACT AND THE WEST LINE OF SAID 6.750 (SECOND) ACRE PARCEL, A DISTANCE OF 554.46 FEET, MORE OR LESS, TO A FOUND 1/2 INCH IRON ROD FOR THE WEST LINE OF SAID 6.750 (SECOND) PARCEL, SAME BEING THE NORTH CORNER OF THAT 3.300 ACRE PARCEL DESCRIBED IN CONTRACT OF SALE TO ROBERT WAYNE CAVAGE, FILED FOR RECORD IN VOLUME 478, AT PAGE 354, DEED RECORDS BASTROP COUNTY, TEXAS;

THENCE SOUTH 27°02'10" WEST, CONTINUING ALONG A SOUTH LINE OF SAID SECOND TRACT AND ALONG THE WEST LINE OF SAID 3.300 ACRE PARCEL, A DISTANCE OF 458.09 FEET, MORE OR LESS, TO A FOUND 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF COUNTY ROAD 62 / COON NECK ROAD AS FENCED, SAME BEING THE SOUTH CORNER OF SAID SECOND TRACT, FROM WHICH FROM FOUND 1/2 INCH IRON ROD FOR THE SOUTH CORNER OF SAID 6.750 (FIRST) ACRE PARCEL BEARS SOUTH 62°46'21" EAST A DISTANCE OF 718.95 FEET;

THENCE NORTH 62°36'49" WEST, ALONG THE SOUTH LINE OF SAID SECOND TRACT AND THE NORTH LINE OF SAID COUNTY ROAD 62 / COON NECK ROAD AS FENCED, A DISTANCE OF 928.10 FEET, MORE OR LESS, TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED RPL S 1753 FOR THE WEST CORNER OF SAID SECOND TRACT AND THE EAST CORNER OF THAT 98.957 ACRE PARCEL DESCRIBED IN GENERAL WARRANTY DEED TO BENMAC, LTD., FILED FOR RECORD IN DOCUMENT NO. 201511275, FROM WHICH A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED RPL S 1753 FOR THE WEST CORNER OF SAID 98.957 ACRE PARCEL BEARS NORTH 62°42'48" WEST A DISTANCE OF 1777.36 FEET;

THENCE NORTH 20°46'06" EAST, ALONG THE WEST LINE OF SAID SECOND TRACT AND THE EAST LINE OF SAID 98.957 ACRE PARCEL AS FENCED, A DISTANCE OF 2825.56 FEET, MORE OR LESS, TO A FOUND 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED RPL S 1753 FOR THE NORTH CORNER OF SAID SECOND TRACT, THE EAST CORNER OF SAID 98.957 ACRE PARCEL AND THE SOUTH LINE OF SAID 89.973 ACRE PARCEL, FROM WHICH A FOUND 5/8 INCH IRON ROD FOR AN ANGLE CORNER IN THE NORTH LINE OF SAID 98.957 ACRE PARCEL AND AN ANGLE CORNER IN THE SOUTH LINE OF SAID 89.973 ACRE PARCEL BEARS NORTH 62°10'35" WEST A DISTANCE OF 433.57 FEET;

THENCE SOUTH 62°10'00" EAST A DISTANCE OF 1280.55 FEET TO THE POINT OF BEGINNING, CONTAINING 95.867 ACRES (4,175,951 SQUARE FEET) OF LAND, MORE OR LESS.

### EASEMENT NOTES:

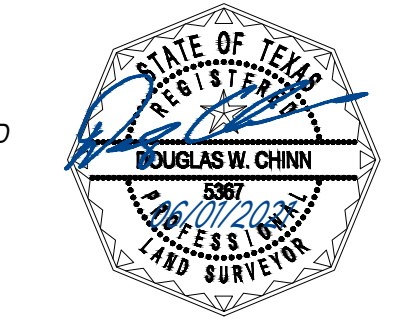
- 1. 10 FOOT WIDE GRANT OF EASEMENT TO AQUA WATER SUPPLY CORPORATION IN VOLUME 1431, AT PAGE 713 IS SHOWN HEREON.
- 2. EXCLUSIVE 15 FOOT WIDE WATERLINE EASEMENT GRANTED TO AQUA WATER SUPPLY CORPORATION IN VOLUME 1022, AT PAGE 761 IS NOT PLOTTABLE AND THEREFORE NOT SHOWN HEREON.
- 3. "ABUTTING" EASEMENT GRANTED TO BLUEBONNET ELECTRIC COOPERATIVE, INC. IN DOCUMENT NO. 201605703 IS NOT PLOTTABLE AND THEREFORE NOT SHOWN HEREON. FURTHERMORE THE CAPTION "NO ELECTRIC FACILITIES ARE TO BE CONSTRUCTED ON THIS PROPERTY" APPEARS NOT TO AFFECT THE SUBJECT PARCEL.

### NOTES:

- 1. THIS SURVEY WAS PERFORMED BETWEEN MAY 6 AND 14, 2021.
- 2. THE PURPOSE OF THIS SURVEY IS TO DEPICT BOUNDARY EVIDENCE AND EXISTING CONDITIONS FOUND AT THE TIME OF THIS SURVEY.
- 3. THIS SURVEY IS BASED ON GPS OBSERVATIONS AND PROJECTED TO TEXAS STATE PLANE COORDINATES, SOUTH-CENTRAL ZONE, NORTH AMERICAN DATUM, 1983 (NAD83) (US SURVEY FEET), GROUND. THE COMBINED FACTOR USED TO OBTAIN GRID DISTANCES IS 1.0000517194
- 4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ACKLAM, INC. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY, OR TITLE OF RECORD, ACKLAM INC. RELIED ON TITLE COMMITMENT POLICY NUMBER GF NO. 2125067-COM, PREPARED BY TITLE RESOURCES GUARANTY COMPANY, DATED APRIL 16, 2021.
- 5. LOCATIONS OF UTILITIES AND FOREIGN PIPELINES WERE DETERMINED FROM VISIBLE SURFACE EVIDENCE. THESE LOCATIONS IF SHOWN MAY NOT BE ACCURATE OR COMPLETE. OTHER UTILITIES MAY EXIST AND ARE TO BE FIELD LOCATED BY OTHERS PRIOR TO EXCAVATION. ACKLAM, INC. IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
- 6. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE THAT 110 ACRE PARCEL DESCRIBED AS SECOND TRACT IN CONTRACT OF SALE AND PURCHASE BETWEEN THE TEXAS VETERANS' LAND BOARD AND CLAUD A. MARX FILED FOR RECORD IN VOLUME 131, AT PAGE 485, DEED RECORDS, BASTROP COUNTY, TEXAS, BEING MONUMENTED ON THE EAST BY A 3-1/2 INCH BY 3-1/2 INCH CONCRETE MONUMENT FOUND AT A FENCE CORNER AND ON THE WEST BY A FOUND 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED RPL S 1753 FOR THE NORTH CORNER OF SAID SECOND TRACT SAME BEING THE EAST CORNER OF THAT 98.957 ACRE PARCEL DESCRIBED IN GENERAL WARRANTY DEED TO BENMAC, LTD., FILED FOR RECORD IN DOCUMENT NO. 201511275 AND BEARS SOUTH 62°10'00" EAST.

I, DOUGLAS W. CHINN, A REGISTERED PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ON THE DATE OF MY SIGNATURE, THIS SURVEY ACCURATELY REPRESENTS THE FACTS FOUND AT THE TIME OF A SURVEY MADE UNDER MY PERSONAL SUPERVISION AND BELIEF. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR CATEGORY 1A, CONDITION 4, TSPS STANDARD LAND SURVEY.

DOUGLAS W. CHINN, RPLS, PLS  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5367  
FOR AND BEHALF OF ACKLAM, INC.



### LEGEND

●	PROPERTY CORNER FOUND AS NOTED	---	SITE BOUNDARY
○	FOUND IRON PIPE SIZE AS NOTED	---	ADJOINER PROPERTY LINE
○	FOUND 5/8" IRON ROD	---	OVERHEAD POWER / TRANSMISSION LINE
○	FOUND 1/2" IRON ROD	---	EDGE OF ASPHALT
○	GATE / FENCE POST	---	EDGE OF CONCRETE
○	POWER POLE	---	EDGE OF GRAVEL
○	GUY WIRE	---	CONCRETE HEADWALL
○	WELL	---	GUARDRAIL
○	TELEPHONE PEDESTAL	---	FENCE - HOG / BARBED WIRE
○	RISER	---	EDGE OF POND
○	WATER VALVE	---	EXISTING STRUCTURES / BUILDINGS

SCALE: 1"=200'	CLIENT NAME: SYAMA KONDURU	SHEET:
DATE: 05/26/21	REV # REVISION DATE	
JOB NO.: T219011	A ADD EASEMENT NOTES, UPDATE ACREAGE CALL OUT 06/01/2021	
JOB NAME: KONDURU ELGIN LAND TITLE SURVEY		
DRAWN: JAH	CHK: DMC	
REV: A	DWC	
AFF: NO		
FILE: F:\AUSTIN\J06S\2021\OTHERS\T219011-KONDURU ELGIN LAND TITLE SURVEY\DRAWINGS\T219011-KONDURU ELGIN LAND TITLE SURVEY REV A.DWG PLOTTED: Jun 01, 2021 11:10am		

