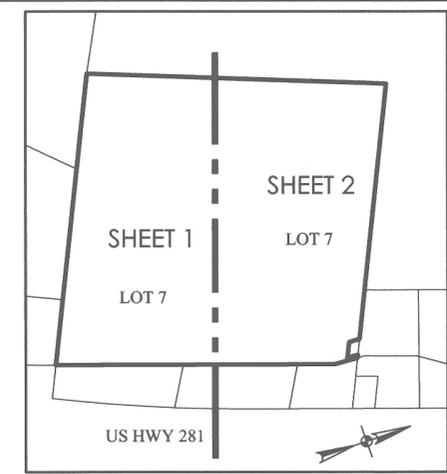


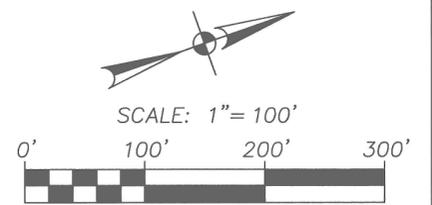
PLAT NUMBER 130227

SUBDIVISION PLAT OF M2G STONE OAK

BEING A 22.090 ACRE TRACT OF LAND TO ESTABLISH LOT 7, BLOCK 25, NCB 19219 OUT OF A 18.39 ACRE TRACT OF LAND CONVEYED TO B&M STONE OAK, LTD. IN SPECIAL WARRANTY DEEDS RECORDED IN VOLUME 12699, PAGES 181-189 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND A 3.700 ACRE TRACT OF LAND RECORDED IN VOLUME 12699, PAGES 190-197 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS BOTH OUT OF THE WILLIAM BRISBIN SURVEY NUMBER 89 1/2, ABSTRACT 54, COUNTY BLOCK 4900, IN NEW CITY BLOCK 19219, AND WILLIAM BRISBIN SURVEY NUMBER 396 1/2, ABSTRACT 633, COUNTY BLOCK 4923, ALL IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



INDEX MAP NOT TO SCALE



PAPE-DAWSON ENGINEERS
TBP, FIRM REGISTRATION # 470
2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010

DATE OF PRINT: December 4, 2014

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: M2G STONE OAK LTD.
BY: MILAM REAL ESTATE CAPITAL, LLC
ITS ASSET AGENT
BY: PLACK CARR
250 W. NOTTINGHAM, SUITE 410
SAN ANTONIO, TX 78209
COUNTY OF BEXAR (210) 822-7500

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PLACK CARR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9 DAY OF DECEMBER, A.D. 2014.



THIS PLAT OF M2G STONE OAK HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS 11 DAY OF FEBRUARY, A.D. 20 15

BY: [Signature] CHAIRMAN
BY: [Signature] SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____

COUNTY CLERK, BEXAR COUNTY, TEXAS



LINE #	BEARING	LENGTH
L1	S25°2'26"W	36.10'
L2	S64°39'39"E	53.89'
L3	N25°2'26"E	36.10'
L4	S64°39'39"E	10.41'
L5	S3°38'17"W	79.66'
L6	N25°49'20"W	13.25'
L7	N31°04'24"E	60.89'
L8	S3°38'17"W	34.73'
L9	S31°04'24"W	28.41'
L10	S70°43'04"E	14.00'
L11	S19°16'56"W	16.00'
L12	N70°43'04"W	14.00'
L13	S70°43'04"E	14.00'
L14	S19°16'56"W	16.00'
L15	N70°43'04"W	14.00'
L16	S25°49'20"E	19.76'
L17	S19°16'56"W	4.27'
L18	N64°33'48"W	20.73'

SAWS AQUIFER NOTE:
THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

DETENTION NOTE:
STORM WATER DETENTION IS REQUIRED FOR WATERSHED #4 AS DESCRIBED IN THE STORM WATER MANAGEMENT PLAN. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION POND APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

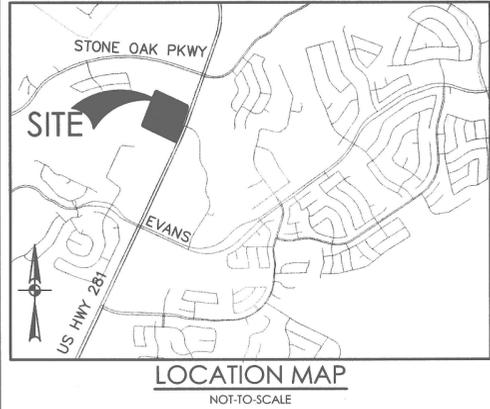
DETENTION MAINTENANCE NOTE:
THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF LOT OWNERS OR HOMEOWNERS' ASSOCIATION, AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

TxDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF THREE (3) ACCESS POINTS ALONG US HWY 281 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1,008.38'.

SAWS DEDICATION NOTE:
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

SAWS NOTE:
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.



LOCATION MAP NOT TO SCALE

- LEGEND**
- AC ACRE(S)
 - BLK BLOCK
 - CB COUNTY BLOCK
 - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - NCB NEW CITY BLOCK
 - OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
 - PG PAGE(S)
 - ROW RIGHT-OF-WAY
 - CATV CABLE TELEVISION
 - VOL VOLUME
 - FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
 - FOUND TxDOT MONUMENTATION
 - - - - - EXISTING CONTOURS
 - ① 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - ② 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - ③ 16' WATER EASEMENT
 - ④ 10' DRAINAGE EASEMENT (VOL 9588, PG 191 DPR)
 - ⑤ 28' ELECTRIC, GAS, TELEPHONE & CATV EASEMENT (VOL 12936, PG 569-574 OPR)
 - ⑥ 1' NON-ACCESS EASEMENT (VOL 9588, PG 191 DPR)
 - ⑦ 14' ELECTRIC, GAS, TELEPHONE & CATV EASEMENT (VOL 9588, PG 191 DPR)
 - ⑧ 20' ACCESS EASEMENT (VOL 6748, PG 1603-1610 DPR)
 - ⑨ ACCESS EASEMENT (0.118 AC) (VOL 11988, PG 1228-1254 OPR)
 - ⑩ VISION EASEMENT (0.224 AC) (VOL 11973, PG 203-225 OPR)
 - ⑪ 28' ELECTRIC, GAS, TELEPHONE & CATV EASEMENT TO CLEAR CHANNEL COMMUNICATIONS, INC. (PRIVATE) (VOL 11988, PG 1255-1277 OPR)
 - ⑫ VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE & CATV EASEMENT TO CLEAR CHANNEL COMMUNICATIONS, INC. (PRIVATE) (VOL 8809, PG 1682-1710 OPR)
 - ⑬ 10' BUILDING SETBACK LINE (VOL 4361, PG 617-693 OPR)
 - ⑭ 25' BUILDING SETBACK LINE (VOL 4361, PG 617-693 OPR)
 - ⑮ 16' WATER EASEMENT (VOL 9588, PG 191 DPR)
 - ⑯ LEASE SITE (VOL 6748, PG 1603-1610 OPR) (VOL 8720, PG 1036-1044 OPR)
 - ⑰ ACCESS EASEMENT (0.040 AC) (VOL 11988, PG 1228-1254 OPR)
 - ⑱ 28' ELECTRIC EASEMENT (0.402 AC) (VOL 16507, PG 522-530, OPR)
 - ⑲ 28' ELECTRIC EASEMENT (0.268 AC) (VOL 16507, PG 522-530, OPR)

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNERS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

EDU NOTE:
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT DUE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

C.P.S. ENERGY NOTES:
THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED EASEMENTS AND RIGHTS OF WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT OF WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

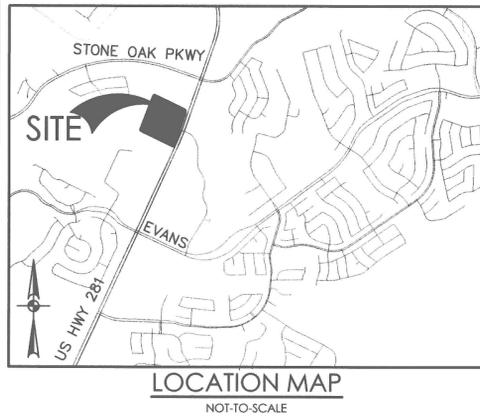
[Signature] 12/4/14
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

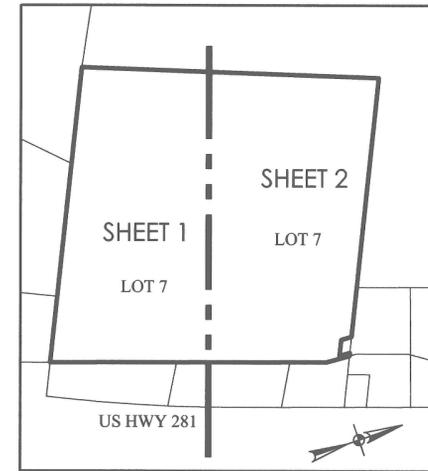
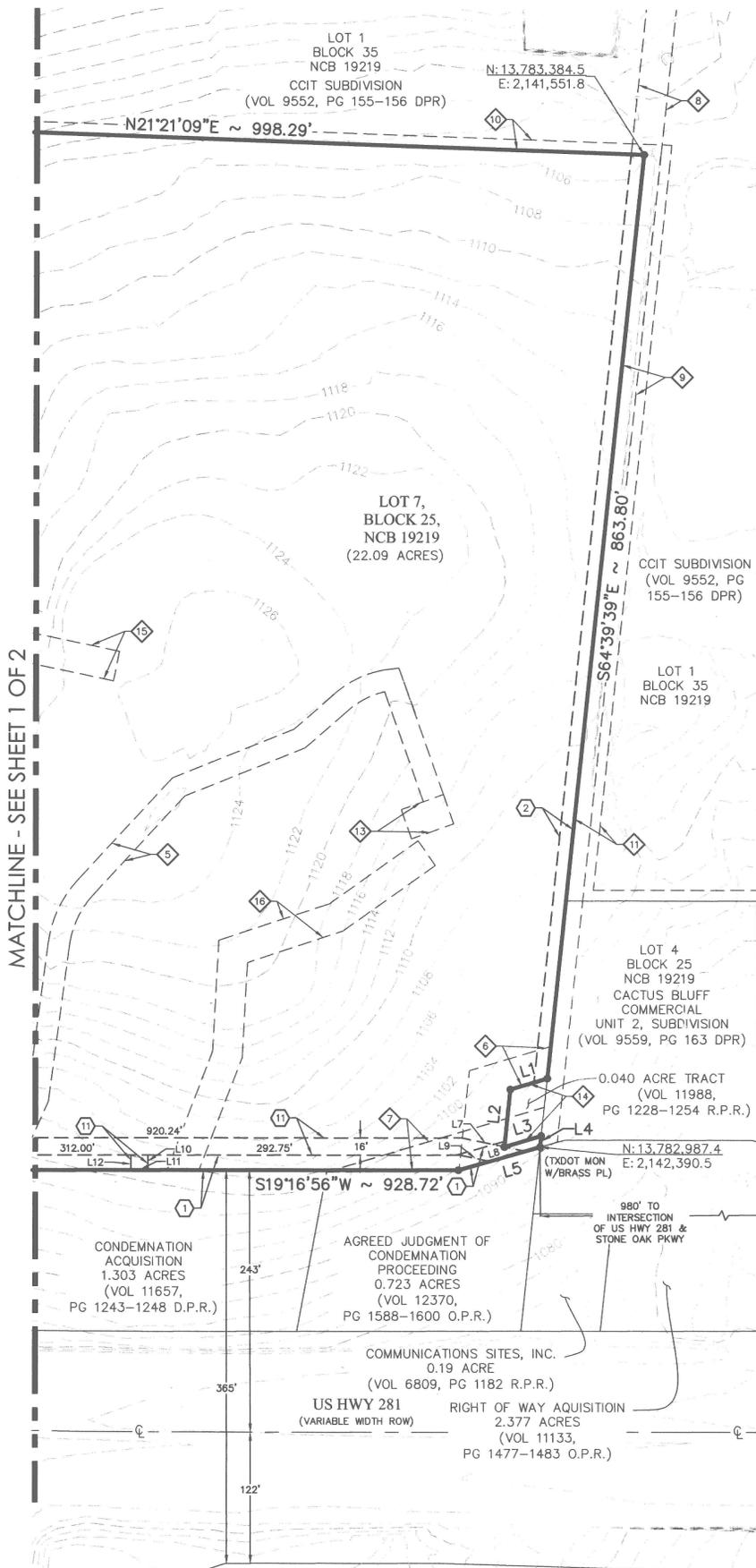




LOCATION MAP
NOT-TO-SCALE

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

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INDEX MAP
NOT TO SCALE

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SUBDIVISION PLAT
OF
M2G STONE OAK

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SCALE: 1" = 100'



PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010

DATE OF PRINT: December 4, 2014

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

U. Plakson

OWNER/DEVELOPER: M2G STONE OAK LTD.
BY: MILAM REAL ESTATE CAPITAL LLC
ITS ASSET MANAGER

By: PLACK CARR
250 W. NOTTINGHAM, SUITE 410
SAN ANTONIO, TX 78209
(210) 822-7500

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PLACK CARR KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9 DAY OF DECEMBER, A.D. 20 14.



Lori L. Benda
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF M2G STONE OAK HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS 11 DAY OF FEBRUARY, A.D. 20 15.

By: *[Signature]* CHAIRMAN

By: *[Signature]* SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20 ____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20 ____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20 ____.

COUNTY CLERK, BEXAR COUNTY, TEXAS



SURVEYOR'S NOTES:

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STATE OF TEXAS
COUNTY OF BEXAR

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[Signature]
MATT JOHNSON
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

[Signature]
G. E. BUCHANAN
REGISTERED PROFESSIONAL LAND SURVEYOR

