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You agree to release, indemnify and hold harmless Company because of any negligence by Company (Whether sole, joint or otherwise) for any claim, loss liability or damages arising out of this report. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined by the terms of such policy.

TITLE REPORT

EXAMINER NAME: Mary Anne Wyatt

Stewart Title of the Coastal Bend, Inc
202 W Goodwin
Victoria, TX 77901

PRIOR FILE: None

FILE NO.: 419322

DATE: April 26, 2019 @ 8:00 A.M.

CLOSER: Tamara Songster

APPLICANT: Holub Real Estate, LLC

Examination from: Records of Stewart Title of the Coastal Bend, Inc

Subject to: Claims of present occupants; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes.

TITLE GOOD IN:

Dan A. Kaspar

BY VIRTUE OF:

Special Warranty Deed dated June 1, 2077, from Kaspar Heritage Enterprise, LP to Dan A. Kaspar, of record under Instrument Number 103847, as corrected in instrument dated June 1, 2007, of record under Instrument Number 106400, both Official Records of Calhoun County, Texas.

ESTATE OR INTEREST:

FEE SIMPLE

CORRECT DESCRIPTION OF THE PROPERTY:

Being all that certain tract or parcel of land containing 150.05 acres of land, known as Tract 8 and being out of a 518.5 acre tract as described in Exhibit "A" as Tract 1 in a Warranty Deed from James A. Bouligny and Louie Mollnar to Ben A. Woodson, dated April 6, 1981, of record in Volume 342, Page 28, Deed Records of Calhoun County, Texas; said 150.05 acre tract being more particularly described by metes and bounds on attached Exhibit "A".

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

SCHEDULE B

RESTRICTIONS

1. ~~The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception.):~~

EASEMENTS, MINERALS & OTHER EXCEPTIONS:

Any lien or liens created in the instruments of conveyance and/or any security instruments will appear as a lien exception in Schedule B of the Owner's Title Policy, if one is issued, and as the lien to be insured in Schedule A of the Mortgagee's Title Policy, if one is issued.

Any visible and apparent roadway or easement over or across the subject property, the existence of which does not appear of record.

Any portion of the subject property lying within the right of way of any public or private roadway.

Road Easement dated January 2, 1968, executed by Joluju, Inc. to Calhoun County, of record in Volume 240, Page 34, Deed Records of Calhoun County, Texas.

Roadway/ingress-Egress Easements as set out/depicted in instruments of record in Volume 62, Page 209 and Volume 422, Page 173, Official Records of Calhoun County, Texas.

Navigational servitudes and all other rights, titles and powers of the United States, the state and local government, and any other governmental entity and the public over lands comprising the beds of oceans, gulfs, or bays (specifically Mission Lake which forms a boundary of the subject property) and their shore land extending to the ordinary high water line thereof; lands beyond the line of the border or bulkhead lines, or vegetation line; filled lands, submerged land or artificial lands, including any determination that some portion of the land is tide or submerged lands, or has been created by artificial means or has accreted to such portion so created; and riparian or water rights, claims or title to water, whether or not shown by the public records.

Oil, Gas and Mineral Deed (1/4) dated November 30, 1935, executed by J. W. McKamey, et ux to A. S. Johnson, recorded in Volume 27, Page 1, Deed Records, Calhoun County, Texas. (Title to the aforesaid estate has not been investigated subsequent to date of said instrument.)

Oil, Gas and Mineral Deed (1/4) dated February 8, 1936, executed by J. W. McKamey, et ux to A. S. Johnson, recorded in Volume 27, Page 303, Deed Records, Calhoun County, Texas. (Title to the aforesaid estate has not been investigated subsequent to date of said instrument.)

Oil, Gas and Mineral Deed (1/4) dated January 20, executed by J. W. McKamey, et ux to A. S. Johnson, recorded in Volume 27, Page 241, Deed Records, Calhoun County, Texas. (Title to the aforesaid estate has not been investigated subsequent to date of said instrument.)

Oil, Gas and Mineral Deed (1/8) dated March 14, 1936, executed by J. W. McKamey, et ux to R. R. James, recorded in Volume 27, Page 391, Deed Records, Calhoun County, Texas. (Title to the aforesaid estate has not been investigated subsequent to date of said instrument.)

Oil, Gas and Mineral Deed (1/8) dated February 18, 1955, executed by J. W. McKamey, et ux to Maida Maurine McKamey Weise, et al, recorded in Volume 96, Page 310, Deed Records, Calhoun County, Texas. (Title to the aforesaid estate has not been investigated subsequent to date of said instrument.)

Oil, Gas and Mineral Reservation/Severance dated April 30, 1951, executed by Iris Lynn Wagner, et al to Steve G. Lea, recorded in Volume 27, Page 1, Deed Records, Calhoun County, Texas. (Title to the aforesaid estate has not been investigated subsequent to date of said instrument.)

Oil, Gas and Mineral Reservation/Severance dated June 1, 2007, executed by Kaspar Heritage Enterprises, L.P. to Dan Kaspar, recorded in under Instrument Number 106400, Official Records, Calhoun County, Texas. (Title to the aforesaid estate has not been investigated subsequent to date of said instrument.)

Oil, Gas and Mineral Deed (With Surface Owners' Bill of Rights) dated January 31, 2015, executed by Kaspar Heritage Enterprises, L.P. to Dan Kaspar, et al, recorded under Instrument Number 142534, Official Records, Calhoun County, Texas. (Title to the aforesaid estate has not been investigated subsequent to date of said instrument.)

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

SCHEDULE C

PAYOFF LIENS & MISC REQUIREMENTS

No outstanding liens of record.

NOTES TO CLOSER:

None.

EXHIBIT "A"

All that certain tract or parcel of land containing 150.05 acres of land, known as Tract 8 and being out of a 518.5 acre tract as described in Exhibit A as Tract 1 in a Warranty Deed from James A. Bouligny and Louie Mollnar to Ben J. Woodson, dated April 6, 1981, and recorded in Volume 342, Pages 28-34 of the Deed Records of Calhoun County, Texas. Being more fully described by metes and bounds as follows: BEGINNING at a 5/8 inch iron rod set for South corner of this tract, from which a 1 inch iron pipe with an aluminum cap set for the South corner of said 518.5 acre tract bears S 10° 46' 44" W - 4,890.28 feet. THENCE S 84° 05' 11" W - 1,119.62 feet to a 5/8 inch iron rod set for a corner of this tract. THENCE S 41° 06' 05" W - 965.12 feet to a 5/8 inch iron rod set for a corner of this tract. THENCE N 21° 36' 19" W - 958.95 feet to a point for a corner of this tract. THENCE N 13° 22' 52" W - 962.52 feet to a point for a corner of this tract. THENCE N 12° 03' 02" W - 869.03 feet to a point for a corner of this tract. THENCE N 07° 28' 04" E - 898.09 feet to a point for a corner of this tract. THENCE N 70° 58' 20" E - 752.34 feet to a point for a corner of this tract. THENCE S 65° 40' 51" E - 1,165.53 feet to a point for a corner of this tract. THENCE S 70° 54' 46" E - 367.96 feet to a point for a corner of this tract. THENCE N 69° 55' 30" E - 870.93 feet to a point for a corner of this tract. THENCE S 38° 15' 00" W - 315.00 feet to a 5/8 inch iron rod set for a corner of this tract. THENCE S 80° 56' 25" W - 535.17 feet to a 5/8 inch iron rod set for a corner of this tract. THENCE S 00° 18' 09" E - 1,520.35 feet to a 5/8 inch

iron rod set for a corner of this tract. THENCE S 04° 30' 54" W - 228.42 feet to 5/8 inch iron rod set for a corner of this tract. THENCE S 17° 14' 21" E - 617.69 feet to the PLACE OF BEGINNING and containing 150.05 acres of land. LESS AND EXCEPT from this tract of land for ingress and egress a strip of land 40 feet from and parallel to the Westerly and Northerly boundary of this tract. As surveyed by J. Dale Moore, Registered Professional Land Surveyor, License Number 1555 on April 30, 1991. And being the same property described in deed dated May 11, 1991, from Ben Jones Woodson to Kaspar Bros. Trust, recorded in Volume 62, Page 209, Official Records, Calhoun County, Texas; to which deed and its record reference is now here made for all pertinent purposes.