

X:\Drawings\TABLES\PROJECTS - SCANDINAVIA\1313DWG.D 1113.BMP 4/25/25 10:45:25 AM

Subject to restrictive covenants and/or easements recorded in:

g. Mineral/Royalty reservation as stated and set forth in and reserved in that certain deed dated December 29, 1965, executed by Frances H. Puett, et al., to Nelson Puett, Jr. and H.C. Dulle Bell, recorded in Volume 344, Page 638, of the Deed Records of Gonzales County, Texas. (BLANKET IN NATURE - 146.25 ACRES)

h. Mineral/Royalty reservation as stated and set forth in and reserved in that certain deed dated January 11, 1967, executed by Stella Ivy Frances Farron, et al., to Nelson Puett, Jr. and H.C. Dulle Bell, recorded in Volume 347, Page 596, of the Deed Records of Gonzales County, Texas. (BLANKET IN NATURE - 146.25 ACRES)

i. Mineral/Royalty reservation as stated and set forth in and reserved in that certain deed dated October 30, 1967, executed by Lucille H. Harwood, to Nelson Puett, Jr. and H.C. Dulle Bell, recorded in Volume 351, Page 386, of the Deed Records of Gonzales County, Texas. (BLANKET IN NATURE - 146.25 ACRES)

j. Mineral/Royalty reservation as stated and set forth in and reserved in that certain deed dated February 19, 1969, executed by August H. Harwood, to J.O. McCoy, Sr., recorded in Volume 360, Page 704, of the Deed Records of Gonzales County, Texas. (BLANKET IN NATURE - 146.25 ACRES)

k. Mineral/Royalty reservation as stated and set forth in and reserved in that certain deed dated March 11, 1970, executed by Thomas F. Harwood, et al., to J.O. McCoy, recorded in Volume 369, Page 110, of the Deed Records of Gonzales County, Texas. (BLANKET IN NATURE - 146.25 ACRES)

l. Terms, conditions and stipulations of that certain Oil and Gas Lease dated June 25, 1976, executed by John P. Nieman and Rose Adele Nieman, to Norino Gas Corp., recorded in Volume 422, Page 460, of the Deed Records of Gonzales County, Texas. (BLANKET IN NATURE - 162.357 ACRES)

m. Mineral/Royalty reaseivation as stated and set forth in and reserved in that certain deed dated November 22, 1977, executed by Nelson Puett, Jr. and H.C. Dulle Bell, to Nieman Properties, recorded in Volume 439, Page 827, of the Deed Records of Gonzales County, Texas. (BLANKET IN NATURE - 146.25 ACRES)

n. Terms, conditions and stipulations of that certain Oil and Gas Lease dated December 13, 1926, executed by T. Harwood Stacy, et al., to W.K. Hopkins, et al., recorded in Volume 141, Page 282, of the Deed Records of Gonzales County, Texas. (BLANKET IN NATURE - 146.25 ACRES)

o. Terms, conditions and stipulations of that certain Oil and Gas Lease dated June 23, 1962, executed by Joe Rochelle, et al., to C.R. Pope, recorded in Volume 331, Page 229, of the Deed Records of Gonzales County, Texas. (BLANKET IN NATURE - 146.25 ACRES)

p. Terms, conditions and stipulations of that certain Oil and Gas Lease dated April 30, 1943, executed by Mayo Yoakum, et al., to Texill Oil, recorded in Volume 206, Page 550, of the Deed Records of Gonzales County, Texas. (BLANKET IN NATURE - 146.25 ACRES)

q. Terms, conditions and stipulations of that certain Oil and Gas Lease dated March 4, 1965, executed by Max L. Webb, et al., to Jack T. Lent, recorded in Volume 343, Page 96, of the Deed Records of Gonzales County, Texas. (BLANKET IN NATURE - 146.25 ACRES)

r. Terms, conditions and stipulations of that certain Oil and Gas Lease dated December 10, 1992, executed by Nieman Properties, to Ralph E. Fair, Inc., recorded in Volume 719, Page 131, of the Official Records of Gonzales County, Texas. (BLANKET IN NATURE - 173.781 ACRES)

(AS TO TRACT 3 - EASEMENT TRACT)

t. Mineral/Royalty reaseivation as stated and set forth in and reserved in that certain deed dated November 8, 1962, executed by Claude E. Robbins, Sr., et ux., to the Veterans Land Board, recorded in Volume 331, Page 381, of the Deed Records of Gonzales County, Texas.

u. Terms, conditions and stipulations of that certain Oil and Gas Lease dated June 5, 1976, executed by Robert H. Orr and wife, Elouise Orr, to Stephen B. Aikman, recorded in Volume 422, Page 71, of the Deed Records of Gonzales County, Texas.

v. Subject to access easement contained in deed dated October 24, 2012, from Billy G. Radford and spouse, Deborah Radford and Elbo Ranch, Ltd., to Kenneth Lee Ratton and spouse, Cynthia RubioRatton, recorded in Volume 1105, Page 873, of the Official Records of Gonzales County, Texas.

DIFT DEED
JACK K. BRADLEY AND
BERNICE M. BRADLEY
TO
KEVIN GLENN BRADLEY
CALLED 137.453 ACRES
VOLUME 827, PAGE 636
OFFICIAL PUBLIC RECORDS,
GONZALES COUNTY, TEXAS
DEC. 14, 1999

WARRANTY DEED
POR PARTNERS, LTD
TO
POR RANCH, LLC
EXHIBIT "B" CALLED 585 ACRES
VOLUME 1249, PAGE 80
OFFICIAL PUBLIC RECORDS,
GONZALES COUNTY, TEXAS
FEB. 15, 2017

SAMUEL ROBBINS SURVEY
ABSTRACT NO. 401
GONZALES COUNTY, TEXAS

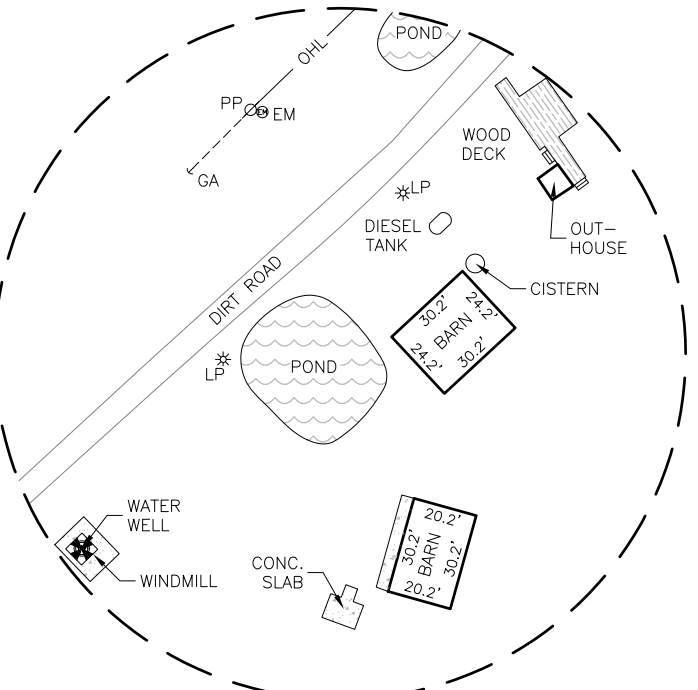
WARRANTY DEED
CYNTHIA RUBIO-RATTON
TO
KENNETH LEE RATTON
TRACT ONE: CALLED 91.31 ACRES
VOLUME 1316, PAGE 894
OFFICIAL PUBLIC RECORDS,
GONZALES COUNTY, TEXAS
JUN. 20, 2019

TRACT ONE
WARRANTY DEED
JOHN P. NIEMAN and wife,
ROSE ADELE NIEMAN
TO
NIEMAN PROPERTIES
2nd TRACT: CALLED 146.25 ACRES
VOLUME 428, PAGE 24
DEED RECORDS,
GONZALES COUNTY, TEXAS
DEC. 9, 1976

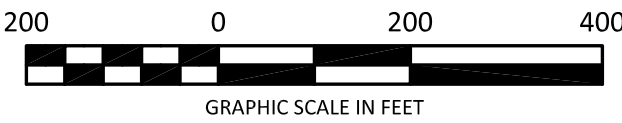
L.C. JUREY SURVEY
ABSTRACT NO. 294
GONZALES COUNTY, TEXAS

J.W. NICHOLS SURVEY
ABSTRACT NO. 365
GONZALES COUNTY, TEXAS

LOCATION MAP



INSET DETAIL
SCALE: 1" = 60'



Surveyor's Notes: 1. Basis of bearing is based on the Texas State Plane Coordinate System (NAD 83, South Central Zone 6004). This survey was adjusted to surface using a combined scale factor of 3.0004383029406 (GEOID18). 2. This survey was completed with the benefit of an abstract of title, G.F. No. 2021991, effective date of July 25, 2021, issued August 5, 2021. 3. All 1/2" steel rebar are set with a blue plastic cap stamped "TCL RPLS 6016" unless otherwise described.	
SYMBOL LEGEND These standard symbols may be found in the drawing: ● FOUND 1/2" STEEL REBAR ● SET 1/2" STEEL REBAR ● PK NAIL ● BENCHMARK ● POWER POLE ● LIGHT POLE ● GUY ANCHOR ● SAN. SWR. MANHOLE ● CLEANOUT ● WATER WELL ● WATER METER ● FIRE HYDRANT ● GAS METER ● GAS VALVE ● ELECTRIC METER ● CABLE PEDESTAL ● TELEPHONE PEDESTAL ● RECORD BEARING & DISTANCE (N 00°00'00" E 0.00') ○ CHAINLINE FENCE ○ WROUGHT-IRON FENCE ○ BARBED-WIRE FENCE ○ WOOD FENCE ○ OVERHEAD LINES ○ EXISTING SANITARY SEWER ○ UNDERGROUND FIBER OPTIC ○ UNDERGROUND ELECTRIC ○ EXISTING GAS MAIN ○ EASEMENT LINE ○ BUILDING SETBACK LINE	
FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 48177C 0200 D effective date of MAR. 27, 2024. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property is NOT in a Special Flood Hazard Area.	

To the lienholders and/or the owners of the premises surveyed and to the title insurance company:

This is to certify that this map or plat and the survey on which it is based on is true and correct according to an actual field survey, made by me or under my supervision of the property shown hereon or described by field notes accompanying this drawing. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Engineers and Land Surveyors.

06/29/2026

MICHAEL K. WILLIAMS, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6616

REVISIONS	
NO.	DATE/DESC.

CONSTRUCTION LAYOUT AND LAND SURVEYING
WWW.TRUELINEGAYOUT.COM
804 N. Stairs Street
Phone: (850) 659-6540
FAX: 780577-78147
Toll Free: 1-800-659-6540

BEING a 174.07-acre tract of land situated in and a portion of the L.C. Jurey Survey, Abstract No. 294, and the J.W. Nichols Survey, Abstract No. 365, Gonzales County, Texas and being the same First Tract, a called 16.10-acre tract of land and Second Tract, a called 146.25-acre tract of land described by Warranty Deed dated December 9, 1976, conveyed from John P. Nieman and wife, Rose Adele Nieman to Nieman Properties as recorded in Volume 428, Page 24 of the Deed Records, Gonzales County, Texas.

IMPROVEMENT SURVEY FOR 174.07-ACRE TRACT
475 OHM ROAD, LIVING GONZALES COUNTY, TEXAS 78644
STEWARD TITLE GUARANTY COMPANY
SURVEY FOR NIEMAN PROPERTIES

PROJECT:	3-1313
DRAWN BY:	EBL
CHECKED BY:	MKW
DATE:	05/10/2026
SHEET:	1 OF 1

X:\Drawings\TABLES\PROJECTS - SCANDINAVIA\1313DWG.D 1113.BMP 4/25/25 10:45:25 AM