

SURVEY

of Tract 1 - a 23.32 Acre tract of land, called 23.310 Acres of land as recorded in Volume 941, Pages 488-490, Official Records, Washington County, Texas, and Tract 2 - a 1.00 Acre tract of land (no recorded deed) Situated in William Pryor Survey, Abstract 95 Washington County, Texas



McMinn Polled Hereford Ranch
106.883 Acres
Vol. 631, Pgs. 551-569
O.R.W.C.T.

McMinn Ranches, Inc.
70.251 Acres
Vol. 693, Pgs. 261-267
O.R.W.C.T.

McMinn Ranches, Inc.
39.617 Acres
Vol. 693, Pgs. 268-273
O.R.W.C.T.

F. Craig Magee, et. ux.
18.893 Acres
Vol. 646, Pgs. 71-79
O.R.W.C.T.

WILLIAM PRYOR SURVEY
ABSTRACT 95

Oasis Pipeline Company
50' Wide Right of Way Easement
Vol. 424, Pgs. 815-817, O.R.W.C.T.
Vol. 427, Pgs. 206-210, O.R.W.C.T.
Vol. 427, Pgs. 621-625, O.R.W.C.T.

Tract 1
23.32 Acres

Kenneth W. Mutscher
(called 23.310 acres)
Vol. 941, Pgs. 488-490
O.R.W.C.T.

Mary Burke Hogan
25.622 Acres
Vol. 728, Pgs. 689-692
O.R.W.C.T.

Found 1/2" Iron Rod (Bent)

Found 3/8" Iron Rod

Found 1/2" Pipe

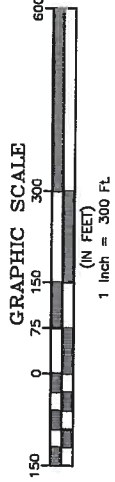
Tract 1 Line Table		
Line #	Direction	Length
L1	N 51°36'37" W (Dead Call N 49°07'00" W - 86.94')	86.57'
L2	N 40°31'17" E (Dead Call N 43°00'00" E - 208.69')	208.57'
L3	N 49°12'15" W (Dead Call N 46°39'00" W - 208.63')	208.63'
L4	S 40°30'07" W (Dead Call S 43°00'00" W - 208.69')	208.41'

Tract 2 Line Table		
Line #	Direction	Length
L5	N 49°09'39" W	208.55'
L6	N 40°30'07" E	208.41'
L7	S 49°12'15" E	208.63'
L8	S 40°31'17" W	208.57'

LEGEND

PP = POWER POLE

--- = OVERHEAD POWERLINES



I Julian Javier Ruiz, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to Sapphire Assets, LLC, that the above map 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 and that the corner monuments shown were properly placed or located. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible improvements, no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18). This survey substantially complies with the current Texas Society of Professional Surveyors Standards and specifications for a Category A Survey.

Julian Javier Ruiz, R.P.L.S. No. 5304 TEXAS
CURRENT DATE: 04-18-17

G.F. No. WA-17-088

Basis of Bearings:
A 1/2" iron rod found at the northern corner of a 23.32 acre tract of land, called by pp 23.310, acres, as recorded in Volume 941, Pages 488-490, Official Records, Washington County, Texas and a 3/8" iron rod found at the most westerly corner of said 23.32 acre tract of land.
Called to be: S 43°52'28" W 113.97' found by GPS observation to be S 40°44'52" W, 1113.37'

JJ Ruiz Land Surveying

TBPLS Firm Registration No. 10141800
405 E. Del Mar Blvd. Laredo, TX. 78041
www.jruizlandsurveying.com
Phone 956-568-4470
Fax 956-568-4471

TECH: S.E.C.
Q.C.: J.J.R.
JOB No.: 170-40
DATE: 04-11-17
F.B.: 000
P.C.: 000
SHEET: 1 OF 3

Field Notes
for Tract 1 - a 23.32 acre tract of land
Situating in William Pryor Survey, Abstract 95
Washington County, Texas

Being a 23.32 acre tract of land, and being all that certain 23.310 acre tract of land conveyed to Kenneth W. Mutscher, as described in deed recorded in Volume 941, Pages 488-490, Official Records, Washington County, Texas, situated in William Pryor Survey, Abstract 95, Washington County, Texas, and being more particularly described by metes and bounds as follows, to wit:

Beginning at a $\frac{1}{2}$ " iron rod found at the southerly line of a tract of land conveyed to McMinn Ranches, Inc., as described in deed recorded in Volume 693, Pages 261-267, Official Records, Washington County, Texas, at the most westerly corner of a 39.617 acre tract of land conveyed to McMinn Ranches, Inc., as described in deed recorded in Volume 693, Pages 268-273, Official Records, Washington County, Texas, for the most northerly corner hereof;

Thence, with the southwesterly line of said McMinn Ranches tract, *South 50 degrees 00 minutes 26 seconds East, 950.01 feet to a $\frac{1}{2}$ " iron rod (bent) found at a northerly corner of a tract of land conveyed to Mary Burke Hogan, as described in deed recorded in Volume 728, Pages 689-692 Official Records, Washington County, Texas, for the most easterly corner hereof;*

Thence, with the northwesterly line of said Hogan tract, *South 41 degrees 06 minutes 54 seconds West, 1122.70 feet to a $\frac{1}{2}$ " iron rod found at the northeasterly Right of Way line of Willow Springs Road, for the most southerly corner hereof;*

Thence, with the northeasterly Right of Way line of said Willow Springs Road, *North 51 degrees 36 minutes 37 seconds West, 86.57 feet to a $\frac{1}{2}$ " iron rod found at the most southerly corner of a 1.00 acre tract of land with no recorded deed, for an exterior corner hereof;*

Thence, with the southeasterly line of said 1.00 acre tract of land, *North 40 degrees 31 minutes 17 seconds East, 208.57 feet to a $\frac{1}{2}$ " iron rod found, for an interior corner hereof;*

Thence, with the northeasterly line of said 1.00 acre tract of land, *North 49 degrees 12 minutes 15 seconds West, 208.63 feet to a $\frac{1}{2}$ " pipe found, for an interior corner hereof;*

Thence, with the northwesterly line of said 1.00 acre tract of land, *South 40 degrees 30 minutes 07 seconds West, 208.41 feet to a 1" pipe found at the northeasterly Right of Way line of aforementioned Willow Springs Road, for an exterior corner hereof;*

Thence, with the northeasterly Right of Way line of said Willow Springs Road, *North 49 degrees 15 minutes 06 seconds West, 647.67 feet to a $\frac{1}{2}$ " iron rod found at the southeasterly line of aforementioned McMinn Ranches, Inc., as described in deed recorded in Volume 693, Pages 261-267, Official Records, Washington County, Texas, for the most westerly corner hereof;*

Thence, with the southeasterly line of said McMinn Ranches tract, *North 40 degrees 44 minutes 52 seconds East, 1113.37 feet to the Point of Beginning and containing 23.32 acres of land, more or less.*

Basis of Bearings: A $\frac{1}{2}$ " iron rod found at the northerly most corner of a 23.32 acre tract of land, called to be 23.310 acres, as recorded in Volume 941, Pages 488-490, Official Records, Washington County, Texas and a $\frac{3}{8}$ " iron rod found at the westerly most corner of said 23.32 acre tract of land.

Called to be: South 43 degrees 52 minutes 28 seconds West, 1113.97 feet,
Found by GPS observation to be: South 40 degrees 44 minutes 52 seconds West, 1113.37 feet.

State of Texas:

County of Webb:

I, Julian Javier Ruiz, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above captioned "Field Notes" and attached "Drawing" was prepared from an actual Survey performed on the ground under my supervision.



R.P.L.S. No. 5304 - Texas

Current Date

04-18-17

Field Notes
for Tract 2 - a 1.00 acre tract of land
Situating in William Pryor Survey, Abstract 95
Washington County, Texas

Being a 1.00 acre tract of land, no recorded deed, situated in William Pryor Survey, Abstract 95, Washington County, Texas, and being more particularly described by metes and bounds as follows, to wit:

Beginning at $\frac{1}{2}$ " iron rod found at the northeasterly Right of Way line of Willow Springs Road, at an exterior corner of a tract of land Kenneth W. Mutscher, as described in deed recorded in Volume 941, Pages 488-490, Official Records, Washington County, Texas, for the most southerly corner hereof;

Thence, with the northeasterly Right of Way line of said Willow Springs Road, *North 49 degrees 09 minutes 39 seconds West, 208.55 feet to a 1" pipe* found at an exterior corner of said Mutscher tract, for the most westerly corner hereof;

Thence, with a southeasterly line of said Mutscher tract, *North 40 degrees 30 minutes 07 seconds East, 208.41 feet to a $\frac{1}{2}$ " pipe* found at an interior corner of said Mutscher tract, for the most northerly corner hereof;

Thence, with a southwesterly line of said Mutscher tract, *South 49 degrees 12 minutes 15 seconds East, 208.63 feet to a $\frac{1}{2}$ " iron rod* found, for the most easterly corner hereof;

Thence, with a northwesterly line of said Mutscher tract, *South 40 degrees 31 minutes 17 seconds West, 208.57 feet to the Point of Beginning* and containing 1.00 acres of land, more or less.

Basis of Bearings: A $\frac{1}{2}$ " iron rod found at the northerly most corner of a 23.32 acre tract of land, called to be 23.310 acres, as recorded in Volume 941, Pages 488-490, Official Records, Washington County, Texas and a $\frac{3}{8}$ " iron rod found at the westerly most corner of said 23.32 acre tract of land.

Called to be: South 43 degrees 52 minutes 28 seconds West, 1113.97 feet,
Found by GPS observation to be: South 40 degrees 44 minutes 52 seconds West, 1113.37 feet.

State of Texas:

County of Webb:

I, Julian Javier Ruiz, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above captioned "Field Notes" and attached "Drawing" was prepared from an actual Survey performed on the ground under my supervision.



R.P.L.S. No. 5304 - Texas

04-12-17
Current Date