

# HINKLE SURVEYORS

All of a certain tract or parcel of land situated in Caldwell County, Texas and being a part of the Andrew Churchill Survey A-66 and being also a part of a tract of land designated as Fifth Tract called 150.44 acres and conveyed to H.Y. Price III by deed recorded in Volume 513 Page 428 of the Deed Records of Caldwell County, Texas and being more particularly described as follows:

**BEGINNING** at a 1/2" iron pin found in the Southeast line of FM #20 (a.k.a. State Park Road) and in the North corner of the above mentioned 150.44 acre tract and the apparent West corner of a tract of land called 4.00 acres and conveyed to Marshall Forrester et ux by deed recorded in Volume 100 Page 744 of the Official Records of Caldwell County, Texas for the North corner this tract.

**THENCE** with the NE line the said 150.44 acre tract for the following two courses:

**(1) South 40 degrees 05 minutes 25 seconds East** with the apparent Southwest line of the above mentioned 4.00 acre tract **528.57 feet** to a capped 1/2" iron pin set in the apparent South corner the said 4.00 acre tract and the apparent West corner of a tract of land called 83.267 acres and conveyed to Ronald Dean Reading by deed recorded in Volume 384 Page 651 of the said Official Records for an angle point this tract.

**(2) South 40 degrees 13 minutes 22 seconds East** with the apparent Southwest line the above mentioned Reading tract **701.88 feet** to a capped 1/2" iron pin set in the most Northerly East corner of the said 150.44 acre tract and an apparent ell corner of the said Reading tract and in the apparent SE line of the said Churchill Survey A-66 and the apparent NW line of the Nancy Reaville Survey A-248 for the most Northerly East corner this tract.

**THENCE South 48 degrees 52 minutes 01 seconds West** with the apparent common Churchill and Reaville Survey line and the Southeast line the said 150.44 acre tract and the apparent Northwest line of the said Reading tract **1080.98 feet** to a 2 1/2" iron pipe fence corner post found in an ell corner the said 150.44 acre tract and an apparent exterior corner of the said Reading tract and in the apparent North corner of the Andrew Churchill Survey A-67 and the apparent West corner of the said Reaville Survey for an angle point this tract.

**THENCE South 50 degrees 00 minutes 00 seconds West** with the apparent common line of the two Churchill Surveys and over and across the said 150.44 acre tract **3058.94 feet** to a capped 1/2" iron pin set in the Southwest line the said 150.44 acre tract and the NE line of Callihan Road for the South corner this tract.

**THENCE North 39 degrees 40 minutes 13 seconds West** with the Southwest line the said 150.44 acre tract and the NE line of Callihan Road **1225.88 feet** to a 2 1/2" iron pipe fence corner post found in the intersection of the East line of Callihan road and the South line of FM #20 for the West corner this tract.

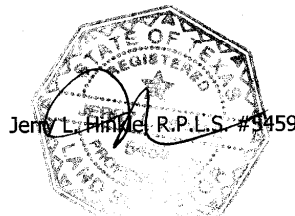
**THENCE** with the Northwest line the said 150.44 acre tract and the Southeast line of FM #20 for the following three courses:

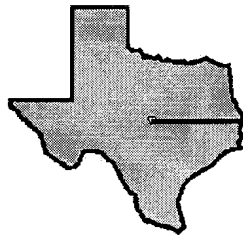
**(1) North 51 degrees 13 minutes 55 seconds East 299.72 feet** to a capped 1/2" iron pin set in the PC of a curve.

**(2) With a curve turning to the left having a radius of 2904.79 feet and an arc length of 182.82 feet and the chord of which bears North 51 degrees 13 minutes 55 seconds East 182.79 feet** to a concrete highway monument found for the PT of the said curve.

**(3) North 49 degrees 25 minutes 44 seconds East 3646.87 feet** to the place of beginning containing **116.668 acres** of land more or less.

I hereby certify that the foregoing field notes are a true and correct description of a survey made under my direct supervision on May 16, 2014. **THESE FIELD NOTES ARE CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.





# HINKLE SURVEYORS

All of a certain tract or parcel of land situated in Caldwell County, Texas and being a part of the Andrew Churchill Survey A-67 and being also a part of a tract of land designated as Fifth Tract called 150.44 acres and conveyed to H.Y. Price III by deed recorded in Volume 513 Page 428 of the Deed Records of Caldwell County, Texas and being more particularly described as follows:

**BEGINNING** at a at a 2 1/2" iron pipe fence corner post found used for basis of bearing in the South corner the said 150.44 acre tract and the apparent West corner of a tract of land called 122.018 acres and conveyed to The Buggeboyz Ranch LLC by deed recorded in Document #116630 of the Official Records of Caldwell County, Texas and in the NE line of Callihan Road (a.k.a. County Road #112) for the South corner this tract.

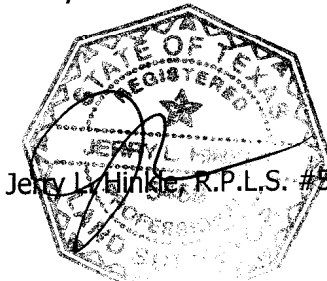
**THENCE North 39 degrees 40 minutes 13 seconds West** with the Southwest line the said 150.44 acre tract and the NE line of Callihan Road for **427.67 feet** to a capped 1/2" iron pin set in the apparent Northwest line the said Churchill Survey A-67 and the apparent Southeast line of the Andrew Churchill Survey A-66 for the West corner this tract.

**THENCE North 50 degrees 00 minutes 00 seconds East** with the apparent common line of the said Churchill Surveys and over and across the said 150.44 acre tract **3058.94 feet** to a 2 1/2" iron pipe fence corner post found in an ell corner the said 150.44 acre tract and the apparent North corner the said Churchill Survey A-67 and the apparent West corner of a tract of land called 83.267 acres and conveyed to Ronald Dean Reading by deed recorded in Volume 34 Page 651 of the said Official Records for the North corner this tract.

**THENCE South 40 degrees 32 minutes 46 seconds East** with a NE line the said 150.44 acre tract and the apparent Southwest line the above mentioned 83.267 acre tract and the apparent NE line of the Churchill Survey A-67 and the apparent Southwest line of the said Reaville Survey A-248 **427.68 feet** to a 1/2" iron pin found used for basis of bearing in the most southerly East corner the said 150.44 acre tract and the apparent North corner of the above mentioned 122.018 acre tract for the East corner this tract.

**THENCE South 50 degrees 00 minutes 00 seconds West** with the Southeast line the said 150.44 acre tract and the apparent Northwest line the above mentioned 122.018 acre tract **3065.48 feet** to the place of beginning containing **30.064 acres** of land more or less.

I hereby certify that the foregoing field notes are a true and correct description of a survey made under my direct supervision on May 16, 2014. **THESE FIELD NOTES ARE CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.



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All of a certain tract or parcel of land situated in Caldwell County, Texas and being a part of the Michael Gillan Survey A-10 and being also all of a tract of land designated as Tract 4 called 75.0 acres and conveyed to H.Y. Price III by deed recorded in Volume 513 Page 428 of the Deed Records of Caldwell County, Texas and being more particularly described as follows:

**BEGINNING** at a 1/2" iron pin found used for basis of bearing in the North corner the above mentioned 75.0 acre tract and the apparent East corner of a tract of land called 180.0 acres and conveyed to Dauchy Investments LLC by deed recorded in Document No. 126747 of the Official Records Caldwell County, Texas and in the Southwest line of Callihan Road (a.k.a. County Road #112) for the North corner this tract.

**THENCE South 40 degrees 11 minutes 06 seconds East** with the NE line the said 75.0 acre tract and the apparent Southwest line of Callihan Road **583.68 feet** to a 1/2" iron pin found the East corner the said 75.0 acre tract and the apparent North corner of a tract of land called 70.98 acres and conveyed to Robert E. Sanders by deed recorded in Volume 442 Page 877 of the said Official Records for the East corner this tract.

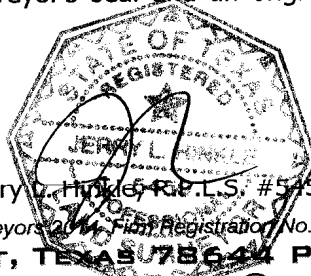
**THENCE South 50 degrees 02 minutes 15 seconds West** with the Southeast line the said 75.0 acre tract and the apparent Northwest line the above mentioned 70.98 acre tract **3528.60 feet** to a 8" treated fence corner post found in the apparent West corner the said 70.98 acre tract and the apparent North corner of a tract of land called 343.738 acres and conveyed to Theriot FLP Properties by deed recorded in Volume 673 Page 878 of the said Official Records for an angle point this tract.

**THENCE South 50 degrees 04 minutes 27 seconds West** with the Southeast line the said 75.0 acre tract and the apparent Northwest line the above mentioned 343.738 acre tract **2173.64 feet** to a 2 1/2" iron pipe fence corner post found in the South corner the said 75.0 acre tract and the apparent East corner of a tract of land called 51.5 acres and conveyed to Dauchy Investments LLC by deed recorded in Volume 638 Page 694 of the said Official Records for the South corner this tract.

**THENCE North 40 degrees 22 minutes 50 seconds West** with the Southwest line the said 75.0 acre tract and the apparent NE line the above mentioned 51.5 acre tract **578.57 feet** to a 8" treated fence corner post found used for basis of bearing in the West corner the said 75.0 acre tract and the apparent South corner of the above mentioned 180.0 acre tract for the West corner this tract.

**THENCE North 50 degrees 00 minutes 00 seconds East** with the Northwest line the said 75.0 acre tract and the apparent Southeast line of the above mentioned 180.0 acre tract **5704.20 feet** to the place of beginning containing **76.141 acres** of land more or less.

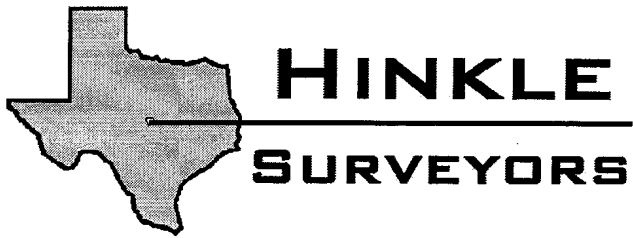
I hereby certify that the foregoing field notes are a true and correct description of a survey made under my direct supervision on May 16, 2014. **THESE FIELD NOTES ARE CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.



Jerry L. Hinkle, R.P.S.S. #5459

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All of a certain tract or parcel of land situated in Caldwell County, Texas and being a part of the Almerion Dickerson Survey A-5 and the Michael Gillan Survey A-10 and being also a part of a tract of land designated as Tract Two called 188 acres and conveyed to H.Y. Price III by deed recorded in Volume 491 Page 176 of the Deed Records of Caldwell County, Texas and being a part of a tract of land designated as Tract No. Two called 78.387 acres and recorded in the said Volume 491 Page 176 of the said Deed Records and being more particularly described as follows:

**BEGINNING** at a capped 1/2" iron pin set in the SE line of the said 188 acre tract and in the North West line of Political Road and in an exterior corner of a 371.665 acre tract of land described this date for the East corner this tract and from which point a 5" iron pipe fence corner post found marking the East corner of the said 188 acre tract bears North 50 degrees 26 minutes 34 seconds East 1739.53 feet and North 54 degrees 33 minutes 21 seconds East 101.88 feet and North 49 degrees 36 minutes 01 seconds East 2246.12 feet.

**THENCE** with the Northwest line the Political Road and the Southeast line the said 188 acre tract for the following two courses:

**(1) South 50 degrees 26 minutes 34 seconds West 721.14 feet** to a capped 1/2" iron pin set for an angle point this tract.

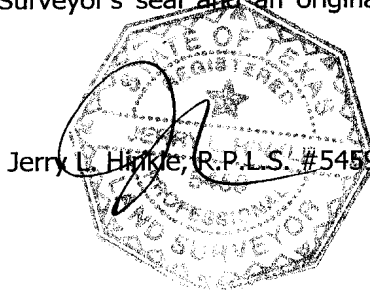
**(2) South 49 degrees 47 minutes 03 seconds West 105.87 feet** to a capped 1/2" iron pin set in an exterior corner of the said 371.665 acre tract for the South corner this tract.

**THENCE North 36 degrees 55 minutes 37 seconds West** with a North East line of the above mentioned 371.665 acre tract and over and across the said 188 acre tract and entering the said Tract No. Two **1090.60 feet** to a capped 1/2" iron pin set in an ell corner of the said 371.655 acre tract for the West corner this tract.

**THENCE North 50 degrees 08 minutes 11 seconds East** with the Southeast line of the said 371.665 acre tract **771.13 feet** to a capped 1/2" iron pin set in an ell corner of the said 371.665 acre tract for the North corner this tract.

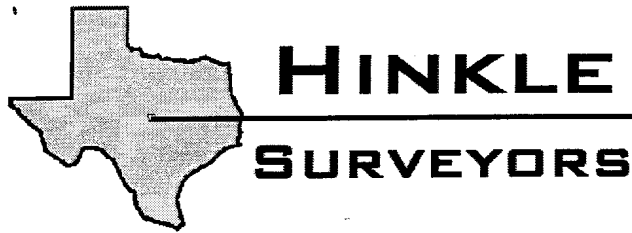
**THENCE South 39 degrees 51 minutes 49 seconds East** with a Southwest line the said 371.685 acre tract **1092.37 feet** to the place of beginning containing **20.000 acres** of land more or less.

I hereby certify that the foregoing field notes are a true and correct description of a survey made under my direct supervision on May 16, 2014. **THESE FIELD NOTES ARE CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.



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All of a certain tract or parcel of land situated in Caldwell County, Texas and being a part of the Michael Gillan Survey A-10 and being also all of three tracts of land designated as First Tract called 149 1/2 acres and Second Tract called 85 acres and Third Tract called 85 acres and conveyed to H.Y. Price III by deed recorded in Volume 513 Page 428 of the Deed Records of Caldwell County, Texas and being also all of a tract of land designated as Exhibit 2 called 70.8 acres and conveyed to the said H.Y. Price III by deed recorded in Volume 491 Page 176 of the said Deed Records and being also all of a tract called 70.8 acres and conveyed to H.Y. Price III by deed recorded in Volume 482 Page 421 of the said Deed Records and being more particularly described as follows:

**BEGINNING** at a 5" iron pipe fence corner post found in the North corner the above mentioned Volume 482 Page 421 and in the apparent West corner of a tract of land called 173 acres and conveyed to Arlon, LP by deed recorded in Volume 141 Page 71 of the Official Records of Caldwell County, Texas and in the Southeast line of political road for the North corner this tract.

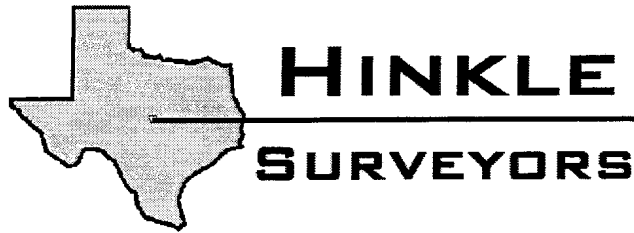
**THENCE** with the NE and Southeast lines of the said Volume 482 Page 421 and the apparent Southwest and Northwest lines of the above mentioned 107.3 acre tract for the following two courses:

**(1) South 41 degrees 13 minutes 10 seconds East 2060.94 feet** to a 8" treated fence corner post found in the East corner of the said Volume 482 Page 421 and an apparent ell corner of the said 173 acre tract for a reentrant corner this tract.

**(2) South 48 degrees 42 minutes 01 seconds West 1200.65 feet** to a 8" treated fence corner post found in the North corner of the above mentioned 70.8 acre tract recorded in Volume 491 Page 176 and an apparent exterior corner of the said 173 acre tract for an ell corner this tract.

**THENCE South 40 degrees 16 minutes 00 seconds East** with the NE line the said 70.8 acre tract recorded in Volume 491 Page 176 and the apparent Southwest line the said 173 acre tract **1281.41 feet** to a 8" treated fence corner post in the East corner the said 70.8 acre tract recorded in Volume 491 Page 176 in the apparent Northwest line of a tract of land designated as exhibit B called 117.459 acres and conveyed to Billie Cutcher by deed recorded in Volume 141 Page 74 of the said Official Records for the most southerly East corner this tract.

**THENCE South 48 degrees 48 minutes 27 seconds West** with the Southeast line the said 70.8 acre tract recorded in Volume 491 Page 176 and partially along the apparent Northwest line the above mentioned Kutcher 117.459 acre tract and partially along the apparent Northwest line of tract of land designated as Exhibit "A" called 117.459 acres and conveyed to Langley Children's Trust Number One as recorded in the said Volume 141 Page 74 of the said Official Records **2346.25 feet** to a 2 1/2" iron pipe fence corner post found in the South corner the said 70.8 acre tract recorded in Volume 491 Page 176 and the East corner of a tract of land called 64.862 acres and conveyed to Young Price by deed recorded in Volume 112 Page 494 of the said Official Records for the most easterly South corner this tract.



**THENCE North 39 degrees 43 minutes 08 seconds West** with the Southwest line the said 70.8 acre tract recorded in Volume 491 Page 176 and the apparent NE line of the above mentioned 64.862 acre tract **1317.54 feet** to a 2 1/2" iron pipe fence corner post found in the North corner the said 64.62 acre tract and the Southeast line of the said 149 1/2 acre tract for an ell corner this tract.

**THENCE South 49 degrees 35 minutes 39 seconds West** with the Southeast line the said 149 1/2 acre tract and the Northwest line the said 64.862 acre tract **1067.90 feet** to a 2 1/2" iron pipe fence corner post found in the South corner the said 149 1/2 acre tract and the apparent East corner of a tract of land called 76.37 acres and conveyed to 3 Fly Properties LLC by deed recorded in Volume 423 Page 351 of the said Official Records for an exterior corner this tract.

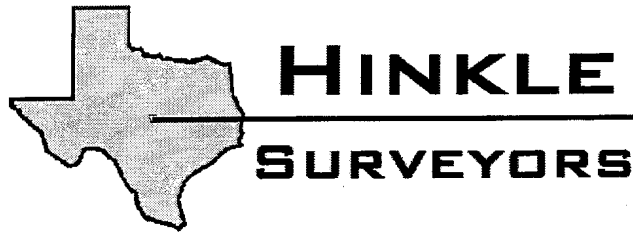
**THENCE North 39 degrees 56 minutes 06 seconds West** with the Southwest line the said 149 1/2 acre tract and the apparent NE line of the above mentioned 76.37 acre tract **716.89 feet** to a 2 1/2" iron pipe fence corner post found in the apparent North corner of the above mentioned 76.37 acre tract and the East corner of the above mentioned third tract called 85 acres for an ell corner this tract.

**THENCE South 49 degrees 13 minutes 12 seconds West** with the Southeast line the said third tract called 85 acres and partially along the apparent Northwest line of the said 76.37 acre tract and the apparent Northwest line of tract of land called 78.96 acres and conveyed to Steven Van Buren by deed recorded in Volume 3 Page 352 of the said Official Records **4676.78 feet** to a capped 1/2" iron pin set in the South corner the said third tract called 85 acres in the NE line of State Hwy., #80 for the most westerly South corner this tract.

**THENCE** with the NE the Northwest and Southeast lines Of State Hwy., #80 in the Southwest line of the said third tract called 85 acres and the said second tract called 85 acres for the following five courses:

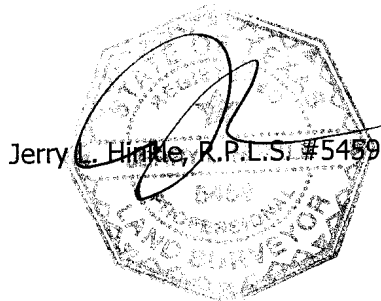
- (1) **North 20 degrees 22 minutes 31 seconds West 858.56 feet** to a capped 1/2" iron pin set for an ell corner this tract.
- (2) **South 69 degrees 37 minutes 29 seconds West 25.00 feet** to a capped 1/2" iron pin set for an exterior corner this tract.
- (3) **North 20 degrees 22 minutes 31 seconds West 500.00 feet** to a capped 1/2" iron pin set for a reentrant corner this tract.
- (4) **North 69 degrees 37 minutes 29 seconds East 5.00 feet** to a capped 1/2" iron pin set for an ell corner this tract.
- (5) **North 20 degrees 22 minutes 31 seconds West 198.69 feet** to a capped 1/2" iron pin set in the intersection of the NE line Of State Hwy., #80 in the Southeast line of political road and in the West corner of the said second tract called 85 acres for the West corner this tract.

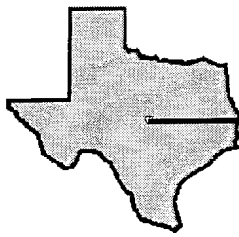
**THENCE** with the Southeast line of political road and the Northwest line the said second tract called 85 acres and the Northwest line the said 149 1/2 acre tract and the Northwest line the said 70.8 acre tract recorded in Volume 482 Page 421 for the following nine courses:



- (1) North 50 degrees 23 minutes 14 seconds East 1602.33 feet to a 8" treated fence corner post found for an angle point this tract.
- (2) North 50 degrees 13 minutes 58 seconds East 1756.23 feet to a 2 1/2" iron pipe fence post found for an angle point this tract.
- (3) North 48 degrees 32 minutes 39 seconds East 504.80 feet to a 2 1/2" iron pipe fence post found for an angle point this tract.
- (4) North 49 degrees 53 minutes 40 seconds East 3392.24 feet to a 2 1/2" iron pipe fence corner post found for an angle point this tract.
- (5) North 73 degrees 13 minutes 45 seconds East 20.33 feet to a 5" iron pipe fence post found for an angle point this tract.
- (6) North 50 degrees 53 minutes 12 seconds East 515.61 feet to a 8" treated fence corner post found for an angle point this tract.
- (7) North 56 degrees 45 minutes 30 seconds East 122.19 feet to a 8" treated fence post found for an angle point this tract.
- (8) North 49 degrees 12 minutes 16 seconds East 789.24 feet to a 5" iron pipe fence post found for an angle point this tract.
- (9) North 50 degrees 56 minutes 45 seconds East 28.91 feet to the place of beginning containing 436.150 acres of land more or less.

I hereby certify that the foregoing field notes are a true and correct description of a survey made under my direct supervision on May 16, 2014. **THESE FIELD NOTES ARE CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.





# HINKLE SURVEYORS

All of a certain tract or parcel of land situated in Caldwell County, Texas and being a part of the Almerion Dickerson Survey A-5 and the Michael Gillan Survey A-10 and being also a part of a tract of land designated as Tract No. Three called 78.323 acres and recorded in Volume 491 Page 176 of the Deed Records of Caldwell County, Texas and being more particularly described as follows:

**BEGINNING** at a 5/8" iron pin found in the West corner of the said Tract No. Three and in the apparent South corner of a tract of land called 47.1 acres and conveyed to William D. West et ux by deed recorded in Volume 317 Page 212 of the said Deed Records and in the NE line of State Hwy., #80 for the West corner this tract.

**THENCE North 50 degrees 04 minutes 09 seconds East** with the Northwest line the said Tract No. Three and the apparent Southeast line the above mentioned West 47.1 acre tract **1784.32 feet** to a capped 1/2" iron pin set in the apparent exterior corner of a tract of land called 371.665 acres described this date for the North corner this tract.

**THENCE South 38 degrees 47 minutes 49 seconds East** entering the said Tract No. Three and with a Southwest line the said 371.665 acre tract **759.59 feet** to a capped 1/2" iron pin set in an ell corner of the said 371.665 acre tract for the East corner this tract.

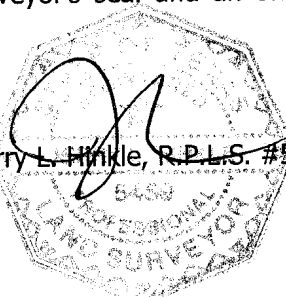
**THENCE South 51 degrees 12 minutes 11 seconds West** with a Northwest line the said 371.665 acre tract **2020.22 feet** to a capped 1/2" iron pin set in the NE line the said State Hwy., #80 and the Southwest line the said Tract No. Three for the South corner this tract.

**THENCE** with the NE and Northwest lines of State Hwy., #80 and the Southwest and Southeast lines of the said Tract No. Three for the following three courses:

- (1) **North 20 degrees 22 minutes 31 seconds West 306.53 feet** to a capped 1/2" iron pin set for an ell corner this tract.
- (2) **South 69 degrees 37 minutes 29 seconds West 5.00 feet** to a capped 1/2" iron pin set for an exterior corner this tract.
- (3) **North 20 degrees 20 minutes 34 seconds West 455.28 feet** to the place of beginning containing **32.359 acres** of land more or less.

I hereby certify that the foregoing field notes are a true and correct description of a survey made under my direct supervision on May 16, 2014. **THESE FIELD NOTES ARE CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.

Jerry L. Hinkle, R.P.L.S. #5459



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All of a certain tract or parcel of land situated in Caldwell County, Texas and being a part of the Almerion Dickerson Survey A-5 and the Michael Gillan Survey A-10 and being also a part of a tract of land designated as Tract Two called 188 acres and conveyed to H.Y. Price III by deed recorded in Volume 491 Page 176 of the Deed Records of Caldwell County, Texas and being also all of two tracts of land designated as Tract No. One called 78.380 acres and Tract No. Two called 78.387 acres and a part of a tract of land designated as Tract No. Three called 78.323 acres and said three tracts designated as Tract One called 235.152 acres in the said Volume 491 Page 176 of the said Deed Records and being more particularly described as follows:

**BEGINNING** at a 5" iron pipe post found in the East corner of the above mentioned 188 acre tract and in the North West line of Political Road and in the apparent NE line of the said Gillan Survey and the apparent Southwest line of the Andrew Churchill Survey A-66 and in the apparent South corner of a tract of land designated as Tract II called 563.55 acres and conveyed to The Allen Claire Saunders Trust Number Two by deed recorded in Volume 121 Page 40 of the said Official Records for the East corner this tract.

**THENCE** with the Northwest line the Political Road and the Southeast line the said 188 acre tract for the following three courses:

**(1) South 49 degrees 36 minutes 01 seconds West 2246.12 feet** to a 2 1/2" iron pipe fence post found for an angle point this tract.

**(2) South 54 degrees 33 minutes 21 seconds West 101.88 feet** to a 2 1/2" iron pipe is post found for an angle point this tract.

**(3) South 50 degrees 26 minutes 34 seconds West 1739.53 feet** to a capped 1/2" iron pin set in the East corner of a 20.000 acre tract of land described this date for a reentrant corner this tract.

**THENCE North 39 degrees 51 minutes 49 seconds West** over and across the said 188 acre tract and entering the above mentioned 78.387 acre tract and with the NE line the said 20.000 acre tract **1092.37 feet** to a capped 1/2" iron pin set in the North corner of the said 20.000 acre tract for an ell corner this tract.

**THENCE South 50 degrees 08 minutes 11 seconds West** with the Northwest line the said 20.000 acre tract **771.13 feet** to a capped 1/2" iron pin set in the West corner the said 20.000 acre tract for an ell corner this tract.

**THENCE South 36 degrees 55 minutes 37 seconds East** with the Southwest line the said 20.000 acre tract and crossing the Southeast line the said 78.387 acre tract and over and across the said 188 acre tract **1090.60 feet** to a capped 1/2" iron pin set in the Southeast line the said 188 acre tract and the Northwest line of Political Road and in the South corner the said 20.000 acre tract for an exterior corner this tract.

**THENCE** with the Southeast line the said 188 acre tract and the Northwest line the Political Road for the following three courses:

**(1) South 49 degrees 47 minutes 03 seconds West 279.69 feet** to a 2 1/2" iron pipe post found for an angle point this tract.

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**(2) South 49 degrees 35 minutes 06 seconds West 3002.74 feet** to a 2 1/2" iron pipe post found for an angle point this tract.

**(3) South 50 degrees 29 minutes 21 seconds West 1547.90 feet** to a 2 1/2" iron pipe fence post found in the South corner the said 188 acre tract and the apparent East corner of a tract of land called 2.724 acres and conveyed to Donna Leverett by deed recorded in Volume 479 Page 13 of the said Deed Records for the most easterly South corner this tract.

**THENCE North 40 degrees 18 minutes 29 seconds West** with the Southwest line the said 188 acre tract and partially along the apparent NE line of the above mentioned 2.724 acre tract and the apparent NE line of tract of land called 2.9526 acres and conveyed to Jared Ralston et al by deed recorded in Volume 298 Page 238 of the said Official Records and partially along the apparent NE line of a tract of land called 0.50 acres and conveyed to Jackie Graham by deed recorded in Volume 306 Page 76 of the said Deed Records **849.41 feet** to a 2 1/2" iron pipe fence post found in the West corner of the said 188 acre tract and in the Southeast line of the above mentioned Tract No. Three for an ell corner this tract.

**THENCE South 54 degrees 05 minutes 09 seconds West** with the apparent Northwest line the above mentioned 0.50 acre tract and the Southeast line of the said Tract No. Three **139.05 feet** to a capped 1/2" iron pin set in the apparent West corner the said 0.50 acre tract and the Southeast line of State Hwy., #80 for an exterior corner this tract.

**THENCE** with the Southeast and Northeast lines of State Hwy., #80 in the Southwest line of the said Tract No. Three for the following three courses:

**(1) North 20 degrees 22 minutes 31 seconds West 36.26 feet** to a capped 1/2" iron pin set for an ell corner this tract.

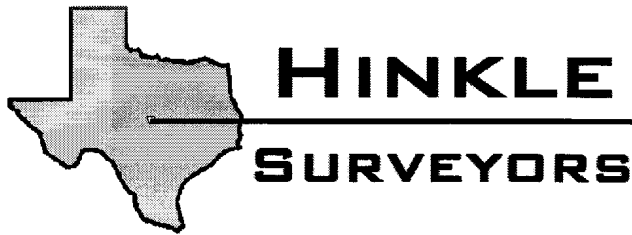
**(2) South 69 degrees 37 minutes 29 seconds West 25.00 feet** to a capped 1/2" iron pin set for an exterior corner this tract.

**(3) North 20 degrees 22 minutes 31 seconds West 293.47 feet** to a capped 1/2" iron pin set in the South corner of a 32.359 acre tract of land described this date for a reentrant corner this tract.

**THENCE North 51 degrees 12 minutes 11 seconds East** entering the said Tract No. Three and with the Southeast line of the above mentioned 32.359 acre tract **2020.22 feet** to a capped 1/2" iron pin set in the East corner the said 32.359 acre tract for an ell corner this tract.

**THENCE North 38 degrees 47 minutes 49 seconds West** with the NE line the said 32.359 acre tract **759.59 feet** to a capped 1/2" iron pin set in the Northwest line of the said Tract No. Three and the apparent Southeast line of tract of land called 47.1 acres and conveyed to William D. West et ux by deed recorded in Volume 317 Page 212 of the said Deed Records for the most northerly West corner this tract.

**THENCE North 50 degrees 04 minutes 09 seconds East** with the Northwest line of the said Tract No. Three and the Northwest line of the above mentioned Tract No. Two

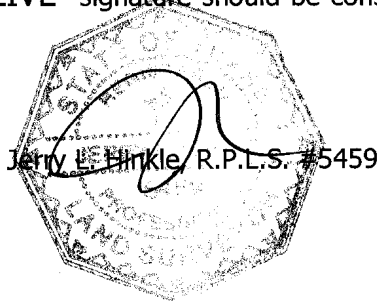


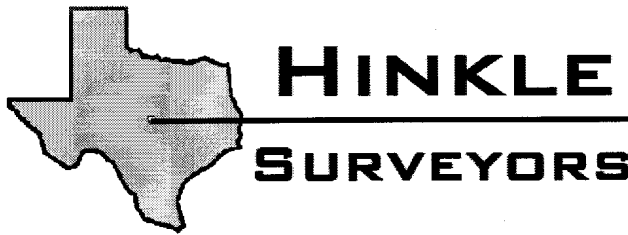
*and the apparent Southeast line the above mentioned West 47.1 acre tract **1482.58 feet** to a 3/4" iron Rod found used for basis of bearing in the apparent East corner the said West 47.1 acre tract and the apparent South corner of a tract of land designated as Tract I called 913.9 acres and conveyed to The Allen Claire Saunders Trust Number Two by deed recorded in Volume 121 Page 40 of the said Official Records for an angle point this tract.*

**THENCE North 50 degrees 00 minutes 00 seconds East** with the Northwest line the said Tract No. Two and the Northwest line of the above mentioned Tract No. One and the apparent Southeast line the above mentioned 913.9 acre tract **6271.26 feet** to a 2 1/2" iron pipe fence corner post found in the apparent NE line of the above mentioned Dickerson Survey and the apparent Southwest line the said Churchill Survey and in the North corner of the said Tract No. One and the apparent Southwest line of the above mentioned 563.55 acre tract for the North corner this tract.

**THENCE South 40 degrees 19 minutes 35 seconds East** with the said the apparent common survey line and the NE line of the said Tract No. One and the NE line the said 180 acre tract and the apparent Southwest line the said 563.55 acre tract **1894.98 feet** to the place of beginning containing **371.665 acres** of land more or less.

I hereby certify that the foregoing field notes are a true and correct description of a survey made under my direct supervision on May 16, 2014. **THESE FIELD NOTES ARE CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.





All of a certain tract or parcel of land situated in Caldwell County, Texas and being a part of the Michael Gillan Survey A-10 and being also all of a tract of land called 64.862 acres and conveyed to Young Price by deed recorded in Volume 112 Page 494 of the Official Records of Caldwell County, Texas and being more particularly described as follows:

**BEGINNING** at a 2 1/2" iron pipe fence in the North corner the above mentioned 64.862 acre tract and in the apparent West corner of a tract of land designated as Exhibit 2 called 70.8 acres and conveyed to H.Y. Price III by deed recorded in Volume 491 Page 176 of the deed Records of Caldwell County, Texas and in the Southeast line of tract of land designated as first tract called 149 1/2 acres and conveyed to H.Y. Price by deed recorded in Volume 513 Page 428 of the said deed Records for the North corner this tract.

**THENCE South 39 degrees 43 minutes 08 seconds East** with the NE line the said 64.862 acre tract and the Southwest line of the above mentioned 70.8 acre tract **1317.54 feet** to a 2 1/2" iron pipe fence corner post found in the East corner of the said 64.862 acre tract and in the South corner the said 70.8 acre tract and the apparent Northwest line of a tract of land called 117.459 acres designated as Exhibit A and conveyed to Langley Children's Trust No. 1 by deed recorded in Volume 141 Page 74 of the said Official Records for the East corner this tract.

**THENCE** with the Southeast line the said 64.862 acre tract and the apparent Northwest line the above mentioned 117.459 acre tract for the following two courses:

**(1) South 48 degrees 45 minutes 42 seconds West 1017.74 feet** to a 2 1/2" iron pipe fence post found for an angle point this tract.

**(2) South 48 degrees 54 minutes 37 seconds West 1337.59 feet** to a 2 1/2" iron pipe fence corner post found in the South corner the said 64.862 acre tract and the apparent East corner of a tract of land called 76.37 acres and conveyed to 3 Fly Properties LLC by deed recorded in Volume 423 Page 351 of the said Official Records for the South corner this tract.

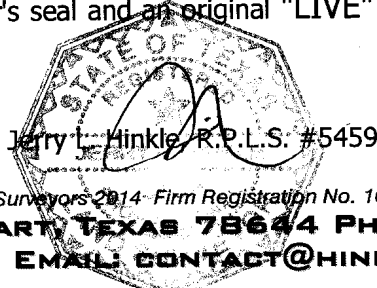
**THENCE North 20 degrees 46 minutes 39 seconds West** with the Southwest line the said 64.862 acre tract and the apparent Southeast line the above mentioned 76.37 acre tract **1428.87 feet** to a 2 1/2" iron pipe fence corner post found in an apparent ell corner of the said 76.37 acre tract and the West corner the said 64.862 acre tract for the West corner this tract.

**THENCE** with the Northwest line the said 64.862 acre tract for the following two courses:

**(1) North 49 degrees 25 minutes 48 seconds East** with the apparent Southeast line of the said 76.37 acre tract **823.05 feet** to a 2 1/2" iron pipe fence corner post found in the apparent East corner the said 76.37 acre tract and the South corner of the above mentioned one 49 1/2 acre tract for an angle point this tract.

**(2) North 49 degrees 35 minutes 39 seconds East** with the Southeast line of the said 140 1/2 acre tract **1067.90 feet** to the place of beginning containing **64.877 acres** of land more or less.

I hereby certify that the foregoing field notes are a true and correct description of a survey made under my direct supervision on May 16, 2014. **THESE FIELD NOTES ARE CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.



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**P.O. Box 1027 LOCKHART, TEXAS 78644 PHONE (512) 398-2000  
FAX (512) 398-7683 EMAIL: CONTACT@HINKLESURVEYORS.COM**



Dauchy Investments L.L.C.  
Called 51.5 ac.  
Vol. 638 Pg. 694 O.R.

Dauchy Investments L.L.C.  
Called 180.0 ac.  
Documunt #126747

11 10 9 8 7 6 5 4 3 2 1

Theriot F.L.P. Properties  
 Called 343.738 a.c.  
 Vol. 673 Pa. 878 Q.R.

Robert E. Sanders  
Called 70.98 ac.  
Volume 442 Page 877

Volume 442 Page 877 O. R.

SURVEY PLAT



Scale 1"=500'

Showing a 76,414 acre tract of land out of the Michil Gillen Survey A-10, Caldwell County, Texas and improvements as found situated thereon, (1) I hereby certify to Johnny Trotter that the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on May 16, 2014(2). I have shown or noted all recorded easements or right of ways listed in the title report provided by Five Star Title LLC, #F067173, date issued May 16, 2014, and shown all observable evidence of easements on the ground. There are no encroachments, pricussions, conflicts nor any shortages in area nor boundary other than shown hereon. **THIS SURVEY IS CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered valid and relied upon by the user.

General Notes

[illegible]

**LEGEND**

●	1/2" IRON PIN FOUND
□	8" TREATED FENCE POST FOUND
⊙	2 1/2" IRON PIPE FENCE POST
(.....)	ORIGINAL DEEDED CALLS
-X-	FENCES MEANDER
	FLOOD ZONE "A"
	FLOOD ZONE "X"
	UNLESS OTHERWISE NOTED

Jermol Hinkle RPI S. #5459

Hinkle Survivors 2013



# HINKLE SURVEYORS

P.O. Box 1027 1109 S. Main Street Lockhart, TX 78644  
Ph: (512) 398-2000 Fax: (512) 398-7683 Email: [contact@hinklesurveyors.com](mailto:contact@hinklesurveyors.com) Firm Registration No. 108886-00



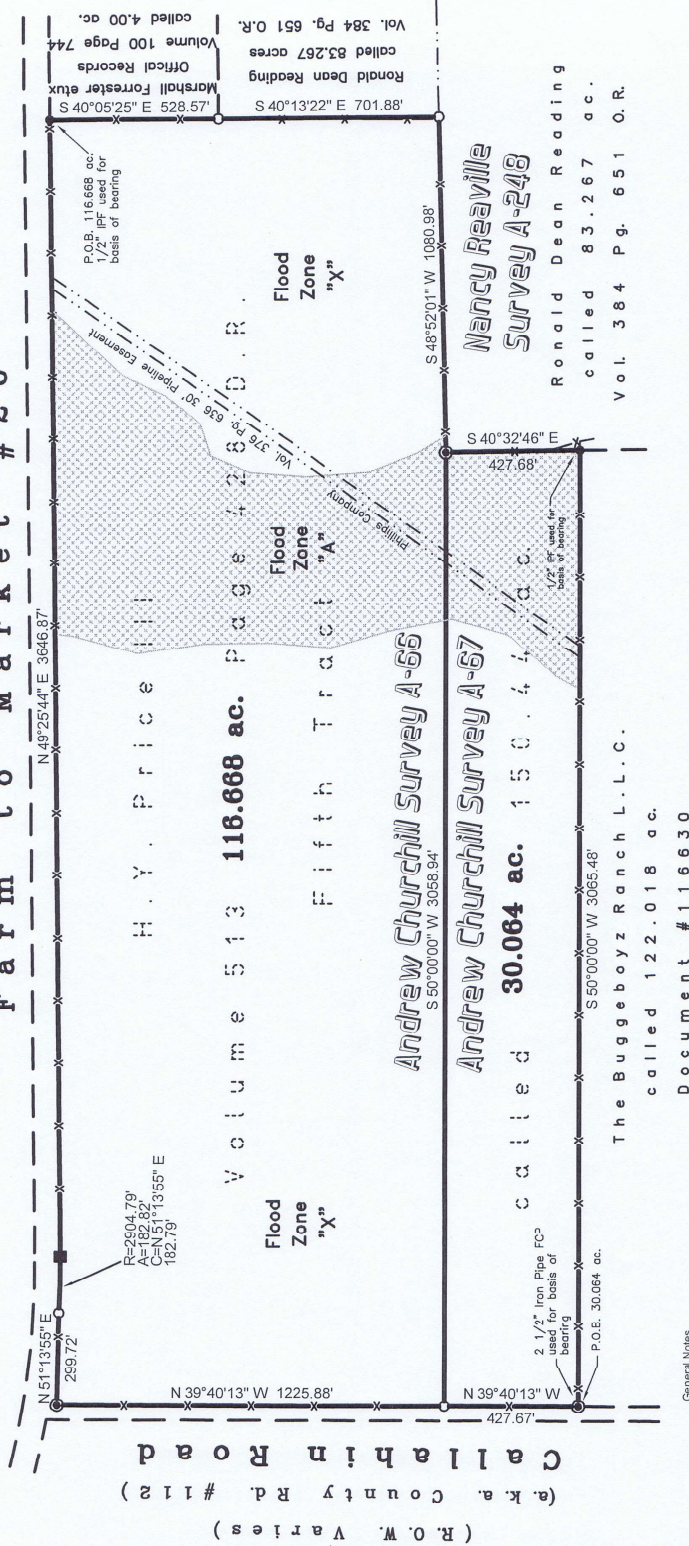
# Caldwell County, Texas

# Andrew Churchill Survey A-66 and A-67

(R.O.W. Varies)

(a.k.a. State Park Road)

## Farm to Market #20



### General Notes

- 1) The following conditions, easements, right of ways, etc., could affect this parcel according to the Title Commitment recorded in the Public Records of Caldwell County, Texas.
- 2) Easement and Right of way to Pipeline Company is 30' in width and is for pipeline purposes and applies as shown and recorded in Volume 376, Page 636 of the Deed Records of Caldwell County, Texas.
- 3) Easement Granted to Maxwell Water Supply Corporation recorded in Volume 392, Page 275, Deed Records, Caldwell County, Texas is described to be 15' in width and is located where the pipe is installed (could apply for location and maintenance purposes along FM 260 and Callahan Road).
- 4) OPEN SPACE AND FLOOD HAZARD SURVEY WAS PREPARED FOR VAS ADVISED THAT THIS PARCEL IS TO BE USED FOR RESIDENTIAL PURPOSES. THE SURVEYOR HAS REVIEWED THE RULES AND REGULATIONS ACCORDING TO THE TEXAS LOCAL GOVERNMENT CODE CHAPTER 232.242 COUNTY REGULATIONS OF SUBDIVISIONS.
- 5) THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.
- 6) FLOOD ZONES SHOWN ARE APPROXIMATE AND CREATE NO LIABILITY ON THE PART OF THE SURVEYOR AND ARE BASED ON A FLOOD INSURANCE RATE MAP (FIRM) DATED 10/15/2013. FLOOD ZONE 'A' (SHADED AREA) IS A SPECIAL FLOOD HAZARD AREA subject to inundation by the 1% annual chance flood. No Base Flood Elevation determined. The 1% annual chance flood is shown by a dashed line. Flood Zone 'X' (Hatched Area) is a special flood hazard area subject to inundation by the 1% annual chance flood. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. WARNING: This Flood Statement, as Determined by a F.I.D. - F.I.A. FLOOD HAZARD BOUNDARY MAP, DOES NOT IMPLY that the Property or the contents thereof are protected from damage by flooding. Flood Insurance coverage is required for Flood Zone 'A' and Flood Zone 'X'.

### SURVEY PLAT

Showing two tracts of land out of the Andrew Churchill Survey A-66 and the Andrew Churchill Survey A-67 in Caldwell County, Texas, and the improvements as found situated thereon. I do hereby certify to JOHNNY TROTTER, that (1) the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on May 16, 2014, (2) I have shown or noted all recorded easements or right of ways listed in the title report provided by Five Star Title, LLC, Seguin, Texas, G.F. #067173 dated May 15, 2014, and shown all observable evidence of easements on the ground. There are no encroachments, protrusions, conflicts nor any shortages in area nor boundary other than shown hereon. THIS SURVEY IS CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE: Only those prints containing the signed Surveyor's seal and an original 'LIVE' signature should be considered official and relied upon by the user.



Hinkle Surveys, 2014

### LEGEND

- CAPED 1/2" IRON PIN SET
- 1/2" IRON PIN FOUND
- ⊙ 2 1/2" IRON PIPE FENCE POST
- CONCRETE MONUMENT FOUND
- (.....) ORIGINAL DEEDED CALLS
- X- FENCES MEANDER
- FLOOD ZONE 'A'
- FLOOD ZONE 'X'
- UNLESS OTHERWISE NOTED

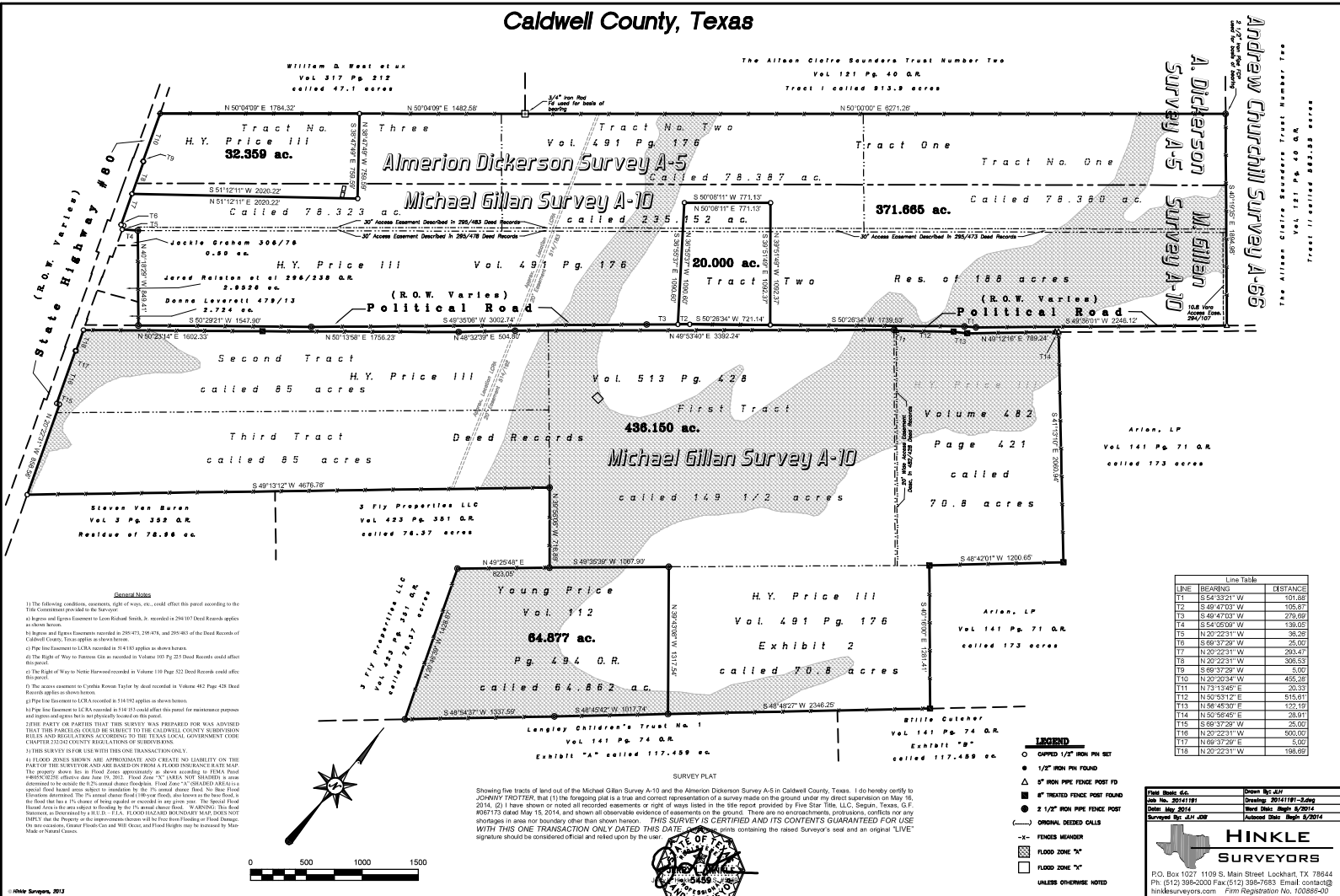
Field Book d.c.	Drawn By: JH
Job No. 20141191-1	Drawing: 20141191-1.dwg
Date: May 2014	Word Disk: Begin 5/2014
Surveyed By: JH, DB	Autocad Disk: Begin 5/2014



**HINKLE**  
**SURVEYORS**

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# Caldwell County, Texas



Andrew Churchill Survey A-55  
Vol 141 Pg 71 O.R.  
called 173 acres

A. Dickerson Survey A-5  
Vol 141 Pg 71 O.R.  
called 173 acres

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Ph: (512) 398-2000 Fax: (512) 398-7683 Email: contact@hinklesurveyors.com  
Firm Registration No. 100885-00

**Print Book No.** 2014181  
**Date** May 2014  
**Survey** By J.W. Trotter  
**Drawn** By J.W. Trotter  
**Drawing** 2014181-2.dwg  
**Best Date** Aug 6, 2014  
**Amended Date** Aug 6, 2014