PLAT OF SURVEY 22.257 ACRES WITHIN THE CHRISTIAN WERTZNER 1/3 LEAUGE Abst. No. 317 Vol. 1391, Pg. 36, O.R.F.C.T. called TRACT 3 ON THE PLAT RECORDED IN Cab. 1, Pg. 36, P.R.F.C.T. FAYETTE COUNTY, TEXAS 36.629 AC CYNTHIA WICKIZER MULLER 1489/504 O.R.F.C.T. 39.088 AC CYNTHIA WICKIZER MUELLER BASIS OF BEARINGS 402,09' X RCF ,772,73' IRÉ N 90'00'00" E 1174.82 00.03"14" 300' 600' 900' O, 774.00 1"=300' 36.629 AC MONICA MAREK MESSER PATRICIA MAREK HAMMER EDWARD J. MAREK 00'05' 22.257 ACRES 25.52 AC (REMAINDER)
JOSEPH R. SHATTO
LARRY J. PETTIT
STEVEN W. PETTIT TRACT-3 1239/463 O.R.F.C.T. TRACT-2 1080/363 O.R.F.C.T. 10' EASEMENT BLUEBONNET ELECTRIC COOP. 482/757 O.R.F.C.T. N 89'53'57" W OHE (1.349 AC WITHIN ROW) N 89°53'57" 1125.40 50' ROW ROADWAY 10.016 AC NANCY K. LOGAN JEFFERY S. KUBICEK 1412/258 0.R.F.C.T. 50.00 UTILITY EASEMENT 144.94 AC PERRY HARRELL FLECK 1056/946 O.R.F.C.T. 1/36 P.R.F.C.T. GENERAL NOTES: 1. Basis of bearings a called N 90°00′00°E, for the north line of the 22.25° acres shown bereon as described in Volume 1391, Page 36, Official Records of Eayette County, Texas. 15 IRF 10h. Easement, right of ways and other matters affecting the Christian Wertmer Survey, as shown on plat recorded in Volume 1, Page 36, Plat Records of Fayette County, Texas, Does affect this tract-see sketch. Easements and Building lines per title commentment supplied by Botts Title Company (Giddings, Texas), G.F.# FA-10-056, effective dates Februray I6, 2010. No futber research of the Bastrop County Deed Records was performed by STAR SURVEYING regarding these easements. 10l. Easement dated July 29, 1975, executed by Byron W. Frierson, Trustee to Elucbounct Electric Cooperative, Inc., recorded in Volume 482, Page 757, Deed Records Fayette County, Texas, Logether with all rights inciden thereto. Does affect this tract-see sketch. LEGEND 3. This survey does not provide any determination concerning wetlands, fault lines, toxic waste, or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant. NOT SET/FOUND FENCE POST IRON ROD W/CAP FOUND O NSF @ RCF 10k. Boundary Line Agreement dated September 30, 1975, executed by and between Byron W. Frierson, Trustee and Wiley T. Legg and wife Mary C. Legg recorded in Volume 485, Page 803, Deed Records of Fayette County, Texas, together with all rights incident thereto. Does not affect this tract (refers to dolf dence along north property fine which has since been replaced). • IRF IRON ROD FOUND 4. The location of the subject tract on the F.E.M.A. Flood Insurance Rate Map, Community Panel No.4819C200 C. Effective date of October 17, 2006, indicates that the subject tract is within Zone "X" (areas determined outside the annual 0.2% chance flood plain); This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions flooding can occur and flood heights may be increased by man-made or natural castes. OVERHEAD ELECTRIC POWER POLE WIRE / WOOD FENCE Ø PUBLIC UTILITY EASEMENT BLUEBONNET ELEC. EASEMENT 10j. Easement as set out in Deed dated November 10, 1975, executed by Brian W. Frierson, Trustee to Veteraus Land Board of the State of Texas, recorded in Volume 486, Page 382, Deed Records of Fayette County, Texas. Does not affect this tract. or natural causes. 5. Fences shown bereon are graphic only, with dimensional ties shown at specific locations where they were physically measured. The fence lines may meander between said measured locations. The dimensions showing the distance between the fence and the property lines also indicates which side of the property line the fence is on. 10m. Right-of-way Grant dated October 15, 1980, executed by Charles Royce Tise, Frances M. Tise to Philips Petroleum Company, recorded in Volume 571, Fage 395, Deed Records of Fayette County, Texas, together with all rights incident thereto. Does not affect this tract. REFERENCE: JAMES SCOTT HARPER OLD SMITHVILLE RD, EASEMENT LN SMITHVILLE, TEXAS Easement(s) and Building line(s) of Record : 10a. Easement as set out in Deed dated December 7, 1982, , executed by Trustee to Veterans Land Board of the State of Texas, to Chartes Royce Tise, recorded in Volume 622, Page 184, Deed Records of Fayette County, Texas. Does not affect this tract. Covenants, conditions, reservations, easements, building lines and restrictions as set forth in instrument recorded in Volume 486, Page 385, and Volume 622, Page 184, Deed Records of Fayette County, Texas. Does affect this 10r. Rights of adjoining landowners in and to the portion of the property lying within boundaries of the roadway easement as set forth in Deod dated November 10, 1975, executed by Brian W. Frierson, Trustee to Veterans Land Board of the State of Texas, recorded in Volume 486, Page 382, Deed Records of Fayette County, Texas, together with all rights incident thereto. Does affect this tract-see states. 10f. Fayette County Groundwater Conservation District stating District Rules filed April 8, 2004, recorded in Volume 1260, Fage 142, Official Records of Fayette County, Texus, and revised in Volume 1384, Page 493, Official Records of Fayette County, Texas, together with all rights incident thereto. Does affect this tract-blanket executed. * . Covenants, conditions, reservations, casements, building lines and restrictions as set forth in instroment recorded in Volume 486, Pags 382, and Volume 622, Page 184, Deed Records of Rayette County, Texas, Does affect this TO THE OWNER(S), LENDER(S), AND BOTTS THE COMPANY;
AND BOTTS THE COMPANY;
THE LINDERSIGNED DOES HEREBY CERTIFY THAT
THE SURVEY WAS MADE ON THE GROUND OF THE
PROPERTY SHOWN HEREON AND IS CORRECT AND
THERE ARE NO DISCREPANCES, ENGROACHMENTS,
USEL APPINO OF IMPROVEMENTS, MISBLE UTILITY
LINES OR ROADS IN PLACE EXCEPT AS SHOWN
HEREON AND SAID PROPERTY HAS ACCESS TO
A DEDICATED ROADWAY AS SHOWN HEREON. W. STARCHER 10h. Easement, right of ways and other matters affecting the Christian Wertener Survey, as shown on plat recorded in Volume 1, Page 36, Plat Records of Fayette County, Texas. Does affect this tract-see sketch. SUR W01099 / 03152010 STAR SURVEYING 231 LAKESIDE Dr. BASTROP, TEXAS 78602 PH (512) 308-0090 FAX (512) 308-1690 JAMES W. STARCHER DATE REG. PROFESSIONAL LAND SURVEYOR No. 5394

PLAT OF SURVEY 50' ROADWAY GENERAL NOTES: L. Basis of hearings a called N 90°00'00"E, for the north line of the 22.257 acres shown hereon as described in Volume 1391, Fage 36, Official Records of Fayotte County, Texas. UTILITIY EASEMENT WITHIN THE Easements and Building lines per fitle commentment supplied by Botts Title Company (Giddings, Texas), G.F.# FA-10-056, effective date: Februray 16, 2010. No futher research of the Bastrop County Deed Records was performed by STAR SURYEYING regarding these easements. CHRISTIAN WERTZNER 1/3 LEAUGE Abst. No. 317 Vol. 1391, Pg. 36, O.R.F.C.T. AND AS SHOWN 3. This survey does not provide any determination concerning wetlands, fault lines, toxic wraste, or any other cavironmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant. ON THE PLAT RECORDED IN Cab. 1, Pg. 36, P.R.F.C.T. FAYETTE COUNTY, TEXAS OLD SMITHILLE ROAD 4. The location of the subject tract on the R.E.M.A. Flood Insurance Rate Map, Community Panel No. 48021C0325 E. Effective date of January 19, 2006, indicates that the subject tract is within Zone 'X'' (erase datermined outside the annual 0.2% chance flood plain); This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions flooding can occur and flood heights may be increased by man-made or natural causes. 5. Fences shown hereon are graphic only, with dimensional ties shown at specific locations where they were physically measured. The fence lines may menader between said measured locations. The dimensions showing the distance between the fence and the property lines also indicates which side of the property line the fence is on. "=400" Easement(s) and Building line(s) of Record : Covenants, conditions, reservations, easements, building lines and restrictions as set forth in instrument recorded in Volume 456, Page 382, and Volume 622, Page 184, Deed Records of Eayette County, Texas. Does affect this tract-see sketch. 6,699 10L Fayette County Gronndwater Conservation District stating District Rules filed April 8, 2004, recorded in Volume 1260, Page 142, Official Records of Fayette County, Ferns, and revised in Volume 1384, Page 493, Official Records of Fayette County, Texas, together with all rights incident thereto. Does affect this tract-blanket TRACT-1 10g. Covenants, conditions, reservations, easements, building lines and restrictions as set forth in instrument recorded in Volume 486, Page 332, and Volume 622, Page 184, Deed Records of Fayette County, Texas. Does affect this tract-see sketch. S 89'53'57" E 10b. Easement, right of ways and other matters affecting the Christian Wertware Survey, as shown on plat recorded in Volume 1, Page 36, Plat Records of Fayetie County, Texas. Does affect this tract-see sketch. TRACT-2 LEGEND 10i. Easement dated July 29, 1975, executed by Byron W. Frierson, Trustee to Bluebannet Electric Cooperative, Inc., recorded in Volume 482, Page 757, Deed Records of Fayette County, Texas, together with all rights incident thereto. Does affect this tract -see sketch. NOT SET/FOUND
FENCE POST
IRON ROD W/CAP FOUND
IRON ROD FOUND O NSF 1132.91 50' ROW ROADWAY ● IRE OVERHEAD ELECTRIC 10k. Boundary Line Agreement dated September 30, 1975, executed by and between Byron W. Frierson, Trustee and Wiley T. Legg and wife Mary C. Legg recorded in Volume 485, Fage 303, Doca Record of Fayetic County, Texas, together with all rights incident thereto. Does not affect this tract (refers to old face along north property line which has since been replaced). UTILITY EASEMENT POWER POLE Ø WIRE / WOOD FENCE PUBLIC UTILITY EASEMENT 1/36 P.R.F.C.T. PUE BLUEBONNET ELEC. EASEMENT 10]. Easement as set out in Deed dated November 10, 1975, executed by Brian W. Frierson, Trustee to Veteraus Land Board of the State of Fernas, recorded in Volume 486, Page 382, Deed Records of Fayette County, Texas. Does not N 00'05'40" E ī 774.00 10m. Right-of-way Grant dated October 15, 1980, executed by Charles Royce Tise, Frances M. Tise to Philips Petroleum Company, recorded in Volume 571, Page 895, Deed Records of Fayette Country, Texas, together with all rights incident thereto. Does not affect this tract. 125,40 02.09 90'00'00" 10n. Easement as set out in Deed dated December 7, 1982,, executed by Trustee to Veterans Land Board of the State of Texas, to Charles Royce Tise, recorded in Yolume 622, Page 184, Deed Records of Enyette County, Texas. Does not affect this tract. 3 125.46 22.257 ACRES 10r. Rights of adjoining landowners in and to the portion of the property lying within boundaries of the roadway easement as set forth in Deed dated November 10, 1975, enceuted by Brian W. Frierson, Trustee to Veterans Land Board of the State of Texas, recorded in Volume 486, Page 382, Deed Records of Rayette County, Texas, together with all rights incident thereto. Does affect this tract-see sketch. 772.73 TRACT-3 50.00° REFERENCE: JAMES SCOTT HARPER OLD SMITHVILLE RD, EASEMENT LN 776.07 SIE SMITHVILLE, TEXAS Ī S 00'03'14" TO THE OWNER(S), LENDER(S),
AND BOTTS THE COMPANY;
HE UNDERSIGNED DOES HEREBY CERTIFY THAT
THE SURVEY WAS MADE ON THE GROUND OF THE
PROPERTY SHOWN HEREON AND IS CORRECT AND
THERE ARE NO DISCREPANCES, ENCROACHMENTS,
OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY
UNES OR ROADS IN PLACE EXCEPT AS SHOWN
HEREON AND SAID PROPERTY HAS ACCESS TO
A DEDICATED ROADWAY AS SHOWN HEREON. JAMES W. STARCHER SUR W01099 / 03152010 STAR SURVEYING 231 LAKESIDE Dr. BASTROP, TEXAS 78602 PH (512) 308-0090 JAMES W. STARCHER DATE FAX (512) 308-1690 REG. PROFESSIONAL LAND SURVEYOR No. 5394

STAR SURVEYING 231 LAKESIDE Dr. Bastrop, Texas 78602 PH (5120 308-0090 FAX (512) 308-1690

Field Notes **22.257 ACRES**

FIELD NOTES FOR 22.257 ACRES (CALLED 22.22 ACRES), WITHIN THE CHRISTIAN WERTZNER 1/3 LEAUGE, ABSTRACT No. 317, AS CONVEYED FROM CHARLES ROYCE TISE AND FRANCES M. TISE TO WILLIAM BAUER, IN VOLUME 1391, PAGE 36, OFFICIAL RECRODS OF FAYETTE COUNTY, TEXAS, ALSO CALLED TRACT 3, ON A PLAT RECORDED IN CABINET 1, PAGE 36, PLAT RECORDS OF FAYETTE COUNTY, TEXAS, AS SHOWN ON THE ATTACHED DRAWING AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS,

BEGINNING, at a called and found 3/8-inch iron rod at the northeast corner of 36.629 acres conveyed to Monic Marek Messer, Patricia Marek Hammer, and Edward J. Marek in Volume 1239, Page 463, Offical Records of Fayette County, Texas, also for a point on the south line of 36.629 acres conveyed to Cynthia Wickizer Mueller in Volume 1489, Page 504, Official Records of Fayette County, Texas, for the northwest corner of this description

THENCE, N 90°00'00" E, with the said south line of the 36.629 acres conveyed to Cynthia Wickizer Mueller, at 402.09 feet, passing a called and found 1/2-inch iron rod with cap at the southeast corner of the said 36.629 acres conveyed to Cynthia Wickizer Mueller, also being the southwest corner of 39.088 acres conveyed to Cynthia Wickizer Muller in Volume 1497, Page 702, Official Records of Fayette County, Texas, and going a further 772.73 feet in the said N 90°00'00" E, for a total distance of 1174.82 feet, to a called and found 3/8-inch iron rod on the south line of the said 39.088 acres conveyed to Cynthia Wickizer Muller, being the northwest corner of the remainder of 25.52 acres conveyed to Hoseph R. Shatto, Larry J. Pettit, and Steven W. Pettit in Volume 1080, Page 363, Official Records of Fayette County, Texas, for the northeast corner of this description,

THENCE, S 00°03'14" W, 776.07 feet, with the west line of the said the remainder of 25.52 acres conveyed to Hoseph R. Shatto, Larry J. Pettit, and Steven W. Pettit, to a found 6-inch wood fence post, at the northeast corner of a 50.00 foot wide roadway and utility easement as shown on the plat recorded in Cabinet 1, Page 36, Plat Records of Fayette County, Texas,

THENCE, continuing on the said S 00°03'14" W, 50.00 feet to a point at the intersection of the east line of the said 50.00 foot wide roadway and utility easement and the south line of the said 22.257 acres (called 22.22 acres) conveyed to William Bauer, for the southeast corner of this description,

THENCE, N 89°53'57" W, at 50.00 feet, passing the intersection of the south line and west lines of the said 50.00 foot wide roadway and utility easement, also for a northeasterly corner of 144.94 acres conveyed to Perry Harrell Fleck in Volume 1056, Page 946, Official Records of Fayette County, Texas,

THENCE, continuing on the said N 89°53'57" W, 1125.40 feet, with the north line of the said 144.94 acres conveyed to Perry Harrell Fleck, also being the south line of the said 50,00 foot wide roadway and utility easement, to a point for the southwest corner of this description, also being the southeast corner of the said 36.629 acres conveyed to Monic Marek Messer, Patricia Marek Hammer, and Edward J. Marek,

THENCE, N 00°05'40" E, with the east line of the said 36.629 acres conveyed to Monic Marek Messer, Patricia Marek Hammer, and Edward J. Marek, passing a called and found 3/8-inch iron rod on the north line of the said 50.00 foot wide roadway and utility easement, and going a further 774.00 feet to the point of beginning CONTAINING 22.257 acres, more or less in Fayette County, Texas.

With all bearing based upon a called N 90°00'00" E, for the north line of the tract described herein as recorded in Volume 1391, Page 36, Official Records of Fayette Country, Texas and shown on the plat recorded in Cabinet 1, Page 36, Plat Records of Fayette County, Texas.

I, James W. Starcher, do hereby certify that this survey was made upon the ground under my direct supervision during March, 2010.

ames W Stancken James W. Starcher

Texas Registered Professional Land Surveyor No.5394

03/15/2010 Date

W. STARCHER