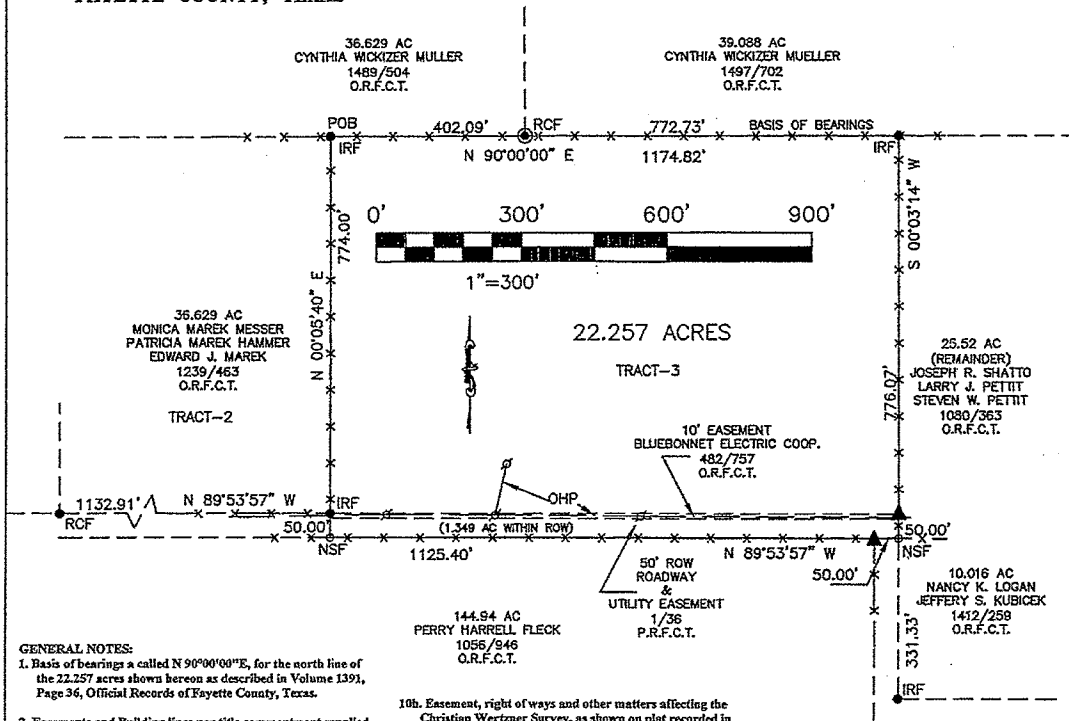


PLAT OF SURVEY
22.257 ACRES
WITHIN THE
CHRISTIAN WERTZNER 1/3 LEAUGE
Abst. No. 317
Vol. 1391, Pg. 36, O.R.F.C.T.
called
TRACT 3
ON THE PLAT
RECORDED IN
Cab. 1, Pg. 36, P.R.F.C.T.
FAYETTE COUNTY, TEXAS



GENERAL NOTES:

1. Basis of bearings is called N 90°00'00"E, for the north line of the 22.257 acres shown hereon as described in Volume 1391, Page 36, Official Records of Fayette County, Texas.
2. Easements and Building lines per title commitment supplied by Botts Title Company (Giddings, Texas), G.E.# FA-10-056, effective date: February 16, 2010. No further research of the Bastrop County Deed Records was performed by STAR SURVEYING regarding these easements.
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.
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 causes.
5. Fences shown hereon 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.

Easement(s) and Building line(s) of Record:

1. Covenants, conditions, reservations, easements, building lines and restrictions as set forth in instrument recorded in Volume 486, Page 382, and Volume 622, Page 184, Deed Records of Fayette County, Texas. Does affect this tract-see sketch.
- 10f. Fayette County Groundwater Conservation District stating District Rules filed April 8, 2004, recorded in Volume 1260, Page 142, Official Records of Fayette County, Texas, and revised in Volume 1384, Page 493, Official Records of Fayette County, Texas, together with all rights incident thereto. Does affect this tract-blanket easement.
- 10g. Covenants, conditions, reservations, easements, building lines and restrictions as set forth in instrument recorded in Volume 486, Page 382, and Volume 622, Page 184, Deed Records of Fayette County, Texas. Does affect this tract-see sketch.
- 10h. Easement, right of ways and other matters affecting the Christian Wertzner Survey, as shown on plat recorded in Volume 1, Page 36, Plat Records of Fayette County, Texas. Does affect this tract-see sketch.

- 10b. Easement, right of ways and other matters affecting the Christian Wertzner Survey, as shown on plat recorded in Volume 1, Page 36, Plat Records of Fayette County, Texas. Does affect this tract-see sketch.
- 10i. Easement dated July 29, 1975, executed by Byron W. Frierson, Trustee to Bluebonnet 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.
- 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 old fence along north property line which has since been replaced).
- 10j. Easement as set out in Deed 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. Does not affect this tract.
- 10m. Right-of-way Grant dated October 15, 1980, executed by Charles Royce Tise, Frances M. Tise to Phillips Petroleum Company, recorded in Volume 571, Page 895, Deed Records of Fayette County, Texas, together with all rights incident thereto. Does not affect this tract.
- 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 Volume 622, Page 184, Deed Records of Fayette County, Texas. Does not affect this tract.
- 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, 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 sketch.

LEGEND

NOT SET/FOUND	○ NSF
FENCE POST	▲
IRON ROD W/CAP FOUND	⊙ RCF
IRON ROD FOUND	● IRF
OVERHEAD ELECTRIC	—OHP—
POWER POLE	⊕
WIRE / WOOD FENCE	—X—X—
PUBLIC UTILITY EASEMENT	PUE
BLUEBONNET ELEC. EASEMENT	BEE

REFERENCE:
JAMES SCOTT HARPER
OLD SMITHVILLE RD, EASEMENT LN
SMITHVILLE, TEXAS

TO THE OWNER(S), LENDER(S),
AND BOTTS TITLE COMPANY:
THE UNDERSIGNED DOES HEREBY CERTIFY THAT
THE SURVEY WAS MADE ON THE GROUND OF THE
PROPERTY SHOWN HEREON AND IS CORRECT AND
THERE ARE NO DISCREPANCIES, ENCROACHMENTS,
OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY
LINES OR ROADS IN PLACE EXCEPT AS SHOWN
HEREON AND SAID PROPERTY HAS ACCESS TO
A DEDICATED ROADWAY AS SHOWN HEREON.



STAR SURVEYING
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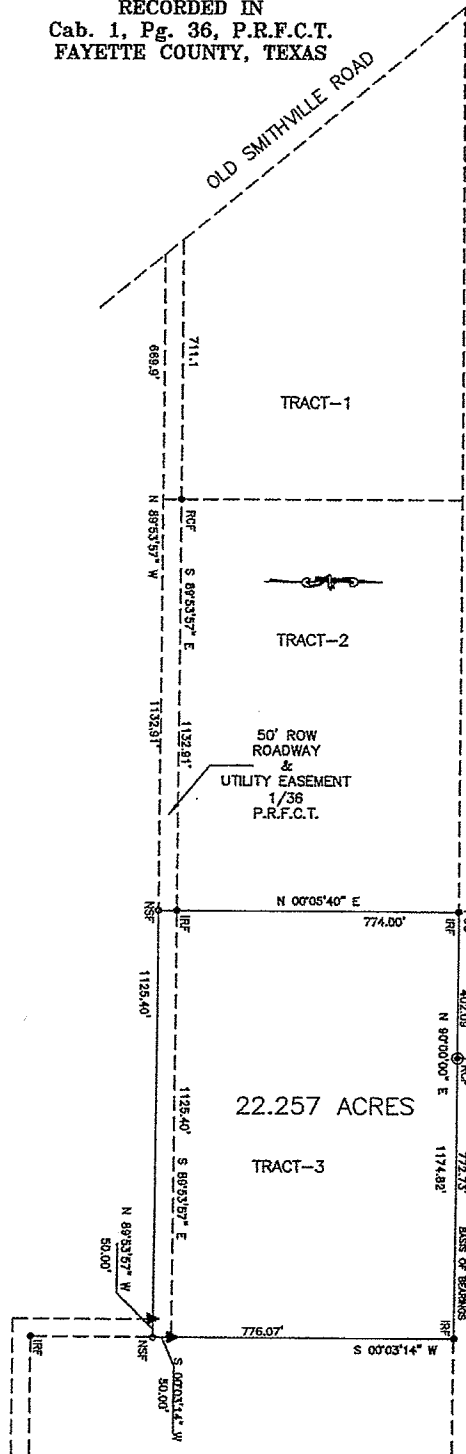
JAMES W. STARCHER
REG. PROFESSIONAL LAND SURVEYOR No. 5394

W01099 / 03152010

03/15/2010

DATE

PLAT OF SURVEY
50' ROADWAY
&
UTILITY EASEMENT
WITHIN THE
CHRISTIAN WERTZNER 1/3 LEAUGE
Abst. No. 317
Vol. 1391, Pg. 36, O.R.F.C.T.
AND AS
SHOWN
ON THE PLAT
RECORDED IN
Cab. 1, Pg. 36, P.R.F.C.T.
FAYETTE COUNTY, TEXAS



GENERAL NOTES:

1. Basis of bearings is called N 90°00'00"E, for the north line of the 22.257 acres shown hereon as described in Volume 1391, Page 36, Official Records of Fayette County, Texas.
2. Easements and Building lines per title commitment supplied by Botts Title Company (Caddis, Texas), C.F.# FA-16-056, effective date: February 16, 2010. No further research of the Bastrop County Deed Records was performed by STAR SURVEYING regarding these easements.
3. This survey does not provide any deformation 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.
4. The location of the subject tract on the F.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" (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 causes.
5. Fences shown hereon 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.

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- 10f. Fayette County Groundwater Conservation District stating District Rules filed April 8, 2004, recorded in Volume 1260, Page 142, Official Records of Fayette County, Texas, and revised in Volume 1384, Page 493, Official Records of Fayette County, Texas, together with all rights incident thereto. Does affect this tract-blanket easement.
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- 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 Tice, recorded in Volume 622, Page 184, Deed Records of Fayette County, Texas. Does not affect this tract.
- 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, 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 sketch.



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03/15/2010

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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 RECORDS 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, Official 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 County, 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.

James W. Starcher
 James W. Starcher

Texas Registered Professional Land Surveyor No. 5394

03/15/2010

Date

