

STATE OF TEXAS  
COUNTY OF FAYETTE

TRACT 3 FOR JANICE DOEHRING

This is the description of 13.216 acres of land located in the James Robinson League, Abstract No. 270 in Fayette County, Texas. These 13.216 acres are designated as Tract 3 of six tracts partitioned out of that same property described as a 20 acre Tract One, a 50 acre Tract Two, a 25.8 acre Tract Three, and a 32.5 acre Tract Four conveyed by Gilbert W. Marburger and wife, Hattie C. Marburger, to Janice Doehring, Pauline Klekar, Shirley Ryza, Delora Wagner, Gilbert R., Marburger and Connie Holder by deed dated March 14, 1988, recorded in Volume 767, Page 310 of the Fayette County Deed Records, SAVE AND EXCEPT that 50.00 acres conveyed by Janice Doehring, et al, to Donald E. Schmidt, et ux, by deed dated May 13, 1999, recorded in Volume 1063, Page 149 of the Fayette County Official Records. This 13.216 acre Tract 3 is more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8" iron rod set in the east line of the 50 acre Tract Two South 01 deg. 39 min. 32 sec. East 427.13 feet from a 5/8" iron rod set for its northeast corner. This beginning point is marking the northeast corner of this 13.216 acre Tract 3 being described and the southeast corner of that 13.216 acre Tract 1 surveyed this same day for Connie Manly, the same being located in the west line of the Alvin L. Gosch 44 acre First Tract described in Volume 384, Page 76 (Deed Records);

**THENCE** along the east line of the 50 acre Tract Two, the same being the west line of the said Gosch 44 acre tract, South 01 deg. 39 min. 32 sec. East 797.87 feet to a 5/8" iron rod set for the southeast corner of this 13.216 acre Tract 3 being described, the same being the northeast corner of that 13.216 acre Tract 4 surveyed this same day for Pauline Klekar;

**THENCE** crossing the 50 acre Tract Two, South 88 deg. 20 min. 00 sec. West 809.10 feet to a 5/8" iron rod set for the southwest corner of this 13.216 acre Tract 3 being described, the same being the northwest corner of the said Tract 4 surveyed this same day, the same also being located in the east line of that 13.216 acre Tract 2 surveyed this same day for Shirley Ryza;

**THENCE** continuing to cross the 50 acre Tract Two, North 10 deg. 43 min. 09 sec. East 816.89 feet to a 5/8" iron rod set for the northwest corner of this 13.216 acre Tract 3 being described, the same being the northeast corner of the said 13.216 acre Tract 2 surveyed this same day, the same also being located in the south line of the aforesaid 13.216 acre Tract 1 surveyed this same day;

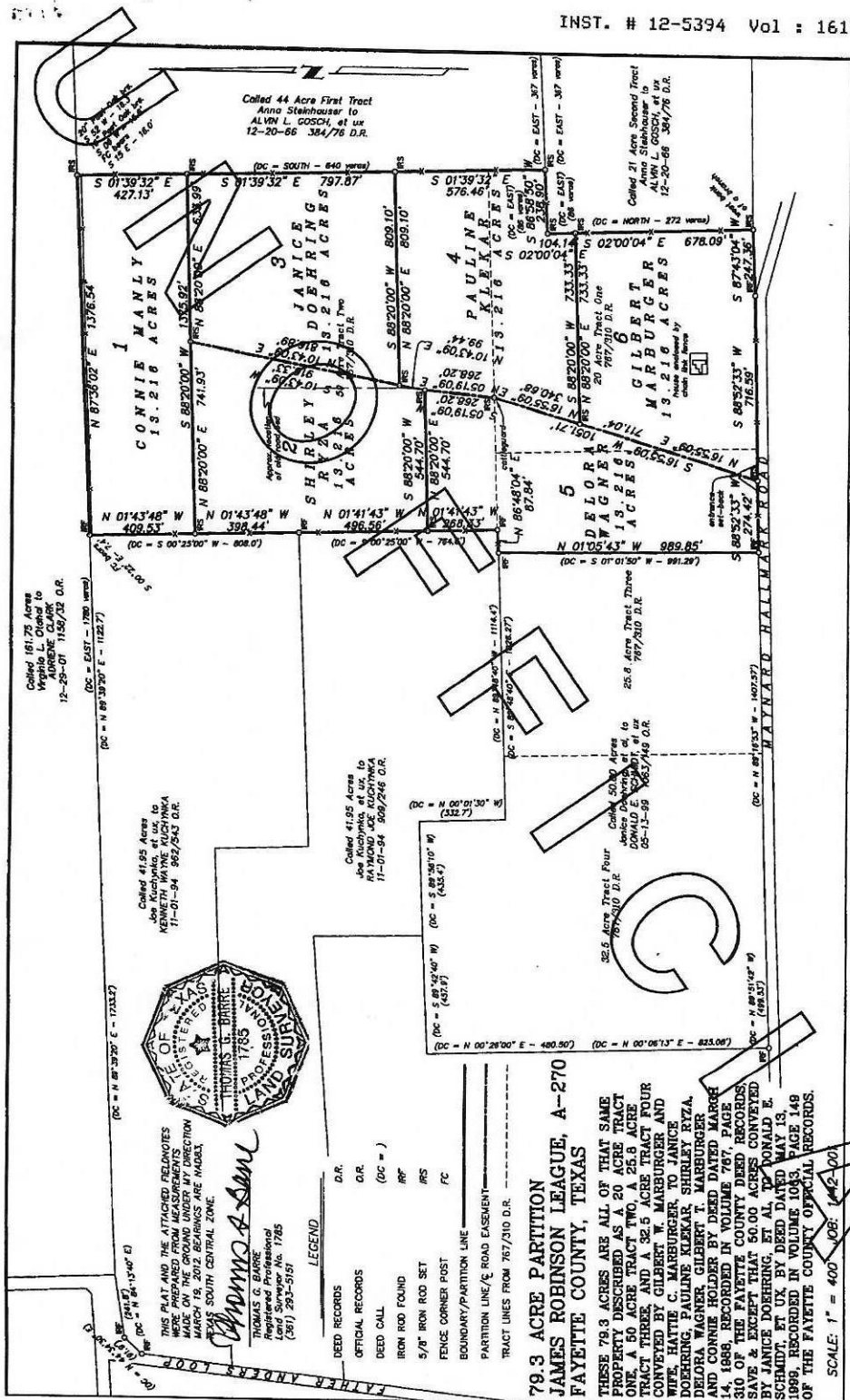
**THENCE** continuing to cross the 50 acre Tract Two along the said south line of Tract 1, North 88 deg. 20 min. 00 sec. East 633.99 feet, to the **PLACE OF BEGINNING** containing within these metes and bounds 13.216 acres of land.

The foregoing fieldnotes and the attached plat describing the 13.216 acre Tract 3 were prepared from measurements made on the ground under my direction March 19, 2012.

*Thomas G. Barre*

Thomas G. Barre  
Registered Professional Land Surveyor No. 1785  
Yoakum, Texas  
(361) 293-5151





**EXHIBIT "A"**  
**PAGE 3 OF 3**

## ROAD EASEMENT CENTERLINE

STATE OF TEXAS  
COUNTY OF FAYETTE

This is the description of a road easement centerline located in the James Robinson League, Abstract No. 270 in Fayette County, Texas. This road easement crosses over that same property described as a 20 acre Tract One, a 50 acre Tract Two, a 25.8 acre Tract Three, and a 32.5 acre Tract Four conveyed by Gilbert W. Marburger and wife, Hattie C. Marburger, to Janice Doehring, Pauline Klekar, Shirley Ryza, Delora Wagner, Gilbert T. Marburger and Connie Holder by deed dated March 14, 1988, recorded in Volume 767, Page 310 of the Fayette County Deed Records, SAVE AND EXCEPT that 50.00 acres conveyed by Janice Doehring, et al, to Donald E. Schmidt, et ux, by deed dated May 13, 1999, recorded in Volume 1063, Page 149 of the Fayette County Official Records. The above described property was partitioned into 6 tracts of 13.216 acres each. This road easement connects those partitioned tracts, not having public road frontage, to a public road. The centerline of this road easement is more particularly described as follows:

**BEGINNING** at a 5/8" iron rod set in the north line of a public road, known as Maynard Hallmark Road, marking the southeast corner of that 13.216 acre Tract 5 surveyed this same day for Delora Wagner, the same being the southwest corner of that 13.216 acre Tract 6 surveyed this same day for Gilbert Marburger. This beginning point is located North 88 deg. 52 min. 33 sec. East 274.42 feet from a 3/8" iron rod found in said road line, marking the southeast corner of the said Donald E. Schmidt 50.00 acres;

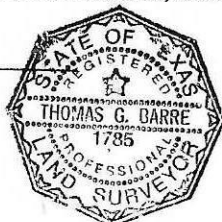
**THENCE** North 16 deg. 55 min. 09 sec. East, at 711.04 feet pass a 5/8" iron rod set for the northwest corner of the said 13.216 acre Tract 6, the same being the southwest corner of that 13.216 acre Tract 4 surveyed this same day for Pauline Klekar, for a total distance of 1051.71 feet to a 5/8" iron rod set for an angle in the east line of the said 13.216 acre Tract 5 and the west line of the said 13.216 acre Tract 4;

**THENCE** North 05 deg. 19 min. 09 sec. East 268.20 feet to a 5/8" iron rod set for the northeast corner of the said 13.216 acre Tract 5 and the southeast corner of that 13.216 acre Tract 2 surveyed this same day for Shirley Ryza, the same being an angle in the west line of the said 13.216 acre Tract 4;

**THENCE** North 10 deg. 43 min. 09 sec. East, at 99.44 feet pass a 5/8" iron rod set for the northwest corner of the said 13.216 acre Tract 4 and the southwest corner of that 13.216 acre Tract 3 surveyed this same day for Janice Doehring, for a total distance of 916.33 feet to a 5/8" iron rod set for the northeast corner of the said 13.216 acre Tract 2 and the northwest corner of the said 13.216 acre Tract 3, the same being located in the south line of that 13.216 acre Tract 1 surveyed this same day for Connie Manly. This iron rod is marking the **TERMINUS** of this easement centerline being described.

The foregoing fieldnotes and the attached plat describing the easement centerline were prepared from measurements made on the ground under my direction March 19, 2012.

*Thomas G. Barre*  
Thomas G. Barre  
Registered Professional Land Surveyor No. 1785  
Yoakum, Texas (361) 293-5151

EXHIBIT "B"  
PAGE 1 OF 1

September 11 2012 10:15 AM

STATE OF TEXAS COUNTY OF FAYETTE  
I hereby certify that this instrument was FILED on the  
date and at the time stamped hereon by me and was duly  
RECORDED in the Volume and Page of the OFFICIAL RECORDS  
of Fayette County, Texas as stamped hereon above time.

JULIE KARSTEDT  
COUNTY CLERK, FAYETTE COUNTY, TEXAS

Instr.: 12-5394  
Volume: 1619  
Stamps: 11 Page(s)

CR