

BUSHONG LAND SURVEYING

Land Surveying Across The Lone Star State

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DESCRIPTION OF 476.90 ACRES OF LAND OUT OF SURVEY NO. 10, BLOCK 010, SURVEY NOS. 14, AND 16, BLOCK 5, REAL COUNTY, TEXAS.

Being all of Tracts 106, 107, 108, 109, 110, 123, 124, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, and 142, Fairview Ranch, according to the plat thereof recorded in Volume 1, Page 88 of the Plat Records of Real County, Texas, and being a part of Survey No. 10, T.O. Stanley, Block 010, Abstract No. 726, Survey No. 14, T.O. Stanley, Block 5, Abstract No. 728, and Survey No. 16, T.O. Stanley, Block 5, Abstract No. 729, lying and being situated in Real County, Texas. The said 476.90 acre tract being comprised of the lands described as Tract 124 in a deed from A. Leon Thompson, Jr. to Robert Luiz Colmenares and Colleen P. Colemanares dated November 16, 2000 and recorded in Volume 56, Page 169 of the Real Property Records of Real County, Texas, the lands described as Lot 134 in a deed from Western American National Bank to Robert Luis Colmenares dated January 19, 2001 and recorded in Volume 57, Page 373 of the Official Public Records of Real County, Texas, the lands described as Tracts 108, 109, 110, and 123 in a deed from Robert D. Rath, et ux, to Robert Luis Colmenares dated June 19, 2001 and recorded in Volume 60, Page 74 of the Real Property Records of Real County, Texas, the lands described as Tracts 132, 133, 137, 138, 139, 140, 141, and 142 in a deed from Robert Felix Colmenares, et ux, to Robert Luiz Colmenares dated November 5, 2001 and recorded in Volume 63, Page 499 of the Real Property Records of Real County, Texas, the lands described as Tracts 106 and 107 in a deed from Ellis Moore, et ux, to Robert Luiz Colmenares dated March 31, 2003 and recorded in Volume 76, Page 600 of the Real Property Records of Real County, Texas, and the lands described as Tracts 135 and 136 in a deed from Eastern Savings Bank to Robert Luiz Colmenares and Colleen Colmenares dated May 6, 2003 and recorded in Volume 77, Page 550 of the Real Property Records of Real County, Texas. The said 476.90 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron stake found at the base of a pipe 3-way fence corner post marking the common west corner of Tracts 105 and 106;

THENCE S 88° 29' E (basis of bearings - GPS readings) along or near fence with the common line between said Tracts 105 and 106 and north line of an existing 50' wide road easement (which encumbers this described tract) a distance of 569.50 feet to a found 1/2" iron stake marking the common south corner of Tracts 104 and 105;

THENCE S 88° 36' E along or near fence with the common line between said Tracts 104 and 106 and north line of said existing 50' wide road easement a distance of 534.80 feet to a found 1/2" iron stake marking the common north corner of Tracts 106 and 107;

THENCE S 88° 14' E along or near fence with the common line between said Tracts 104 and 107 and north line of said existing 50' wide road easement a distance of 40.35 feet to a found 1/2" iron stake marking the common south corner of Tracts 103 and 104;

THENCE S 88° 37' E along or near fence with the common line between said Tracts 103 and 107 and north line of said existing 50' wide road easement a distance of 511.92 feet to a found 1/2" iron stake marking the common south corner of Tracts 102 and 103;

THENCE S 88° 35' E along or near fence with the common line between said Tracts 102 and 107 and north line of said existing 50' wide road easement a distance of 433.42 feet to a found 1/2" iron stake marking the common north corner of Tracts 107 and 108;

THENCE S 88° 35' E along or near fence and extension thereof with the common line between said Tracts 102 and 108 and north line of said existing 50' wide road easement a distance of 758.86

feet to a ½" iron stake set at the south terminus of an existing 60' wide road easement marking the common corner of Tracts 102, 108, and 113;

THENCE along or near fence and extension thereof with the common line between said Tracts 108 and 113 as follows:

S 12° 27' E, 275.85 feet; set ½" iron stake

S 23° 37' E, 199.35 feet to a found ½" iron stake marking the common west corner of Tracts 112 and 113;

THENCE S 23° 37' E along or near fence with the common line between said Tracts 108 and 112 a distance of 169.97 feet to a 5/8" iron stake found at the base of a pipe 3-way fence corner post marking the common corner of Tracts 108, 111, and 112;

THENCE S 20° 38' W along or near fence with the east line of Tracts 108 and 110 and west line of Tract 111 a distance of 1319.26 feet to a found ½" iron stake found at the base of a pipe 2-way fence corner post in the center of an existing 60' wide road easement (which encumbers this described tract) marking the common south corner of said Tracts 110 and 111;

THENCE N 46° 00' W along or near fence and extension thereof with the common line between Tracts 110 and 126 and centerline of said existing 60' wide road easement a distance of 285.44 feet to a found ½" iron stake marking the common north corner of Tracts 125 and 126;

THENCE N 46° 01' W along or near fence and extension thereof with the common line between Tracts 110 and 125 and centerline of said existing 60' wide road easement a distance of 102.77 feet to a pipe fence angle post;

THENCE N 82° 57' W along or near fence with the common line between Tracts 110 and 125 a distance of 865.75 feet to a pipe 3-way fence corner post taken as the common corner of Tracts 109, 110, 123, and 125;

THENCE S 5° 25' W along or near fence with the common line between said Tracts 123 and 125 a distance of 329.89 feet to a found ½" iron stake marking the common east corner of Tracts 123 and 124;

THENCE S 5° 22' W along or near fence with the common line between said Tracts 124 and 125 a distance of 630.48 feet to a 5/8" iron stake found next to a pipe 3-way fence corner post marking the common corner of Tracts 124, 125, and 130;

THENCE S 14° 46' W along or near fence with the common line between said Tracts 124 and 130 a distance of 1286.01 feet to a point in the center of an existing 60' wide road easement (which encumbers this described tract) marking the southeast corner of said Tract 124, from which a set ½" iron stake bears N 73° 46' W, 20.44 feet;

THENCE with the centerline of said existing 60' wide road easement and common line between Tracts 130 and 132 as follows:

S 19° 14' E, 87.80 feet; point

S 12° 56' E, 102.00 feet; point

S 24° 43' E, 106.39 feet; point

S 4° 25' W, 109.09 feet to a set MAG spike marking the east corner of said Tract 132, north corner of Tract 133, and being in the south line of Tract 130;

THENCE with the centerline of said existing 60' wide road easement, northeast line of said Tract 133, northeast line of Tract 134, southwest line of Tracts 129 and 130 as follows:

S 85° 26' E, 227.82 feet; point

S 55° 54' E, 255.66 feet; point

S 50° 41' E, 274.42 feet; point

S 60° 05' E, 148.18 feet; point

S 22° 11' E, 110.52 feet; point

S 47° 20' E, 220.69 feet; point

S 18° 59' E, 165.86 feet; point
S 39° 16' E, 109.62 feet; point
S 81° 59' E, 107.41 feet to a found ½" iron stake marking the common south corner of Tracts 129 and 131;

THENCE S 81° 25' E with the centerline of said existing 60' wide road easement and common line between Tracts 131 and 134 a distance of 77.30 feet to a found ½" iron stake marking the common north corner of Tracts 134 and 135;

THENCE with the centerline of said existing 60' wide road easement and common line between Tracts 131 and 135 as follows:

S 81° 25' E, 46.72 feet; point
S 28° 20' E, 162.54 feet; set cotton spindle
S 51° 23' E, 307.86 feet; point
S 7° 53' E, 114.68 feet; point
S 38° 47' E, 202.17 feet; set ½" iron stake at the intersection of another existing 60' wide road easement (which encumbers this described tract)
S 24° 43' E, 222.46 feet to a point marking the common east corner of said Tracts 131 and 135, from which a found ½" iron stake bears N 25° 14' E, 40.48 feet;

THENCE S 25° 14' W along or near fence with the east line of said Tract 135 a distance of 514.50 feet to a found ½" iron stake marking the common east corner of Tracts 135 and 136;

THENCE S 25° 25' W along or near fence with the east line of said Tract 136 a distance of 792.12 feet to a found ½" iron stake marking the common east corner of Tracts 136 and 137;

THENCE S 25° 17' W along or near fence with the east line of said Tract 137 a distance of 914.86 feet to a found ½" iron stake marking the common east corner of Tracts 137 and 138;

THENCE S 25° 20' W along or near fence with the east line of said Tract 138 a distance of 1082.09 feet to a cedar fence corner post marking the southeast corner of said Tract 138;

THENCE N 65° 24' W along or near fence with the south line of said Tract 138 a distance of 1170.33 feet to a found ½" iron stake marking the common south corner of Tracts 138 and 139;

THENCE N 65° 18' W along or near fence with the south line of said Tract 139 a distance of 1329.14 feet to a cedar fence corner post marking the southwest corner of said Tract 139;

THENCE N 4° 38' E along or near fence with the west line of said Tract 139 a distance of 699.25 feet to a found ½" iron stake marking the common west corner of Tracts 139 and 140;

THENCE N 4° 57' E along or near fence with the west line of said Tract 140 a distance of 250.84 feet to a found ½" iron stake marking the common west corner of Tracts 140 and 141;

THENCE N 5° 11' E along or near fence with the west line of said Tract 141 a distance of 849.57 feet to a found ½" iron stake marking the common west corner of Tracts 141 and 142;

THENCE N 5° 07' E along or near fence with the west line of said Tract 142 a distance of 1089.08 feet to a found ½" iron stake marking the common corner of Tracts 132, 133, and 142;

THENCE N 4° 58' E along or near fence with the west line of said Tract 132 a distance of 1860.61 feet to a found ½" iron stake marking the common west corner of Tracts 123 and 132;

THENCE N 4° 43' E along or near fence with the west line of said Tract 123 a distance of 1742.00 feet to a found ½" iron stake at the base of a cedar 3-way fence corner post marking the common west corner of Tracts 109 and 123;

THENCE N 5° 03' E along or near fence with the west line of said Tract 109 a distance of 576.71 feet to a found 5/8" iron stake marking the common west corner of Tracts 106 and 109;

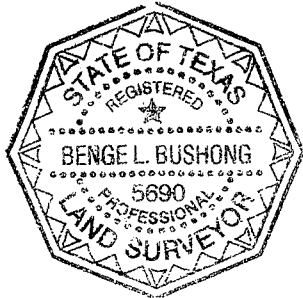
THENCE N 4° 52' E along or near fence with the west line of said Tract 106 a distance of 774.33 feet to the place of BEGINNING.

THE STATE OF TEXAS
COUNTY OF KIMBLE

I, Benge L. Bushong, a registered professional land surveyor, on the basis of my knowledge, information, and belief, hereby certify that as a result of a survey made on the ground under my supervision to the normal standards of care of professional land surveyors in Texas, this is an accurate representation of the property shown hereon.

B. Bushong

Benge L. Bushong
R.P.L.S. No. 5690
Firm# 10055200
January 4, 2020
Job #3468



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Fidelity National Title Insurance Company, Schedule B, GF No. 191207

* - Does not apply in my opinion

** - Not enough information given to locate on the ground

- 10: The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception).
- h. *Right-of-Way Easement dated June 10, 1927, in favor of Humble Pipe Line Company, recorded in Volume 8, Page 339, Deed Records, Real County, Texas.
 - i. *Right-of-Way Easement dated June 17, 1927, in favor of Humble Pipe Line Company, recorded in Volume 8, Page 384, Deed Records, Real County, Texas.
 - j. *Right-of-Way Agreement dated April 1, 1949, in favor of Atlantic Pipe Line Company, recorded in Volume 20, Page 599, Deed Records, Real County, Texas.
 - k. *Right-of-Way Agreement dated June 13, 1949, in favor of Atlantic Pipe Line Company, recorded in Volume 21, Page 107, Deed Records, Real County, Texas.
 - l. *Pipeline Easements in certified copy of Judgement dated September 28, 1970, in favor of Lo-Vaca Gathering Company, recorded in Volume 31, Page 286, and in Volume 31, Page 288, Deed Records, Real County, Texas.
 - m. *Road Right-of-Way Easement dated April 8, 1980, in favor of Mayfair Minerals, Inc., recorded in Volume 51, Page 424, Deed Records, Real County, Texas.
 - n. *Right-of-Way easement granted by Fairview Venture to Robert F. Wooley as set out in instrument recorded in Volume 51, Page 556, Deed Records, Real County, Texas.
 - o. Right-of-Way Easement dated September 19, 1980, in favor of Kimble Electric Cooperative, Inc., recorded in Volume 52, Page 270, Deed Records, Real County, Texas; MASTER TRANSFER AND ASSIGNMENT OF RIGHT-OF-WAY EASEMENTS from Kimble Electric Cooperative to Pedernales Electric Cooperative, Inc., a Texas corporation dated July 14, 2000, filed in Volume 59, Page 718, Official Public Records, Real County, Texas.
 - x. *An undivided one-half (1/2) interest in and to that certain water well, windmill, concrete water tank and piping, as set out in deed dated June 2, 1980, in favor of Robert F. Wooley, M.D., recorded in Volume 23, Page 710, Deed of Trust Records of Real County, Texas.
 - y. *An undivided one-half (1/2) interest in and to that certain water well, windmill, concrete water tank and piping, as set out in deed dated June 2, 1980, in favor of Robert F. Wooley, M.D., recorded in Volume 51, Page 556, Deed Records of Real County, Texas.

These items were reviewed by me on January 4, 2020.


Benge Bushong
Job#3468