

Muras Land Surveying, Inc.
3802 KRISCHKE ROAD
SCHULENBURG, TEXAS 78956-5631
PH. (979)561-8341

STATE OF TEXAS ()

COUNTY OF FAYETTE ()

54.851 Acre Tract of Land
II CB. L.P.

All that certain tract or parcel of land situated in Fayette County, Texas, a part of the J. C. Duff League, A-167, same being a part of that 98.3 acre tract of land described in a deed from II C.B., L.P. to Gran Van Interest, LLC, dated December 22, 2015 and recorded in Volume 1765, Page 495 of the Official Records of Fayette County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a steel post fence corner for a point on the West line of this tract at an interior corner of the said 98.3 acre tract of land, same being the Northeast corner of a 5 acre tract of land described in a deed to Allan Stryk in Volume 814, Page 836;

THENCE, severing said 98.3 acre tract, N 00°34'18" W 930.07 feet to a steel post fence corner, same being another interior corner of said 98.3 acre tract, same being the Southeast corner of a 2.17 acre tract of land described in a deed to Kurtz in Volume 461, Page 808;

THENCE, along the West boundary of said 98.3 acre tract and the East boundary of the said Kurtz 2.17 acre tract, N 04°02' E 169.8 feet to an iron rod found for a corner of said 98.3 acre tract, same being the Southwest corner of a 0.08 acre tract described as Tract Two in a deed to Jasek in Volume 882, Page 473;

THENCE, along a North boundary of said 98.3 acre tract and the South boundary of said 0.08 acre tract, S 87°50'40" E 52.0 feet to an iron rod found for an interior corner of said 98.3 acre tract, same being the Southeast corner of said 0.08 acre tract;

THENCE, along the East boundary of said 0.08 acre tract and a West boundary of said 98.3 acre tract, N 04°02' E 65.0 feet to an iron rod found for the most North Northwest corner of said 98.3 acre tract, same being the Northeast corner of said 0.08 acre tract, same lying in the South margin of South Knezek Road;

THENCE, along the South margin of South Knezek Road and the North boundary of said 98.3 acre tract, S 87°50'40" E 793.4 feet to an iron rod found, N 85°24'30" E 226.5 feet to an iron rod found and S 88°38' E 447.36 feet to an iron rod set for the Northeast corner;

THENCE, severing said 98.3 acre tract, S 01°00' W 1593.9 feet to an iron rod set for the Southeast corner, same lying in the South boundary of said 98.3 acre tract, same lying in the North boundary of a 480.94 acre tract deeded to Moore in Volume 443, Page 84;

THENCE, along the South boundary of said 98.3 acre tract and the North boundary of said 480.94 acre tract, N 88°28'00" W 1497.6 feet to an iron rod found for the most South Southwest corner of said 98.3 acre tract, same being the Southeast corner of a 0.4 acre tract deeded to Allan Stryk in Volume 832, Page 127;

THENCE, along the West boundary of said 98.3 acre tract, the East boundary of said 0.4 acre tract and the East boundary of said 5.00 acre tract, N 00°01'10" W, passing an iron rod found at 23.0 feet, a total distance of 413.66 feet to the place of beginning, containing 54.851 acres of land.

NOTE; These field notes are to accompany the plat of the 54.851 ac. tr.

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED
AND TO THE TITLE COMPANY:

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, and that said property has access to and from a dedicated roadway.



Tim W. Muras, R.P.L.S.
Registered Professional Land Surveyor No. 4401
Schulenburg, Texas
August 28, 2018

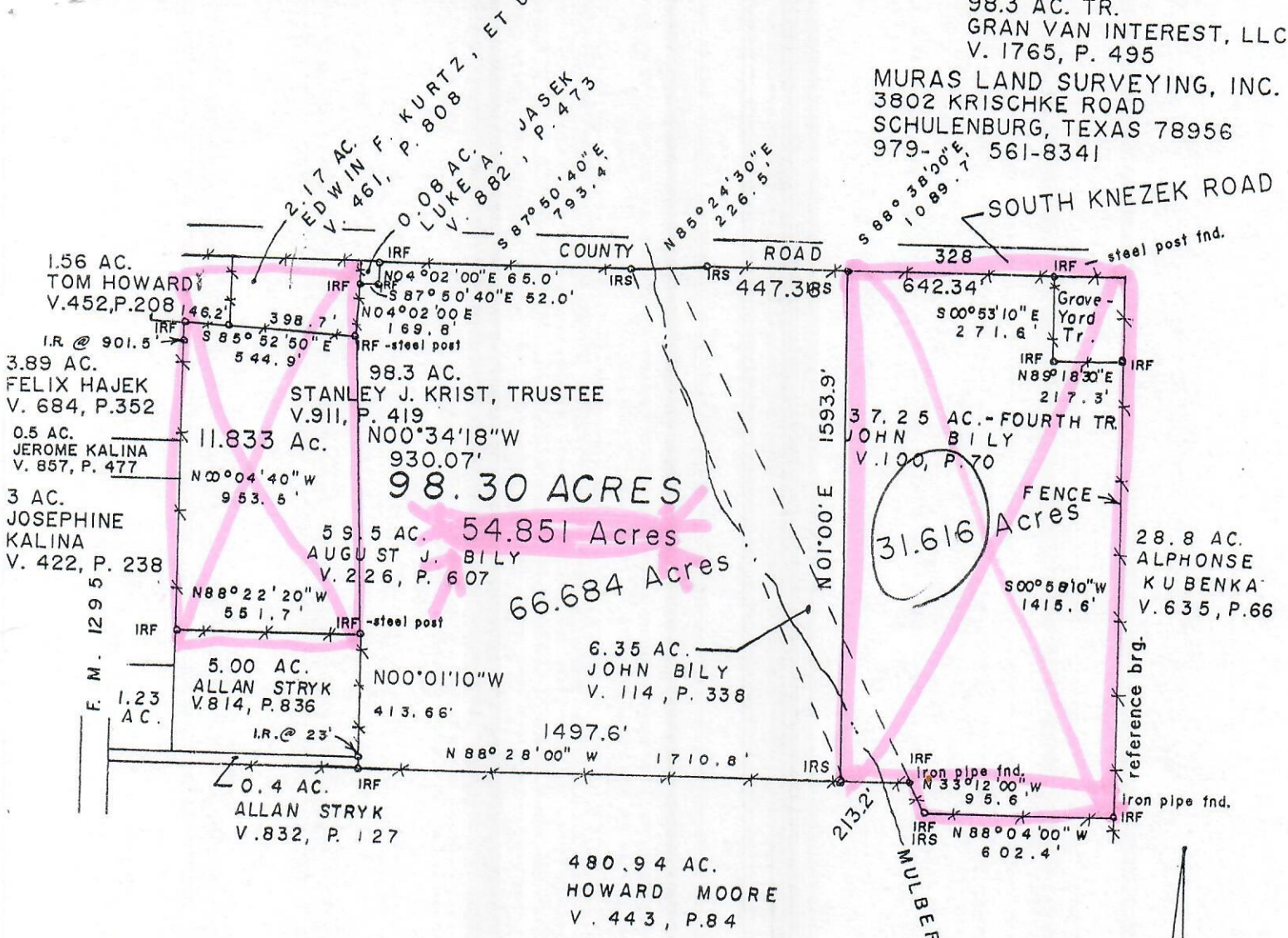
SEAL:



of the 31.616 ac. tr. and the 54.851 ac. tr.

DEED REFERENCE.
98.3 AC. TR.
GRAN VAN INTEREST, LLC
V. 1765, P. 495

MURAS LAND SURVEYING, INC.
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NOTE: The Right-of-Way deeds to the State of Texas in V.253, P.69 and in V.309, P.462 do not affect the subject 98.30 Acre Tract of land.

DIVISION of 98.30 ACRES

J. C. DUFF LEAGUE, A-167
FAYETTE COUNTY, TEXAS

SCALE: 1" = 500'

IRF DENOTES IRON ROD FOUND
IRS DENOTES IRON ROD SET

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED
AND TO THE TITLE COMPANY:

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements, or rights of way, except as shown hereon, and that said property has access to and from a dedicated roadway.

Tim W. Muras
Tim W. Muras, R.P.L.S.
Registered Professional Land Surveyor No. 4401
Schulenburg, Texas
January 10, 2000 Updated
August 9, 2018 surveyed 31.616 ac. tr.
August 28, 2018 surveyed 54.851 ac. tr.

