

STATE OF TEXAS

JOSEPH RINANDO

COUNTY OF FAYETTE

24.768 ACRES

All that certain tract or parcel of land containing **24.768 acres** situated in the William Russell League, A-89, in Fayette County, Texas and being the residual of that tract described as 55.4 acres "Tract 1" in a deed from Joseph Rinando III, et ux, to Walhalla Valley Ranch LLC, dated June 23, 2016 and recorded in Volume 1779, Page 879 of the Official Records of Fayette County, said **24.768 acre** tract being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found in the common line between said original 55.4 acre Walhalla Valley Ranch LLC tract and a (called) 18.03 acre Gustavo Ayala tract (Vol. 1907, Pg. 387 F.C.O.R.), for the North corner of a (called) 17.000 acre Kelly Rutowski tract (Vol. 1972, Pg. 289 F.C.O.R.), the Southerly West corner of the herein described tract and the **PLACE OF BEGINNING**, said point having a coordinate value of N=13,922,079.87 feet and E= 2,666,753.23 feet according to the Texas State Plane Coordinate System - South Central Zone - NAD 83(2011), from which a 5/8" iron rod found bears South 41 degrees 08 minutes 37 seconds West, 401.60 feet;

Thence **North 41 degrees 08 minutes 37 seconds East, 55.12 feet** along said common line to a 1/2" iron rod found for the East corner of said Gustavo tract, the South corner of a (called) 10.00 acre William Love tract (Vol. 1391, Pg. 472 F.C.O.R.), for an angle point in said original Walhalla Valley Ranch tract and an angle point in the herein described tract;

Thence **North 40 degrees 57 minutes 39 seconds East**, along the common line between said Walhalla Valley Ranch tract, said Love tract and a (called) 10.00 acre Morgan Fuller tract (Vol. 1391, Pg. 496 F.C.O.R.), passing at 394.22 feet a 1/2" iron rod found, and continuing for a total distance of **789.16 feet** to a 5/8" iron rod found for the East corner of said Fuller tract, an inside corner of said original Walhalla Valley Ranch tract and an inside corner of the herein described tract;

Thence **North 49 degrees 04 minutes 34 seconds West, 1,100.98 feet** along the common line between said original Walhalla Valley Ranch tract and said Fuller tract to a 5/8" iron rod found in the Southeast margin of "Laird Road" (County maintained public roadway - no record right-of-way width) for the North corner of said Fuller tract, the Northerly West corner of said original Walhalla Valley Ranch tract, the Northerly West corner of the herein described tract, from which a 5/8" iron rod found bears South 41 degrees 21 minutes 06 seconds West, 394.95 feet;

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24.768 ACRES
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Thence **North 41 degrees 21 minutes 06 seconds East, 60.00 feet** along the Southeast margin of said "Laird Road" common with the Northwest line of said original Walhalla Valley Ranch tract to a 5/8" iron rod found for the West corner of a (called) 10.4 acre G.O. Holdings L.L.C. tract (Vol. 1911, Pg. 258, F.C.O.R.) for the most Northerly corner of said original Walhalla Valley Ranch tract and the most Northerly corner of the herein described tract;

Thence **South 49 degrees 05 minutes 11 seconds East, 1,100.64 feet** along the common line between said original Walhalla Valley Ranch tract and said G.O. Holdings L.L.C. tract to a 5/8" iron rod found for the West corner of a (called) 20.45 acre William Hagler tract (Vol. 1890, Pg. 446 F.C.O.R.), an inside corner of said original Walhalla Valley Ranch tract and an inside corner of the herein described tract;

Thence **South 48 degrees 53 minutes 04 seconds East, 1,113.63 feet** across said original Walhalla Valley Ranch tract along the Southwest line of said Hagler tract to a 1/2" iron rod found in the Northwest line of a (called) 139.25 acre Norman Schultz tract (Vol. 373, Pg. 362 F.C.D.R.) for the South corner of said Hagler tract and the East corner of the herein described tract, from which a 1/2" iron rod found bears North 41 degrees 32 minutes 17 seconds East, 163.74 feet;

Thence **South 41 degrees 32 minutes 17 seconds West, 921.78 feet** along the common line between said Schultz tract and said original Walhalla Valley Ranch tract to a 1/2" iron rod found for the East corner of said 17.000 acre Rutkowski tract, from which a 5/8" iron rod found bears South 41 degrees 32 minutes 17 seconds West, 401.48 feet;

Thence **North 47 degrees 59 minutes 17 seconds West, 1,104.77 feet** across said original Walhalla Valley Ranch tract along the Northeast line of said Rutkowski tract to the **PLACE OF BEGINNING** and containing **24.768 acres**.

Bearings, distances and coordinates used herein are "GRID" based on the Texas State Plane Coordinate System - South Central Zone - NAD 83 (2011). Convergence = +01 degree 05 minutes 04 seconds. Combined factor = 0.9999913593.

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COUNTY OF FAYETTE

I, Charles Tait, a Registered Professional Land Surveyor, do hereby certify the foregoing field notes to be true and correct to the best of my knowledge and belief.

BEFCO ENGINEERING, INC.
Firm No. 10001700
Consulting Engineering & Land Surveying

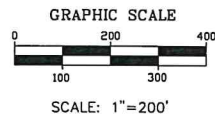


Charles Tait, R.P.L.S.
Registration No. 6732
February 22, 2021
BEFCO Job No. 21-7939



LEGEND

- ⊙ - 1/2" Iron rod found (or as noted)
- E — Overhead electric line
- ⊕ — Utility Pole
- P — Pipeline marker
- ⊕ — Telephone pedestal
- X — Wire fence
- □ — Wood fence



EASEMENTS/ MATTERS OF RECORD (Commonwealth Land Title Insurance Company: CF No. FA2-20-171 issued November 11, 2020 and effective October 26, 2020.

- Covenants, conditions, reservations, easements, building lines, and restrictions. Vol. 1393, Pg. 367 Vol. 1405, Pg. 19 F.C.O.R.
- Fayette County Groundwater Conservation District Rules Vol. 1260, Pg. 142 F.C.O.R.
- Flood Damage Prevention Regulations Vol. 1822, Pg. 705 F.C.O.R.
- Clajon Gas Co. 30' Pipeline easement Vol. 582, Pg. 880 F.C.O.R.
- (Easement is located by specific description elsewhere on the parent tract and does not affect the subject tract.)
- L.C.R.A. 100' Wide Transmission Line Easement Vol. 180, Pg. 564 F.C.O.R.
- (Easement is located by specific description elsewhere on the parent tract and does not directly affect the subject tract.)
- Fayette Electric Cooperative Blanket electric easement Vol. 221, Pg. 499 F.C.O.R.
- Clajon Gas Co. 30' Pipeline easement Vol. 611, Pg. 434 Vol. 611, Pg. 441 F.C.O.R.
- (Easements are located by specific description elsewhere on the parent tract and do not directly affect the subject tract.)
- Phillips Petroleum Co. 30' Pipeline easement Vol. 649, Pg. 677 F.C.O.R.
- (Easement is located by specific description elsewhere on the parent tract and does not directly affect the subject tract.)
- Phillips Natural Gas Co. 30' Pipeline easement Vol. 652, Pg. 530 F.C.O.R.
- Phillips Natural Gas Co. 30' Pipeline easement Vol. 652, Pg. 530 F.C.O.R.
- Phillips Natural Gas Co. 30' Pipeline easement Vol. 677, Pg. 492 F.C.O.R.
- Clajon Gas Co. 30' Pipeline easement Vol. 928, Pg. 191 Vol. 787, Pg. 137 F.C.O.R.
- (Easements are located by specific description elsewhere on the parent tract and do not directly affect the subject tract.)
- Reservations, terms, conditions, stipulations. Vol. 649, Pg. 941 F.C.O.R.
- Fayette Electric Cooperative Blanket electric easement Vol. 1422, Pg. 45 F.C.O.R.
- Colorado Valley Telephone Cooperative, Inc. Blanket telecommunications easement Vol. 1630, Pg. 721 F.C.O.R.

A SEARCH WAS CONDUCTED OF THE FAYETTE COUNTY OFFICIAL RECORDS DATING FROM FROM OCTOBER 26, 2020 TO PRESENT FOR ANY ADDITIONAL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT THE SUBJECT TRACT. ADDITIONAL EASEMENTS ARE LISTED BELOW. SUBJECT TRACT MAY BE SUBJECT TO ANY CONDITIONS, EASEMENTS, RESTRICTIONS OR EXCEPTIONS THAT A CURRENT TITLE COMMITMENT MIGHT DISCLOSE.

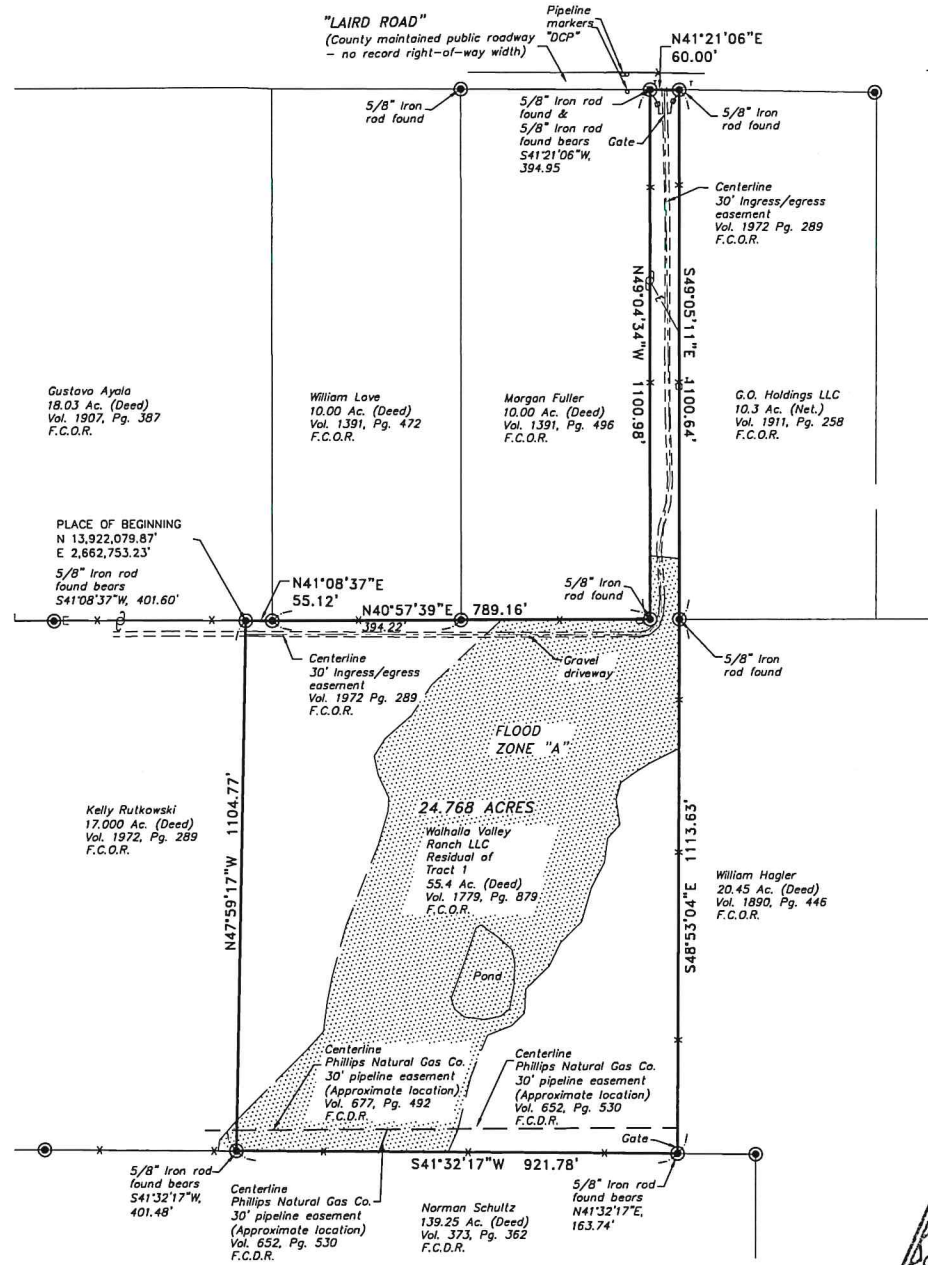
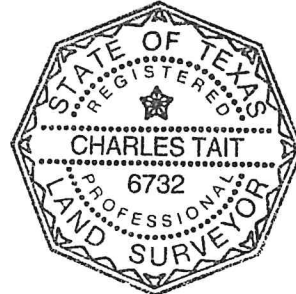
30' Ingress/ egress easement Vol. 1972, Pg. 289 F.C.O.R.

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I, Charles Tait, a Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of the survey, and that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition III TSPS Land Title Survey.

Charles Tait, R.P.L.S.
Registration No. 6732
BEFCO ENGINEERING, INC.
Firm No. 10001700
La Grange, Texas
979-968-6474
February 22, 2021

TSPS LAND TITLE SURVEY
S:\PROJECTS\20-7858 KAVALER\DWG\21-7939A.DWG
BEFCO Job No. 21-7939



Bearings, distances and coordinates shown hereon are "GRID" based on the Texas State Plane Coordinate System - South Central Zone - NAD 83 (2011).

Convergence = 01'05"04"
Combined Factor = 0.999913593

NOTE: A portion of the Subject tract (as shown) is designated ZONE "A" according to F.E.M.A. Flood Insurance Rate Map No. 48149CD125C dated October 17, 2006. Remainder of the tract is designated unshaded "Zone X"

PLAT SHOWING THE SURVEY OF A 24.768 ACRE TRACT SITUATED IN THE, WILLIAM RUSSELL LEAGUE A-89, IN FAYETTE COUNTY, TEXAS AND BEING THE RESIDUAL OF THAT TRACT DESCRIBED AS 55.4 ACRES "TRACT 1" IN A DEED FROM JOSEPH RINANDO III, ET UX, TO WALHALLA VALLEY RANCH LLC, DATED JUNE 23, 2016 AND RECORDED IN VOLUME 1779, PAGE 879 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY