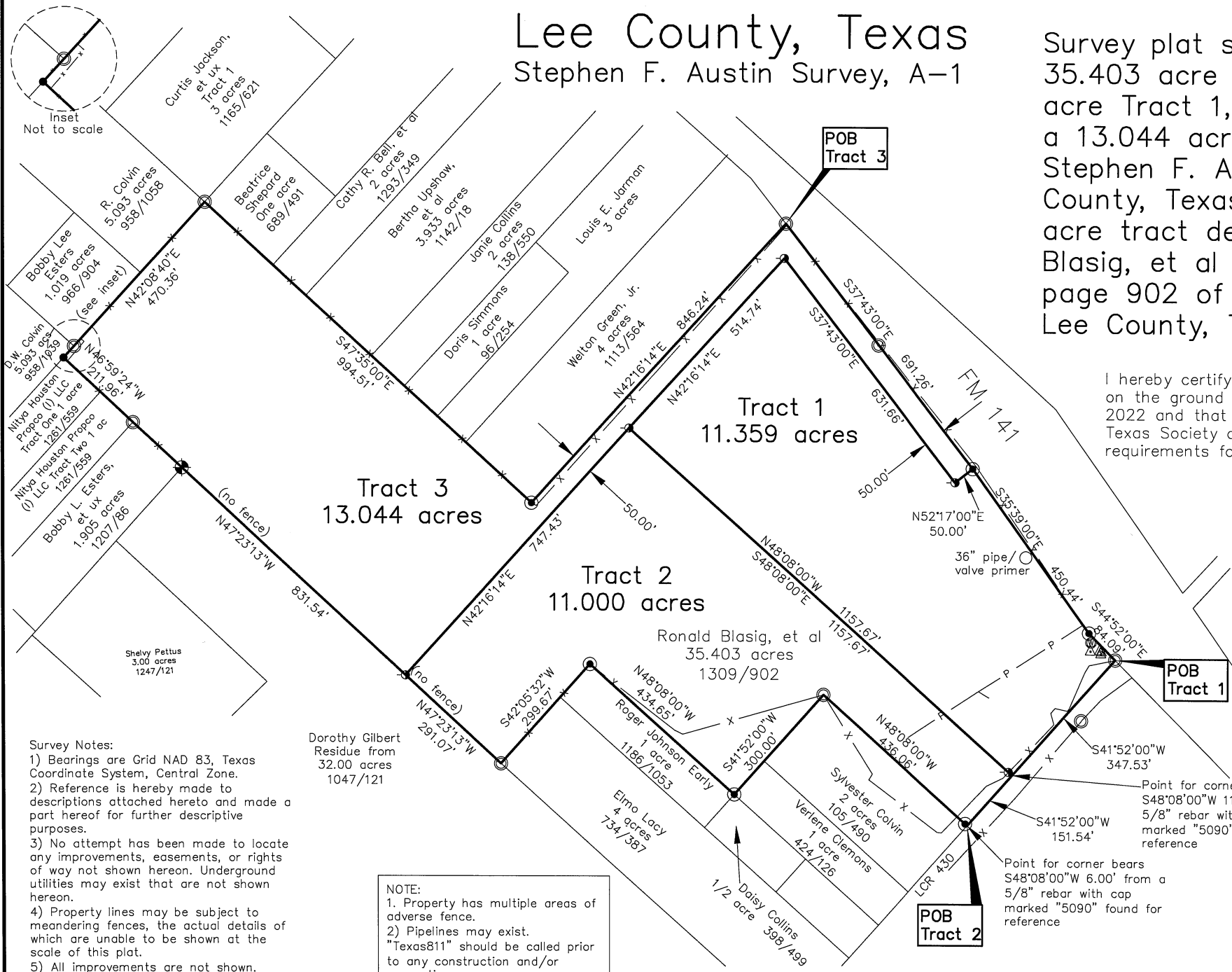


Lee County, Texas

Stephen F. Austin Survey, A-1

Survey plat showing the partition of a 35.403 acre tract of land into an 11.359 acre Tract 1, an 11.000 acre Tract 2 and a 13.044 acre Tract 3, a part of the Stephen F. Austin Survey, Abstract 1, Lee County, Texas and being all of a 35.403 acre tract described in a deed to Ronald Blasig, et al and recorded in volume 1309, page 902 of the Real Property Records of Lee County, Texas.

I hereby certify that this plat is an accurate representation of an on the ground survey completed under my supervision in January 2022 and that this Survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B Condition IV Standard Land Survey.



Sharon P. Becker
 Sharon P. Becker
 Professional Land Surveyor
 Number 5090

- Survey Notes:
- 1) Bearings are Grid NAD 83, Texas Coordinate System, Central Zone.
 - 2) Reference is hereby made to descriptions attached hereto and made a part hereof for further descriptive purposes.
 - 3) No attempt has been made to locate any improvements, easements, or rights of way not shown hereon. Underground utilities may exist that are not shown hereon.
 - 4) Property lines may be subject to meandering fences, the actual details of which are unable to be shown at the scale of this plat.
 - 5) All improvements are not shown.
 - 6) Property may be subject to easement recorded in 346/434.
 - 7) Bearings are record call.

NOTE:
 1. Property has multiple areas of adverse fence.
 2) Pipelines may exist. "Texas811" should be called prior to any construction and/or excavation.

- 5/8" rebar with cap marked "5090" set
- 5/8" rebar with cap marked "5090" found
- ⊙ 5/8" rebar found
- ⊕ 1/2" rebar found
- 1/2" rebar with cap marked "Hearitage" found
- ⊙ water meter
- △ water valve
- x — fence
- P — overhead power

Weiser Becker Surveyors, P. C. FN:10015700		By: sb	Date: 1-21-2022	Scale: 1" = 300'	Book: 690
P. O. Box 706 Giddings, Texas 78942 979-542-4444		Rev:	File #8299	WO #8299	

State of Texas

County of Lee

**Tract 1
LAND DESCRIPTION**

Being 11.359 acres of land, a part of the Stephen F. Austin Survey, Abstract 1, Lee County, Texas and being a part of a 35.403 acre tract described in a deed to Ronald Blasig and wife, Sandra Blasig and Dennis Blasig and recorded in volume 1309, page 902 of the Real Property Records of Lee County, Texas. Said 11.359 acre Tract 1 being more particularly described as follows:

BEGINNING at a ½ inch rebar found at the intersection of the Southwest margin of FM Highway 141 and the Northwest margin of Lee County Road 430, for the East corner of said 35.403 acre Blasig tract and for the East corner hereof;

THENCE with the Northwest margin of said Lee County Road 430, the Southerly Southeast line of said 35.403 acre Blasig tract, **South 41 deg. 52 min. 00 sec. West 347.53 feet** to a point for the East corner of an 11.000 acre Tract 2 this day surveyed and for the South corner hereof; said point for corner bears South 48 deg. 08 min. 00 sec. West 11.00 feet from a 5/8 inch rebar with cap marked "5090" set for reference hereof;

THENCE across said 35.403 acre Blasig tract, with the Northeast line of said 11.000 acre Tract 2 this day surveyed, **North 48 deg. 08 min. 00 sec. West 1157.67 feet** to a 5/8 inch rebar with cap marked "5090" set in the Northerly Southeast line of a 13.044 acre Tract 3 this day surveyed, for the North corner of said 11.000 acre Tract 2 this day surveyed and for the West corner hereof;

THENCE continuing across said 35.403 acre Blasig tract, with the Northerly Southeast line of said 13.044 acre Tract 3 this day surveyed, **North 42 deg. 16 min. 14 sec. East 514.74 feet** to a 5/8 inch rebar with cap marked "5090" set for an interior corner of said 13.044 acre Tract 3 this day surveyed and for the Northerly North corner hereof;

THENCE continuing across said 35.403 acre Blasig tract, with the Easterly Southwest line of said 13.044 acre Tract 3 this day surveyed, **South 37 deg. 43 min. 00 sec. East 631.66 feet** to a 5/8 inch rebar with cap marked "5090" set for the Southerly South corner of said 13.044 acre Tract 3 this day surveyed and for an interior corner hereof;

THENCE continuing across said 35.403 acre Blasig tract, **North 52 deg. 17 min. 00 sec. East 50.00 feet** to a 5/8 inch rebar with cap marked "5090" found in the Southwest margin of said FM Highway 141, for the East corner of said 13.044 acre Tract 3 this day surveyed, an angle corner of said 35.403 acre Blasig tract and for the Southerly North corner hereof;

THENCE with the Southwest margin of said FM Highway 141, Northeast lines of said 35.403 acre Blasig tract, **South 35 deg. 39 min. 00 sec. East 450.44 feet** to a 5/8 inch rebar with cap marked "5090" found and **South 44 deg. 52 min. 00 sec. East 84.09 feet** to the **PLACE OF BEGINNING** and containing **11.359 acres** of land.

Bearings are GRID NAD 83, Texas State Plane Coordinate System, Central Zone. Reference is hereby made to a plat attached hereto and made a part hereof.

I hereby certify that this description is an accurate representation of an on the ground survey completed under my supervision in January 2022 that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice Requirements for a Category 1B, Condition IV Standard Land Survey.



Sharon P. Becker

Sharon P. Becker
Professional Land Surveyor
Number 5090
Date of signature: 1-21-2022

Weiser Becker Surveyors, P.C.

(979) 542-4444

FN:10015700

State of Texas

County of Lee

**Tract 2
LAND DESCRIPTION**

Being 11.000 acres of land, a part of the Stephen F. Austin Survey, Abstract 1, Lee County, Texas and being a part of a 35.403 acre tract described in a deed to Ronald Blasig and wife, Sandra Blasig and Dennis Blasig and recorded in volume 1309, page 902 of the Real Property Records of Lee County, Texas. Said 11.000 acre Tract 2 being more particularly described as follows:

BEGINNING at a point for the East corner of a 2 acre tract described in a deed to Sylvester Colvin and recorded in volume 105, page 490, the Easterly South corner of said 35.403 acre Blasig tract and for the Easterly South corner hereof; said point for corner bears South 48 deg. 08 min. 00 sec. West 6.00 feet from a 5/8 inch rebar with cap marked "5090" found for reference hereof;

THENCE with the Northeast line of said 2 acre Colvin tract, the Easterly Southwest line of said 35.403 acre Blasig tract, **North 48 deg. 08 min. 00 sec. West 436.06 feet** to a 5/8 inch rebar found for the North corner of said 2 acre Colvin tract, an interior corner of said 35.403 acre Blasig tract and for an interior corner hereof;

THENCE with the Northwest line of said 2 acre Colvin tract, a Southeast line of said 35.403 acre Blasig tract, **South 41 deg. 52 min. 00 sec. West** at 199.67 feet passing a point for the North corner of a 1 acre tract described in a deed to Verlene Clemons and recorded in volume 424, page 126, the West corner of said 2 acre Colvin tract, and continuing with the Northwest line of said 1 acre Clemons tract, a total distance of **300.00 feet** to a 5/8 inch rebar with cap marked "5090" found for the North corner of a 1/2 acre tract described in a deed to Daisy Collins and recorded in volume 398, page 499, the East corner of a 1 acre tract described in a deed to Roger Johnson Early and recorded in volume 1186, page 1053, a South corner of said 35.403 acre Blasig tract and for a South corner hereof;

THENCE with the Northeast line of said 1 acre Early tract, a Southwest line of said 35.403 acre Blasig tract, **North 48 deg. 08 min. 00 sec. West 434.65 feet** to a 5/8 inch rebar with cap marked "5090" found for the North corner of said 1 acre Early tract, an interior corner of said 35.403 acre Blasig tract and for an interior corner hereof;

THENCE with the Northwest line of said 1 acre Early tract, the Westerly Southeast line of said 35.403 acre Blasig tract, **South 42 deg. 05 min. 32 sec. West** at 100.00 feet passing a point for the North corner of a 4 acre tract described to Elmo Lacy and recorded in volume 734, page 387, the West corner of said 1 acre Early tract, and continuing with the Northwest line of said 4 acre Lacy tract, a total distance of **299.67 feet** to a 5/8 inch rebar found in the Northeast line of the residue from a 32.00 acre tract described in a deed to Dorothy Gilbert and recorded in volume 1047, page 121, for the Westerly

South corner of said 35.403 acre Blasig tract and for the Westerly South corner hereof;

THENCE with the Northeast line of said residue from said 32.00 acre Gilbert tract, the Westerly Southwest line of said 35.403 acre Blasig tract, **North 47 deg. 23 min. 13 sec. West 291.07 feet** to a 5/8 inch rebar with cap marked "5090" set for the Westerly South corner of a 13.044 acre Tract 3 this day surveyed and for the West corner hereof;

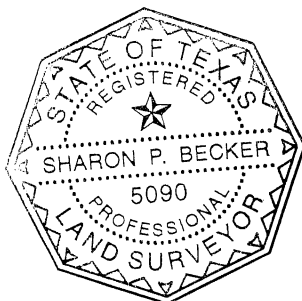
THENCE across said 35.403 acre Blasig tract, with the Northerly Southeast line of said 13.044 acre Tract 3 this day surveyed, **North 42 deg. 16 min. 14 sec. East 747.43 feet** to a 5/8 inch rebar with cap marked "5090" set for the West corner of an 11.359 acre Tract 1 this day surveyed and for the North corner hereof;

THENCE continuing across said 35.403 acre Blasig tract, with the Southwest line of said 11.359 acre Tract 1 this day surveyed, **South 48 deg. 08 min. 00 sec. East 1157.67 feet** to a point in the Northwest margin of said Lee County Road 430, the Southerly Southeast line of said 35.403 acre Blasig tract, for the South corner of said 11.359 acre Tract 1 this day surveyed and for the East corner hereof; said point bears South 48 deg. 08 min. 00 sec. West 11.00 feet from a 5/8 inch rebar with cap marked "5090" set for reference hereof;

THENCE within the Northwest margin of said Lee County Road 430, with the Southerly Southeast line of said 35.403 acre Blasig tract, **South 41 deg. 52 min. 00 sec. West 151.54 feet** to the **PLACE OF BEGINNING** and containing **11.000 acres** of land.

Bearings are GRID NAD 83, Texas State Plane Coordinate System, Central Zone. Reference is hereby made to a plat attached hereto and made a part hereof.

I hereby certify that this description is an accurate representation of an on the ground survey completed under my supervision in January 2022 that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice Requirements for a Category 1B, Condition IV Standard Land Survey.



Sharon P. Becker

Sharon P. Becker
Professional Land Surveyor
Number 5090
Date of signature: 1-21-2022

Weiser Becker Surveyors, P.C.

(979) 542-4444

FN:10015700

State of Texas

County of Lee

**Tract 3
LAND DESCRIPTION**

Being 13.044 acres of land, a part of the Stephen F. Austin Survey, Abstract 1, Lee County, Texas and being a part of a 35.403 acre tract described in a deed to Ronald Blasig and wife, Sandra Blasig and Dennis Blasig and recorded in volume 1309, page 902 of the Real Property Records of Lee County, Texas. Said 13.044 acre Tract 3 being more particularly described as follows:

BEGINNING at a 5/8 inch rebar found in the Southwest margin of said FM Highway 141, for the East corner of a 4 acre tract described in a deed to Welton Green, Jr. and recorded in volume 1113, page 564, for the Southerly North corner of said 35.403 acre tract and for the Southerly North corner hereof;

THENCE with the Southwest margin of said FM Highway 141, the Easterly Northeast line of said 35.405 acre Blasig tract, **South 37 deg. 43 min. 00 sec. East 691.26 feet** to a 5/8 inch rebar with cap marked "5090" found for an angle corner of said 35.403 acre Blasig tract, the Easterly North corner of a 11.359 acre Tract 1 this day surveyed and for the East corner hereof;

THENCE across said 35.403 acre Blasig tract, with the Southerly Northwest line of said 11.359 acre Tract 1 this day surveyed, **South 52 deg. 17 min. 00 sec. West 50.00 feet** to a 5/8 inch rebar with cap marked "5090" set for an interior corner of said 11.359 acre Tract 1 this day surveyed and for the Southerly South corner hereof;

THENCE continuing across said 35.403 acre Blasig tract, with the Northerly Northeast line of said 11.359 acre Tract 1 this day surveyed, **North 37 deg. 43 min. 00 sec. West 631.66 feet** to a 5/8 inch rebar with cap marked "5090" set for the Northerly North corner of said 11.359 acre Tract 1 this day surveyed and for an interior corner hereof;

THENCE continuing across said 35.403 acre Blasig tract, with the Northerly Northwest line of said 11.359 acre Tract 1 this day surveyed, **South 42 deg. 16 min. 14 sec. West** at 514.74 feet passing a 5/8 inch rebar with cap marked "5090" set for the North corner of an 11.000 acre Tract 2 this day surveyed, the West corner of said 11.359 acre Tract 1 this day surveyed, and continuing with the Northwest line of said 11.000 acre Tract 2 this day surveyed, a total distance of **1262.17 feet** to a 5/8 inch rebar with cap marked "5090" set in the Northeast line of the residue from a 32.00 acre tract described in a deed to Dorothy Gilbert and recorded in volume 1047, page 121, a Southwest line of said 35.403 acre Blasig tract, for the West corner of said 11.000 acre Tract 2 this day surveyed and for the Westerly South corner hereof;

THENCE with the Northeast line of said residue from said 32.00 acre Gilbert tract, the Northerly Southwest line of said 35.403 acre Blasig tract, **North 47 deg. 23 min. 13 sec. West** at 682.87 feet passing a ½ inch rebar found for the East corner of a 1.905 acre tract described in a deed to Bobby L. Esters, et ux and recorded in volume 1207, page 86, the North corner of said residue from said 32.00 acre Gilbert tract, and continuing with the Northeast line of said 1.905 acre Esters tract, a total distance of **831.54 feet** to a 5/8 inch rebar found for the East corner of a 1 acre Tract Two described in a deed to Nitya Houston Propco (I) LLC and recorded in volume 1261, page 559, the North corner of said 1 acre Esters tract, an angle corner of said 35.403 acre Blasig tract and for an angle corner hereof;

THENCE with the Northeast line of said 1 acre Nitya Houston Propco Tract Two, the Northeast line of a 1 acre Tract One described in a deed to Nitya Houston Propco (I) LLC and recorded in volume 1261, page 559, the Northerly Southwest line of said 35.403 acre Blasig tract, **North 46 deg. 59 min. 24 sec. West 211.96 feet** to a ½ inch rebar with cap marked "Hearitige" found in the Southeast line of a 5.093 acre tract described in a deed to D. W. Colvin and recorded in volume 958, page 1039, for the North corner of said 1 acre Nitya Houston Propco Tract One, the West corner of said 35.403 acre Blasig tract and for the West corner hereof;

THENCE with the Southeast line of said 5.093 acre Colvin tract, the Northerly Northwest line of said 35.403 acre Blasig tract, **North 42 deg. 08 min. 40 sec. East** at 34.65 feet passing a 5/8 inch rebar found for the South corner of a 1.019 acre tract described in a deed to Bobby Lee Esters and recorded in volume 966, page 904, the East corner of said 5.093 acre Colvin tract, and continuing with the Southeast line of said 1.019 acre Esters tract, at 256.49 feet passing a point for the South corner of a 5.093 acre tract described in a deed to R. Colvin and recorded in volume 958, page 1058, the East corner of said 1.019 acre Esters tract, and continuing with the Southeast line of said 5.093 acre Colvin tract, a total distance of **470.36 feet** to a 5/8 inch rebar found for the South corner of a 3 acre Tract 1 described in a deed to Curtis Jackson and recorded in volume 1165, page 621, the West corner of a one acre tract described in a deed to Beatrice Shepard and recorded in volume 689, page 491, the East corner of said 5.093 acre Colvin tract, the Northerly North corner of said 35.403 acre Blasig tract and for the Northerly North corner hereof;

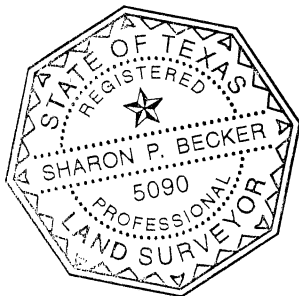
THENCE with the Southwest line of said one acre Shepard tract, the Northerly Northeast line of said 35.403 acre Blasig tract, **South 47 deg. 35 min. 00 sec. East** at 208.33 feet passing a point for the West corner of a 2 acre tract described in a deed to Cathy R. Bell, et al and recorded in volume 1293, page 349, the South corner of said one acre Shepard tract, and continuing with the Southwest line of said 2 acre Bell tract, at 308.33 feet passing a point for the West corner of a 3.933 acre tract described in a deed to Bertha Upshaw, et al and recorded in volume 1142, page 18, the South corner of said 2 acre Bell tract, and continuing with the Southwest line of said 3.933 acre Upshaw tract, at 508.33 feet passing a point for the West corner of a 2 acre tract described in a deed to Janie Collins and recorded in volume 138, page 550, the South corner of said 3.933 acre Upshaw tract, and continuing with the Southwest line of said 2 acre Collins tract, at 608.33 feet passing a point for the West

corner of a 1 acre tract described in a deed to Doris Simmons and recorded in volume 96, page 254, the South corner of said 2 acre Collins tract, and continuing with the Southwest line of said 1 acre Simmons tract, the Southerly Southwest line of a 3 acre tract conveyed to Louis E. Jarman, at 794.51 feet passing a point for the West corner of said 4 acre Green tract, the South corner of said 3 acre Jarman tract, and continuing with the Southwest line of said 4 acre Green tract, a total distance of **994.51 feet** to a 5/8 inch rebar with cap marked "5090" found for the South corner of said 4 acre Green tract, an interior corner of said 35.403 acre Blasig tract and for an interior corner hereof;

THENCE with the Southeast line of said 4 acre Green tract, the Southerly Northwest line of said 35.403 acre Blasig tract, **North 42 deg. 16 min. 14 sec. East 846.24 feet** to the **PLACE OF BEGINNING** and containing **13.044 acres** of land.

Bearings are GRID NAD 83, Texas State Plane Coordinate System, Central Zone. Reference is hereby made to a plat attached hereto and made a part hereof.

I hereby certify that this description is an accurate representation of an on the ground survey completed under my supervision in January 2022 that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice Requirements for a Category 1B, Condition IV Standard Land Survey.



Sharon P. Becker

Sharon P. Becker
Professional Land Surveyor
Number 5090
Date of signature: 1-21-2022

Weiser Becker Surveyors, P.C.

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FN:10015700