

FAYETTE COUNTY, TEXAS
 JOSEPH MCCOY JR. SURVEY
 ABSTRACT NO. 68



JIMMY WALKER, ET AL
 TO
 THE STATE OF TEXAS
 OCTOBER 22, 1956
 TRACT 2 - CALLED 3.50 ACRES
 VOLUME 291, PAGE 364
 D.R.F.C.T.

(N 80°54'55" E 1679.53')
 N 88°29'40" E
 1673.10'

F.M. HIGHWAY NO. 1115
 (100' R.O.W.)

1/2" IRON ROD
 FND. AT 2484.55'

1/2" IRON ROD
 FND. AT 71.53'

N 88°18'01" E
 1554.68'

JOSEPH MCCOY JR. SURVEY
 A-68



108.01 TOTAL ACRES
 1.91 ACRES IN F.M. HIGHWAY
 106.10 NET ACRES

SAMUEL I. CAMPION
 TO
 ANTHONY J. MITAROTONDO, ET UX
 JUNE 12, 2000
 CALLED 107.977 ACRES
 VOLUME 1101, PAGE 7
 O.R.F.C.T.

SAMUEL I. CAMPION
 TO
 DAVID VAUGHAN DRISKELL, ET UX
 FEBRUARY 23, 2001
 CALLED 82.358 ACRES
 VOLUME 1125, PAGE 401
 O.R.F.C.T.

EDWARD EARL NEEDHAM
 TO
 ERNEST AYRES II
 JUNE 19, 1998
 CALLED 93.212 ACRES
 VOLUME 1033, PAGE 700
 O.R.F.C.T.

FAYETTE COUNTY
 GONZALES COUNTY

MIKE BRUNER, ET UX
 TO
 JEANETTE LEIGH BRUKETT
 FEBRUARY 16, 2001
 CALLED 48.104 ACRES
 VOLUME 847, PAGE 289
 O.R.F.C.T.

P.O.B.
 To: 24 South Central Zone
 NAD 83(2011)
 State Plane Grid Coords
 NXY: 13,822,009.67 USft
 EOX: 2,519,664.50 USft

(S 18°21'00" E 422.40')
 (VOL. 640, PG. 328, D.R.F.C.T.)
 S 15°43'43" W
 422.40'

DANIEL G. BELLOW, ET UX
 TO
 MICHAEL D. WESSELS
 AUGUST 12, 1983
 CALLED 108.257 ACRES
 VOLUME 640, PAGE 328
 D.R.F.C.T.

JOSEPH MCCOY JR. SURVEY
 A-549

1/2" IRON ROD
 FND. AT 755.69'

(S 19°06'00" W 531.30')
 (VOL. 640, PG. 328, D.R.F.C.T.)
 S 16°28'43" W
 531.30'

GILBERT FLORES, ET UX
 TO
 BENNIE L. DARICEK, ET UX
 MARCH 17, 2004
 CALLED 92.243 ACRES
 VOLUME 901, PAGE 645
 O.R.F.C.T.

(S 18°06'12" W 84.79')
 S 15°35'51" W
 84.30'

HELEN S. BUCKLEY, TRUSTEE
 HELEN S. BUCKLEY REVOCABLE TRUST
 TO
 HELEN S. BUCKLEY
 DECEMBER 5, 2012
 CALLED 28.94 ACRES
 VOLUME 1628, PAGE 527
 O.R.F.C.T.

LEGEND

- 5/8" IRON ROD SET W/ 2" ALUM. CAP
- 1/2" IRON ROD FOUND
- POINT IN F.M. HIGHWAY
- POINT IN 12" MESQUITE TREE
- WATER WELL
- ELECTRIC METER
- SEPTIC TANK
- # POWER POLE
- ANCHOR GUY
- x- WIRE FENCE
- oe- OVERHEAD ELECTRIC LINE
- () RECORD INFORMATION

SCHEDULE B EASEMENT NOTES

1. THAT CERTAIN RIGHT OF WAY TO THE STATE OF TEXAS AS PER VOLUME 291, PAGE 364, D.R.F.C.T. IS AS SHOWN ON SURVEY.
2. THAT CERTAIN EASEMENT TO FAYETTE WATER SUPPLY CORPORATION AS PER VOLUME 1139, PAGE 748, O.R.F.C.T. IS A BLANKET EASEMENT AND CANNOT BE SHOWN ON SURVEY.
3. THAT CERTAIN EASEMENT TO FAYETTE ELECTRIC COOPERATIVE, INC. AS PER VOLUME 1222, PAGE 748, O.R.F.C.T. IS A BLANKET EASEMENT AND CANNOT BE SHOWN ON SURVEY.

SURVEY NOTES

1. THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND THIS SURVEY WAS PREPARED STRICTLY BASED ON A TITLE COMMITMENT ISSUED JULY 22, 2015 (EFFECTIVE: JUNE 17, 2015) BY CLEAR TITLE COMPANY G.F. NO. 23937.
2. PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, ETC. THAT APPEAR OF RECORD OR UNRECORDED AND NOT SHOWN ON SURVEY.
3. A SEPARATE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT

SURVEYOR CERTIFICATION

THIS SURVEY WAS MADE ON THE GROUND ON JULY 31, 2015 & AUGUST 6, 2015 UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND AT THE TIME OF SURVEY.

FOR FRANK SURVEYING CO., INC.
 BY: MATTHEW W. LOESSIN, RPLS
 TEXAS REGISTRATION NO. 5953

08/11/2015

HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)
 VERTICAL DATUM: NAVD 88
 COMBINED SCALE FACTOR: 0.99987536
 BEARING BASIS: TX. LAMBERT GRID SOUTH CENTRAL ZONE
 DISTANCES SHOWN ARE SURFACE VALUES

SURVEY PLAT OF 108.01 ACRES
 JOSEPH MCCOY JR. SURVEY, A-68
 FAYETTE COUNTY, TEXAS

DATE: 08/11/2015
 DRAWN BY: KAC
 CHECKED BY: MWL
 FIELD CREW: CDL/MTH
 PROJECT NO: 2015070886
 COUNTY: FAYETTE
 SCALE: 1" = 400'
 SHEET: 1 OF 1

FRANK
 SURVEYING COMPANY INC.
 2205 Walnut Street - Columbus, TX 78934
 Ph: 979.732.3114 - Fax: 979.732.5271
 www.franksurveying.com
 LAND SURVEYING/ENRGY/O&IS SERVICES
 TRPLS FIRM NO. 13000109

FAYETTE COUNTY, TEXAS
JOSEPH MCCOY JR. SURVEY, ABSTRACT NO. 68

DESCRIPTION OF A 108.01 ACRE TRACT OF LAND OUT OF THE JOSEPH MCCOY JR. SURVEY, ABSTRACT NO. 68, FAYETTE COUNTY, TEXAS AND BEING ALL OF THAT CALLED 107.977 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED JUNE 12, 2000 FROM SAMUEL I. CAMPION TO ANTHONY J. MITAROTONDO, ET UX, RECORDED IN VOLUME 1101, PAGE 7, OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 108.01 ACRE TRACT BEING DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found (Grid Coordinates: N 13,822,009.67 USft E 2,519,664.50 USft) for the called Southwest corner of the herein described tract, being the common Southerly corner of a called 82.358 acre tract described in a deed dated February 23, 2001 from Samuel I. Campion to David Vaughan Driskell, et ux, recorded in Volume 1125, Page 401, Fayette County Official Records, being also in the common Northeast line of a called 48.104 acre tract described in a deed dated February 16, 2001 from Mike Bruner, et ux to Jeanette Leigh Brukett, recorded in Volume 847, Page 289, Gonzales County Official Records, and being in the called county line between Fayette County and Gonzales County, from said corner a 1/2 inch iron rod found marking the Northerly corner of said 48.104 acre tract bears North 52° 59' 26" West a distance of 730.26 feet;

THENCE North 01° 45' 28" West (called North 00° 08' 54" West) with the Westerly line of the herein described tract, being the common Easterly line of said 82.358 acre tract, passing the Southerly line of F.M. Highway No. 1115 (100' right of way per TxDOT plans) and at 2484.55 feet passing a 1/2 inch iron rod found and called for reference and continuing for a total distance of 2521.46 feet (called 2521.46') to a point in said F.M. Highway No. 1115 for the called Northwest corner of the herein described tract;

THENCE North 88° 29' 40" East (called North 89° 54' 55" East) with the called Northerly line of the herein described tract and being within the limits of said F.M. Highway No. 1115 a distance of 1673.10 feet (called 1673.53') to a point in said F.M. Highway No. 1115 for the called Northeast corner of the herein described tract;

THENCE South 01° 54' 48" East (called South 00° 18' 54" East) with the Easterly line of the herein described tract and at 71.53 feet passing a 1/2 inch iron rod found in the Southerly line of said F.M. Highway No. 1115 (from which a 1/2 inch iron rod found bears North 88° 18' 01" East a distance of 1554.68 feet) and continuing with the Easterly line of the herein described tract, being the common Westerly line of a called 95.212 acre tract described in a deed dated June 19, 1998 from Edward Earl Needham to Ernest Ayres, II, recorded in Volume 1033, Page 700, Fayette County Official Records for a total distance of 1598.07 feet (called 1598.07') to a 1/2 inch iron rod found for the called Southwest corner of said 95.212 acre tract, being the common called Northwest corner of a called 108.257 acre tract described in a deed dated August 12, 1983 from Daniel G. Bellow, et ux to Michael D. Wessels, recorded in Volume 640, Page 328, Fayette County Deed Records;

THENCE with the Westerly line of said 108.257 acre tract (subject tract calls to follow the Westerly line of said 108.257 acre tract), the following:

- South 15° 39' 43" West (called South 18° 17' 00" West, Vol. 640, Pg. 328) a distance of 853.35 feet (called 853.91' per Vol. 640, Pg. 328) to a point in fence;
- South 15° 43' 43" West (called South 18° 21' 00" West, Vol. 640, Pg. 328) a distance of 422.40 feet (called 422.40' per Vol. 640, Pg. 328) to a point in fence;
- South 16° 28' 43" West (called South 19° 06' 00" West, Vol. 640, Pg. 328) a distance of 531.30 feet (called 531.30' per Vol. 640, Pg. 328) to a 1/2 inch iron rod found for the called Southwest corner of said 108.257 acre tract, being the common Northwest corner of a called 28.94 acre tract of land described in a deed dated December 5, 2012 from Helen S. Buckley, Trustee of the Helen S. Buckley

Revocable Trust to Helen S. Buckley, as recorded in Volume 1629, Page 527, Fayette County Official Records, also being the common most Northerly corner of the residue of a called 21.50 acre tract of land described as the First Tract in a deed dated May 4, 2001 from Tracey E. Lewis, et ux to Keith Harold Butler, as recorded in Volume 849, Page 605, Fayette County Official Records;

THENCE South 15° 35' 51" West (called South 18° 06' 12" West) with the Westerly line of said residue of 21.50 acre Butler tract, being the common Easterly line of the herein described tract a distance of 84.30 feet (called 84.79') to a point in a 12" mesquite tree for the Southeast corner of the herein described tract, being an common Northeast corner of a called 92.243 acre tract of land described in a deed dated March 17, 2004 from Gilbert Flores, et ux to Bennie L. Daricek, et ux, as recorded in Volume 901, Page 645, Gonzales County Official Records;

THENCE North 52° 59' 44" West (called North 51° 23' 04" West) with the Northeast line of said 92.243 acre tract, being the common Southwest line of the herein described tract and at 4.95 feet passing a 1/2 inch iron rod found for reference as called for, and at 755.69 feet passing a 1/2 inch iron rod found for the Northerly corner of said 92.243 acre tract, being the common Southeast corner of said 48.104 acre tract, and continuing with the Northeast line of said 48.104 acre tract for a total distance of 1415.36 feet (called 1415.87') to the **POINT OF BEGINNING**, containing 108.01 acres of land, more or less of which 1.91 acres being in said F.M. Highway, leaving a **NET ACREAGE** of 106.10 acres of land, more or less.

- Bearing Basis: Texas Lambert Grid, Texas South Central Zone, NAD 83/2011 (EPOCH: 2010)
- All distances are surface values, to obtain grid values multiply surface distances by a Combined Scale Factor of 0.99987536.
- Any reference to a 5/8" iron rod set w/cap is a 5/8" iron rebar 24" inches long and set with a 2" aluminum cap stamped "Frank Surveying Co - TX FIRM #1000100".

This metes and bound description and plat attached hereto represent an on-the-ground survey made under my supervision on July 31, 2015 & August 6, 2015.

Matthew W. Loessin
Registered Professional Land Surveyor No. 5953
Project No. 2015070886
Word File: 2015070886_108.01_acre_m&b.docx
ACAD File: 2015070886.dwg

Date: 08/11/2015



A handwritten signature in black ink, appearing to read "Matthew W. Loessin", written in a cursive style.

EXHIBIT "A", PAGE 1 OF 2

DESCRIPTION OF A 108.01 ACRE TRACT OF LAND OUT OF THE JOSEPH MCCOY JR. SURVEY, ABSTRACT NO. 68, FAYETTE COUNTY, TEXAS AND BEING ALL OF THAT CALLED 107.977 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED JUNE 12, 2000 FROM SAMUEL I. CAMPION TO ANTHONY J. MITAROTONDO, ET UX, RECORDED IN VOLUME 1101, PAGE 7, OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 108.01 ACRE TRACT BEING DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron rod found (Grid Coordinates: N 13,822,009.67 USft E 2,519,664.50 USft) for the called Southwest corner of the herein described tract, being the common Southerly corner of a called 82.358 acre tract described in a deed dated February 23, 2001 from Samuel I. Campion to David Vaughan Driskell, et ux, recorded in Volume 1125, Page 401, Fayette County Official Records, being also in the common Northeast line of a called 48.104 acre tract described in a deed dated February 16, 2001 from Mike Bruner, et ux, to Jeanette Leigh Brukett, recorded in Volume 847, Page 289, Gonzales County Official Records, and being in the called county line between Fayette County and Gonzales County, from said corner a ½ inch iron rod found marking the Northerly corner of said 48.104 acre tract bears North 52° 59' 26" West a distance of 730.26 feet;

THENCE North 01° 45' 28" West (called North 00° 08' 54" West) with the Westerly line of the herein described tract, being the common Easterly line of said 82.358 acre tract, passing the Southerly line of F.M. Highway No. 1115 (100' right of way per TxDOT plans) and at 2484.55 feet passing a ½ inch iron rod found and called for reference and continuing for a total distance of 2521.46 feet (called 2521.46') to a point in said F.M. Highway No. 1115 for the called Northwest corner of the herein described tract;

THENCE North 88° 29' 40" East (called North 89° 54' 55" East) with the called Northerly line of the herein described tract and being within the limits of said F.M. Highway No. 1115 a distance of 1673.10 feet (called 1673.53') to a point in said F.M. Highway No. 1115 for the called Northeast corner of the herein described tract;

THENCE South 01° 54' 48" East (called South 00° 18' 54" East) with the Easterly line of the herein described tract and at 71.53 feet passing a 1/2 inch iron rod found in the Southerly line of said F.M. Highway No. 1115 (from which a ½ inch iron rod found bears North 88° 18' 01" East a distance of 1554.68 feet) and continuing with the Easterly line of the herein described tract, being the common Westerly line of a called 95.212 acre tract described in a deed dated June 19, 1998 from Edward Earl Needham to Ernest Ayres, II, recorded in Volume 1033, Page 700, Fayette County Official Records for a total distance of 1598.07 feet (called 1598.07') to a ½ inch iron rod found for the called Southwest corner of said 95.212 acre tract, being the common called Northwest corner of a called 108.257 acre tract described in a deed dated August 12, 1983 from Daniel G. Bellow, et ux to Michael D. Wessels, recorded in Volume 640, Page 328, Fayette County Deed Records;

THENCE with the Westerly line of said 108.257 acre tract (subject tract calls to follow the Westerly line of said 108.257 acre tract), the following:

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- South 15° 43' 43" West (called South 18° 21' 00" West, Vol. 640, Pg. 328) a distance of 422.40 feet (called 422.40' per Vol. 640, Pg. 328) to a point in fence;