THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING:

Covenants, conditions, reservations, easements, building lines and restrictions applicable to Cistern Ranch Subdivision, as shown on plat recorded in Volume 2, Page 67, Plat Records of Fayette County, Texas, and as set forth in instrument recorded in Volume 949, Page 285, Official Records of Fayette County, Texas. NOTE: To the extent that these restrictions violate 42USC3604(c) by indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, such restrictions are hereby omitted.

Easement as set forth in instrument dated August 3, 1995, executed by Colleen B. Martin, et al to Four J Land, Inc., recorded in Volume 929, Page 255, Deed Records of Fayette County, Texas, together with all rights incident.

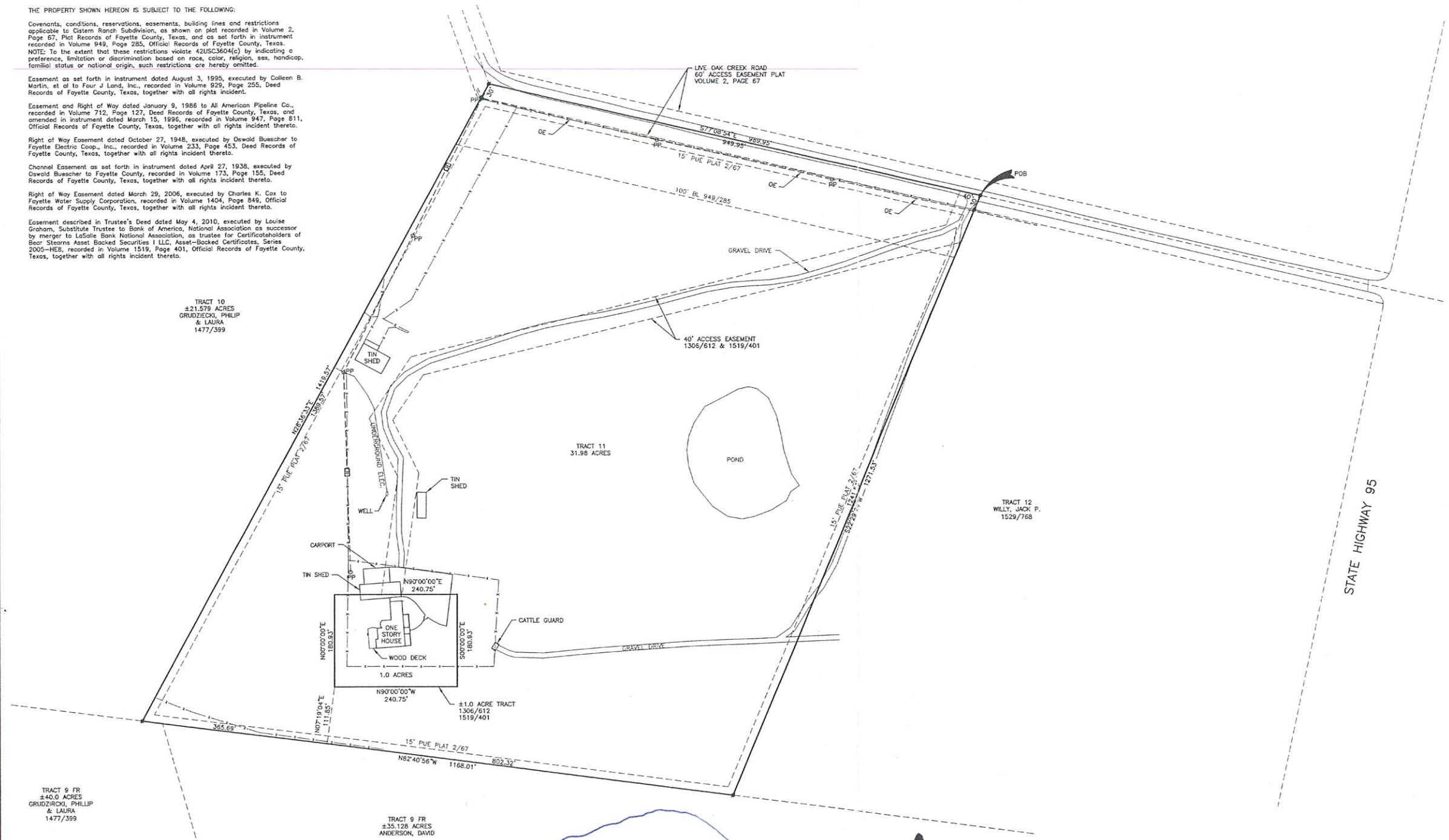
Easement and Right of Way dated January 9, 1986 to All American Pipeline Co., recorded in Volume 712, Page 127, Deed Records of Fayette County, Texas, and amended in instrument dated March 15, 1996, recorded in Volume 947, Page 811, Official Records of Fayette County, Texas, together with all rights incident thereto.

Right of Way Easement dated October 27, 1948, executed by Oswald Buescher to Fayette Electric Coop., Inc., recorded in Volume 233, Page 453, Deed Records of Fayette County, Texas, together with all rights incident thereto.

Channel Easement as set forth in instrument dated April 27, 1938, executed by Oswald Buescher to Fayette County, recorded in Volume 173, Page 155, Deed Records of Fayette County, Texas, together with all rights incident thereto.

Right of Way Easement dated March 29, 2006, executed by Charles K. Cox to Fayette Water Supply Corporation, recorded in Volume 1404, Page 849, Official Records of Fayette County, Texas, together with all rights incident thereto.

Easement described in Trustee's Deed dated May 4, 2010, executed by Louise Graham, Substitute Trustee to Bank of America, National Association as successor by merger to LaSalle Bank National Association, as trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2005-HE8, recorded in Volume 1519, Page 401, Official Records of Fayette County, Texas, together with all rights incident thereto.



LEGEND

- FOUND IRON PIN (FIP)
- SET IRON PIN (SIP)
- WATER METER
- Opp POWER POLE
- FENCE
- PROPERTY LINE

ON ROUTING NO. 3149 77243 ACCT 8141879

Metes and Bounds Description

BEING 31.98 ACRES OF LAND, MORE OR LESS, AND BEING TRACT 11, CISTERN RANCH, JOHN T. WHITESIDES LEAGUE, A-107, FAYETTE COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 2, PAGE 67, PLAT RECORDS OF FAYETTE COUNTY, TEXAS. SAID 31.98 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND IRON PIN IN THE CENTER OF A 60 FOOT ACCESS EASEMENT KNOWN AS LIVE OAK CREEK ROAD, POINT BEING THE NORTHEAST CORNER OF THIS TRACT BEING TRACT 11, POINT ALSO BEING THE NORTHWEST CORNER OF TRACT 12, CISTERN RANCH, SHOWN TO BE OWNED BY JACK WILLY AS RECORDED IN VOLUME 1529, PAGE 768, OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS;

THENCE, FOLLOWING THE EAST BOUNDARY LINE OF TRACT 11, S22°29'24"W, PASSING A FOUND IRON PIN AT 30.00 FEET, FOR A TOTAL DISTANCE OF 1271.53 FEET TO A FOUND IRON PIN BEING THE SOUTHEAST CORNER OF THIS TRACT, ALSO BEING THE SOUTHWEST CORNER OF THE AFOREMENTIONED TRACT 12;

THENCE, N82°40'56"W, 1168.01 FEET TO A FOUND IRON PIN BEING THE SOUTHWEST CORNER OF THIS TRACT, ALSO BEING THE SOUTHEAST CORNER OF TRACT 10;

THENCE, N28°36'33"E, PASSING A FOUND IRON PIN AT 1389.57 FEET, FOR A TOTAL DISTANCE OF 1419.57 FEET TO A FOUND IRON PIN IN THE CENTER OF THE AFOREMENTIONED LIVE OAK CREEK ROAD, POINT BEING THE NORTHWEST CORNER OF THIS TRACT;

THENCE, FOLLOWING THE CENTER OF THE AFOREMENTIONED LIVE OAK CREEK ROAD, S77°08'54"E, 989.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.98 ACRES OF LAND, MORE OR LESS.

SURVEY NOTES

No attempt has been made to locate any improvements, easements, or rights of way not shown hereon.

Basis of Bearings -- GPS

LEGAL DESCRIPTION OF LAND:

Being Tract 11, Cistern Ranch, John T. Whitesides League, Abstract No. 107, Fayette County, Texas, according to the plat of said subdivision recorded in Volume 2, Page 67, Plat Records of Fayette County, Texas.

STATE OF TEXAS REGISTERED ARMANDO A. ARANDA 1398 PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT THIS "LAND TITLE SURVEY" IS AN ACCURATE REPRESENTATION OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. THAT ALL PROPERTY CORNERS ARE MARKED AS SHOWN. THAT THIS SURVEY CORRECTLY SHOWS THE LOCATION OF EASEMENTS, BUILDING SET-BACKS, AND OTHER MATTER OF RECORD CONTAINED IN THE TITLE COMMITMENT REFERENCED BELOW, AND THAT THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, OTHER THAN FENCES, APPARENT OR KNOWN TO ME TO BE ON THE PROPERTY, EXCEPT AS SHOWN HEREON.

ARMANDO A. ARANDA SR.
REGISTERED PROFESSIONAL
LAND SURVEYOR
NO. 1398, STATE OF TEXAS

8/23/11
DATE

TITLE COMPANY

Botts Title Company
Fidelity National Title Insurance Company
GF No: FA-11-132

KD ENGINEERING, L.L.C.
107 EAGLE COURT, BASTROP, TEXAS 78602
TBPE - FIRM No. 9472
TBPLS - FIRM No. 10107-00
PHONE: 512-985-5240 e-mail: kenneth@kd-eng.com

TRACT 11

31.98 ACRES

File:			
Job No.		Scale (Hor.): N/A	
		Scale (Vert.): N/A	
Date: 08/17/11	Checked By: RA	Drawn By: JM	
Rev. No.	Date	Remarks	
1			
2			
3			
4			

SHEET
S1

Date: Aug 23, 2011, 3:06pm User ID: rayrana
File: K:\DWG\2011\11017_14450 SH 95.dwg