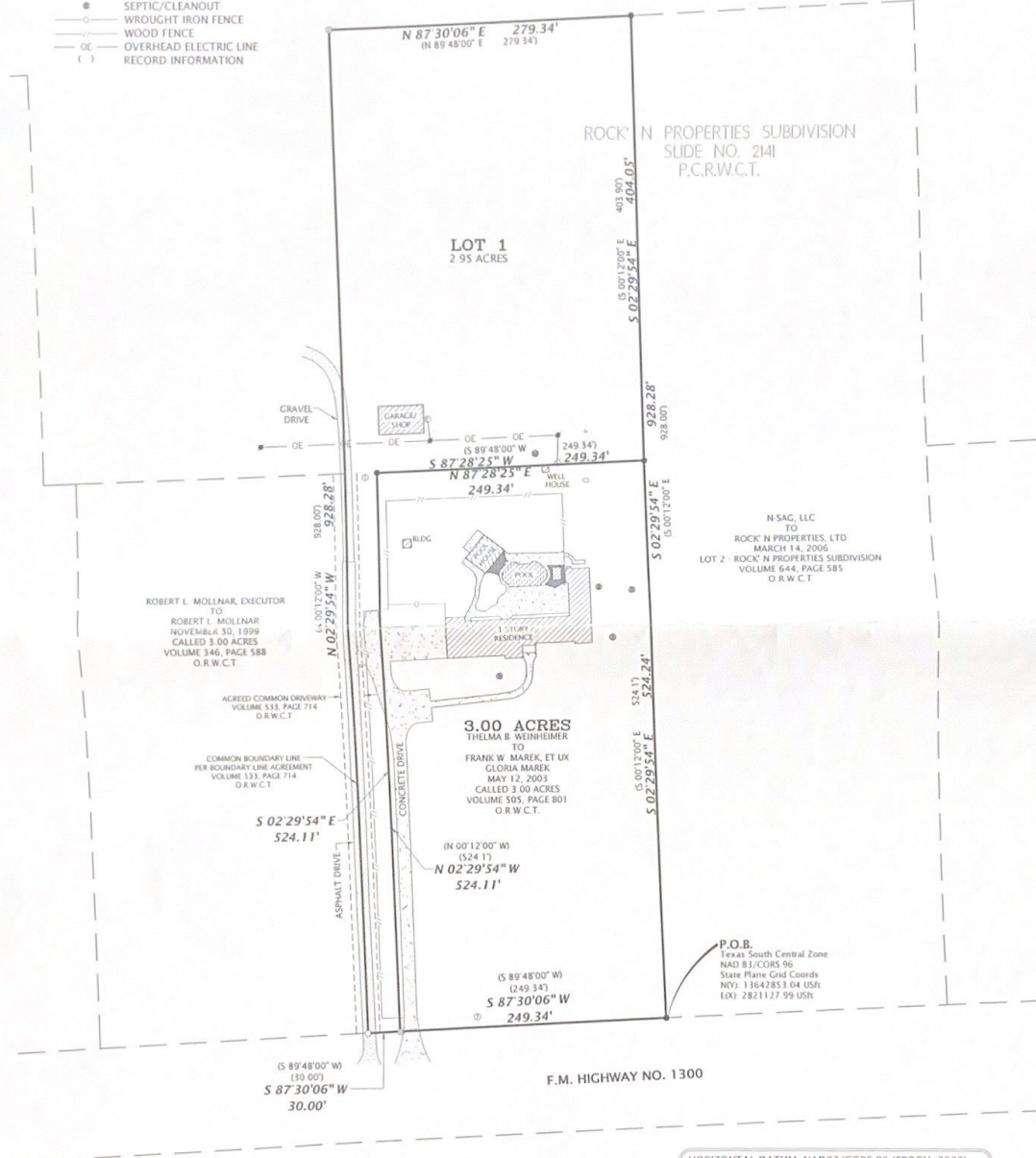


WHARTON COUNTY, TEXAS
 I.&G.N.R.R. CO. SURVEY NO. 12
 ABSTRACT NO. 228



- LEGEND**
- 5/8" IRON ROD SET W/ 2" ALUM. CAP
 - 5/8" IRON ROD FOUND
 - 60D NAIL FOUND IN DRIVEWAY
 - TELEPHONE RISER
 - POWER POLE
 - GUY ANCHOR
 - ELECTRIC METER
 - PROPANE TANK
 - WATER WELL
 - SEPTIC/CLEANOUT
 - WROUGHT IRON FENCE
 - WOOD FENCE
 - OVERHEAD ELECTRIC LINE
 - () RECORD INFORMATION

ROBERT L. MOLLNAR, TRUSTEE
 TO
 EVELYN MOLLNAR CLARK
 MAY 3, 2002
 CALLED 128.03 ACRES
 VOLUME 457, PAGE 210
 O.R.W.C.T.



ROBERT L. MOLLNAR, EXECUTOR
 TO
 ROBERT L. MOLLNAR
 NOVEMBER 30, 1999
 CALLED 3.00 ACRES
 VOLUME 346, PAGE 588
 O.R.W.C.T.

AGREED COMMON DRIVEWAY
 VOLUME 533, PAGE 714
 O.R.W.C.T.

COMMON BOUNDARY LINE
 PER BOUNDARY LINE AGREEMENT
 VOLUME 533, PAGE 714
 O.R.W.C.T.

3.00 ACRES
 THELMA B. WEINHEIMER
 TO
 FRANK W. MAREK, ET UX
 GLORIA MAREK
 MAY 12, 2003
 CALLED 3.00 ACRES
 VOLUME 505, PAGE 801
 O.R.W.C.T.

N.S.A.C. LLC
 TO
 ROCK 'N PROPERTIES, LTD
 MARCH 14, 2006
 LOT 2 - ROCK 'N PROPERTIES SUBDIVISION
 VOLUME 644, PAGE 585
 O.R.W.C.T.

P.O.B.
 Texas - South Central Zone
 NAD 83 / CORS 96
 State Plane Grid Coords
 NAD 83
 ELEV: 2821127.99 USR

F.M. HIGHWAY NO. 1300

HORIZONTAL DATUM: NAD83/CORS 96 (EPOCH: 2002)
 VERTICAL DATUM: NAVD 88
 COMBINED SCALE FACTOR: 0.99986367
 BEARING BASIS: TX, LAMBERT GRID SOUTH CENTRAL ZONE
 DISTANCES SHOWN ARE SURFACE VALUES

- SURVEY NOTES**
1. THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND MATTERS OF RECORD SHOWN ARE STRICTLY BASED ON A TITLE COMMITMENT ISSUED ON NOVEMBER 9, 2010 (EFFECTIVE: OCTOBER 28, 2010) BY MID-COAST TITLE, CF NO. 2010-0847.
 2. PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, ETC. AS PER VOL. 533, PG. 714, O.R.W.C.T. AND VOL. 369, PG. 138, VOL. 389, PG. 175, D.R.W.C.T. AND ANY OTHER THAT APPEAR OF RECORD OR UNRECORDED AND NOT SHOWN ON SURVEY.
 3. A SEPARATE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT FOR THE 3.00 ACRE TRACT.

SURVEYOR CERTIFICATION
 THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND AT THE TIME OF SURVEY.

Matthew W. Loessin
 FOR FRANK SURVEYING CO., INC.
 BY: MATTHEW W. LOESSIN, RPLS
 TEXAS REGISTRATION NO. 5953
 11/22/2010



**SURVEY PLAT OF LOT 1 OUT OF
 ROCK 'N PROPERTIES SUBDIVISION AND A
 3.00 ACRE TRACT OUT OF THE I.&G.N.R.R. CO.
 SURVEY NO. 12, A-228 - WHARTON COUNTY, TX**

DATE: 11/17/2010
 DRAWN BY: MWL
 CHECKED BY: MWL
 FIELD CREW: WTH/ATL
 PROJECT NO: 1011266
 COUNTY: WHARTON
 SCALE: 1" = 100'
 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 • ENERGY/GIS SERVICES

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WHARTON COUNTY, TEXAS
I.&G N.R.R. CO. SURVEY NO. 12
ABSTRACT NO. 228

DESCRIPTION OF A 3.00 ACRE TRACT OF LAND OUT OF THE I.&G.N. R.R. CO. SURVEY NO. 12, ABSTRACT NO. 228, WHARTON COUNTY, TEXAS AND BEING THAT SAME PROPERTY DESCRIBED IN A DEED DATED MAY 12, 2003 FROM THELMA B. WEINHEIMER TO FRANK W. MAREK AND WIFE, GLORIA MAREK, RECORDED IN VOLUME 505, PAGE 801, OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 3.00 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod found (Grid Coordinates = N 13642853.04 USft E 2821127.99 USft) in the Northerly line of F.M. Highway No. 1300 for the Southeast corner of the herein described 3.00 acre tract, being also the common Southwest corner of Lot 2 of Rock' N Properties Subdivision as per plat recorded in Slide No. 2141 of the Plat Cabinet Records of Wharton County, Texas and being also that same property described in a deed dated March 14, 2006 from N-Sag, LLC to Rock' N Properties, LTD., recorded in Volume 644, Page 585, Wharton County Official Records;

THENCE South 87° 30' 06" West (called South 89° 48' 00" West) with the Northerly line of said F.M. Highway No. 1300 a distance of 249.34 feet (called 249.34') to a 5/8 inch iron rod set w/cap for the Southwest corner of the herein described 3.00 acre tract, being also the common lower Southeast corner of Lot 1 of said Rock' N Properties Subdivision, from said corner a 60D nail found for the lower Southwest corner of said Lot 1, being also the common Southeast corner of a second called 3.00 acre tract described in a deed dated November 30, 1999 from Robert L. Mollnar, Executor to Robert L. Mollnar, recorded in Volume 346, Page 588, Wharton County Official Records bears South 87° 30' 06" West a distance of 30.00 feet;

THENCE North 02° 29' 54" West (called North 00° 12' 00" West) with the Westerly line of the herein described 3.00 acre tract, being the common lower Easterly line of said Lot 1 a distance of 524.11 feet (called 524.10') to a 5/8 inch iron rod found for the Northwest corner of the herein described 3.00 acre tract, being also a common interior corner of said Lot 1;

THENCE North 87° 28' 25" East (called North 87° 48' 00" East) with the Northerly line of the herein described tract, being a common interior line of said Lot 1 a distance of 249.34 feet (called 249.34') to a 5/8 inch iron rod found for the Northeast corner of the herein described 3.00 acre tract, being also the common upper Southeast corner of said Lot 1 and being also in the common Westerly line of said Lot 2, from said corner a 5/8 inch iron rod found for the Northeast corner of said Lot 1, being the common Northwest corner of said Lot 2 bears North 02° 29' 54" West a distance of 404.05 feet;

THENCE South 02° 29' 54" East (called South 00° 12' 00" East) with the Easterly line of the herein described 3.00 acre tract, being the common Westerly line of said Lot 2 a distance of 524.24 feet (called 524.1') to the **POINT OF BEGINNING**, containing 3.00 acres of land, more or less.

- Bearing Basis: Texas Lambert Grid, Texas South Central Zone, NAD 83/CORS 96 (EPOCH: 2002)
- All distances are surface values, to obtain grid values multiply surface distances by a Combined Scale Factor of 0.99986367
- 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 - RPLS 5953".

This metes and bound description and plat attached hereto represent an on-the-ground survey made under my supervision on November 17, 2010.

Matthew W. Loessin
Registered Professional Land Surveyor No. 5953
Frank Surveying Co., Inc.
Project No. 1011266
Word File: 1011266 - 3.00 acre m & b.docx
ACAD File: 1011266.dwg

Date: 11/22/2010



A handwritten signature in blue ink that reads "Matthew W. Loessin".