

TRACT 2-A
METES AND BOUNDS DESCRIPTION OF A 20.966 ACRE TRACT

Being a 20.966 acre tract generally known as Tract 2-A, Serenity Ranch Estates situated in the A. Trevino Survey No. 10, Abstract 21, Wilson County, Texas consisting of a 10.830 acre tract generally known as Tract 2, Serenity Ranch Estates as described in a conveyance from Gloria Dent Furrh to Ken English, Jr. recorded in Volume 2049, Page 339, Official Public Records of Wilson County, Texas and 10.136 acres out of a 13.096 acre tract generally known as Tract 4, Serenity Ranch Estates as described in a conveyance from Chilmark Builders, L.L.C. to Diana L. James recorded in Volume 1429, Page 451, Official Public Records of Wilson County, Texas; said 20.966 acre tract surveyed by Jeffrey B. Berger, R.P.L.S. No. 5558 and being more particularly described as follows:

BEGINNING at a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" found on the southeast line of County Road 307 at the west corner of an 11.441 acre tract generally known as Tract 1, Serenity Ranch Estates, for the north corner of said 10.830 acre tract and the herein described tract;

THENCE with the common line of said 10.830 acre tract and said 11.441 acre tract, South 29° 08' 53" East 784.46 feet to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" found for an angle point of said 10.830 acre tract and said 11.441 acre tract, and South 12° 06' 37" East 897.63 feet to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" found on the northwest line of a 139.807 acre tract as described in a conveyance to Watco Tanks, Inc. recorded in Volume 918, Page 610, Official Public Records of Wilson County, Texas at the south corner of said 11.441 acre tract, for the east corner of said 10.830 acre tract and the herein described tract;

THENCE South 60° 23' 07" West 498.28 feet generally along a barbed wire fence with the common line of said 10.830 acre tract and said 139.087 acre tract to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" found at the east corner of said 13.096 acre tract and the south corner of said 11.441 acre tract, for an angle point of the herein described tract;

THENCE South 60° 23' 07" West 708.56 feet continuing generally along a barbed wire fence with the common line of said 13.096 acre tract and said 139.087 acre tract to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" found at the east corner of a 11.119 acre tract generally known as Tract 7, Serenity Ranch Estates, for the south corner of said 13.096 acre tract and the herein described tract;

THENCE North 30° 19' 26" West 398.05 feet generally along a wire fence with the common line of said 13.096 acre tract and said 11.119 acre tract to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" found at an angle point of said 11.119 acre tract and the south corner of a 11.629 acre tract generally known as Tract 5, Serenity Ranch Estates, for the most southerly west corner of said 13.096 acre tract and the herein described tract;

THENCE generally along a wire fence with the common line of said 13.096 acre tract and said 11.629 acre tract, North 59° 40' 34" East 150.00 feet to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" found at an angle point of said 11.629 acre tract, and an interior corner of said 13.096 acre tract and the herein described tract, and North 22° 37' 55" East 432.00 feet to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" found at an interior corner of said 13.096 acre tract and the northeast corner of said 11.629 acre tract, for a north corner of the herein described tract;

THENCE over and across said 13.096 acre tract with the following calls:

South 29° 01' 21" East 311.93 feet generally along a wire fence to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set for an east corner of the herein described tract;

South 48° 39' 32" West 197.17 feet generally along a wire fence to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set for an interior corner of the herein described tract;

South 19° 08' 02" East 266.83 feet generally along a wire fence to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set for an interior corner of the herein described tract;

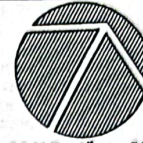
North 60° 23' 07" East 292.43 feet with a line being 50.00 feet northwest of and parallel to the common line of said 13.096 acre tract and said 139.807 acre tract to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set for an interior corner of the herein described tract;

SURVEYOR'S NOTE: BEARINGS ARE BASED ON THE DEED OF 13.096 ACRE TRACT AS RECORDED IN VOLUME 1429, PAGE 451, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.

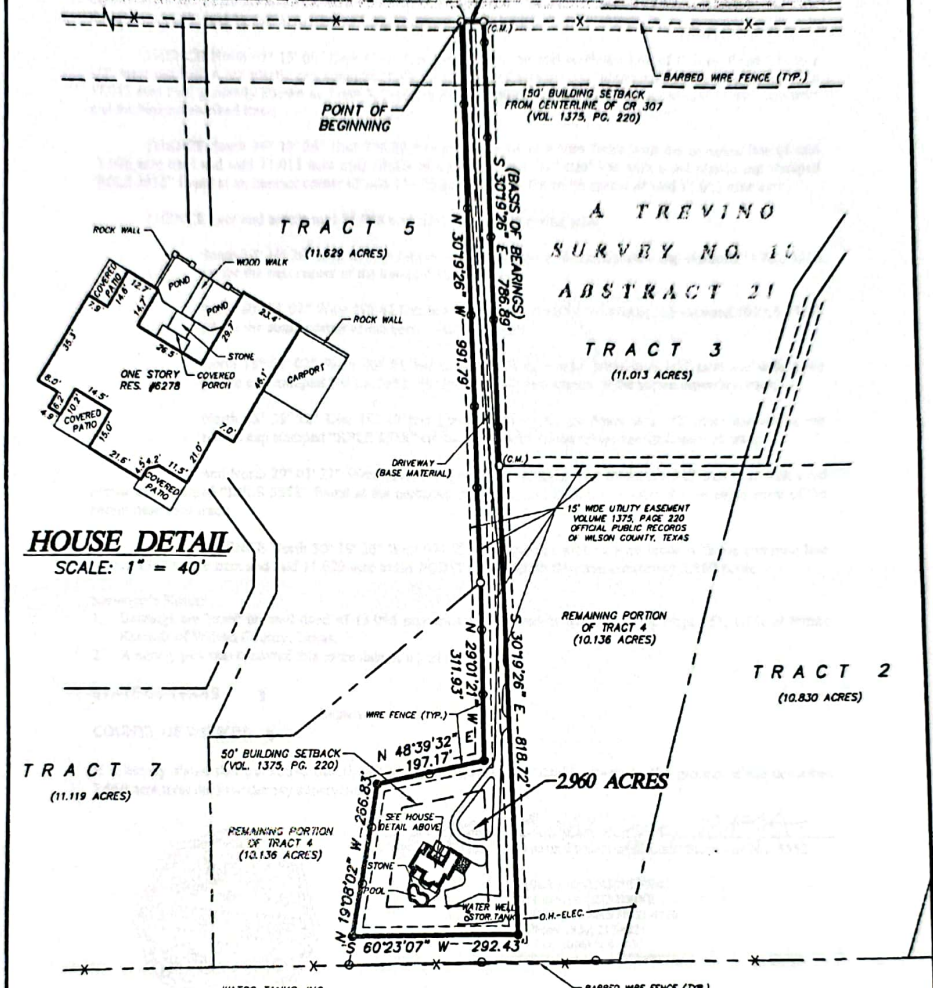
SURVEYOR'S NOTES:
1. A METES AND BOUNDS DESCRIPTION PREPARED THIS SAME DATE AS PART OF THIS SURVEY.

RESTRICTIVE COVENANTS:
VOLUME 1375, PAGE 220,
OFFICIAL PUBLIC RECORDS OF
WILSON COUNTY, TEXAS.

LEGEND:
C.M. - CONTROLLING MONUMENT
○ 1/2" STEEL ROD WITH RED PLASTIC CAP STAMPED "TPLS 5558" FOUND
● 1/2" STEEL ROD WITH RED PLASTIC CAP STAMPED "TPLS 5558" SET



N 61°15'00" E 40.01'
COUNTY ROAD 307 SCALE: 1" = 200'



HOUSE DETAIL
SCALE: 1" = 40'

WATCO TANKS, INC.
139.807 ACRE TRACT
VOLUME 918, PAGE 510
OFFICIAL PUBLIC RECORDS
OF WILSON COUNTY, TEXAS

SURVEY PREPARED FOR:
CLIFFORD L. JAMES AND DIANE JAMES

PLAT SHOWING:
2.960 ACRES OUT OF A 13.096
ACRE TRACT KNOWN AS TRACT
4, SERENITY RANCH ESTATES,
SITUATED IN THE A. TREVINO
SURVEY NO. 10, ABSTRACT 21,
WILSON COUNTY, TEXAS.
627B CR 307



STATE OF TEXAS
COUNTY OF WILSON

I HEREBY STATE THAT THE ABOVE PLAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

This 27TH day of SEPTEMBER, 2018 A.D.

Jeffrey B. Berger
JEFFREY B. BERGER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5558

Reference:
VOLUME 1370, PAGE 799,
OFFICIAL PUBLIC RECORDS OF
WILSON COUNTY, TEXAS.

PREPARED BY:
BERGER LAND SURVEYING
TBPLS FIRM NO. 10171400
172 ROSEWOOD DRIVE
LA VERNA, TEXAS 78121-4758
PHONE (830) 217-4228 FAX (866) 806-3636
EMAIL: berger.bl@gmail.com

FILE NAME: BLS18234_FINAL.DWG Job No. BLS18234

METES AND BOUNDS DESCRIPTION OF A 2.960 ACRE TRACT

Being a 2.960 acre tract out of a 13.096 acre tract generally known as Tract 4, Serenity Ranch Estates situated in the A. Trevino Survey No. 10, Abstract 21, Wilson County, Texas and being that same 13.096 acre tract as described in a conveyance from Chillmark Builders, L.L.C. to Diana L. James recorded in Volume 1429, Page 451, Official Public Records of Wilson County, Texas; said 2.960 acre tract surveyed by Jeffrey B. Berger, R.P.L.S. No. 5558 and being more particularly described as follows:

BEGINNING at 1/2" steel rod with a red plastic cap stamped "RPLS 5558" found on the southeast line of County Road 307 at the north corner of a 11.629 acre tract generally known as Tract 5, Serenity Ranch Estates, for the west corner of said 13.096 acre tract and the herein described tract;

THENCE North 61° 15' 00" East 40.01 feet generally along said southeast line of County Road 307 to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" found (controlling monument) at the west corner of a 11.013 acre tract generally known as Tract 3, Serenity Ranch Estates, for the north corner of said 13.096 acre tract and the herein described tract;

THENCE South 30° 19' 26" East 786.89 feet generally along a wire fence with the common line of said 13.096 acre tract and said 11.013 acre tract (Basis of Bearings) to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" found at an interior corner of said 13.096 acre tract and the south corner of said 11.013 acre tract;

THENCE over and across said 13.096 acre tract with the following calls:

South 30° 19' 26" East 818.72 feet to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set for the east corner of the herein described tract;

South 60° 23' 07" West 292.43 feet to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set for the south corner of the herein described tract;

North 19° 08' 02" West 266.83 feet generally along a wire fence to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set for the southwest corner of the herein described tract;

North 48° 39' 32" East 197.17 feet generally along a wire fence to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set for the interior corner of the herein described tract;

and North 29° 01' 21" West 311.93 feet generally along a wire fence to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" found at the northeast corner of said 11.629 acre tract, for an angle point of the herein described tract;

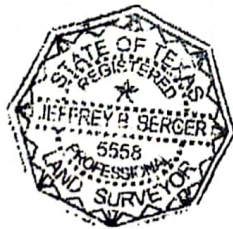
THENCE North 30° 19' 26" West 991.79 feet generally along a wire fence with the common line of said 13.096 acre tract and said 11.629 acre to the POINT OF BEGINNING and containing 2.960 acres.

Surveyor's Notes:

- 1. Bearings are based on said deed of 13.096 acre tract as recorded in Volume 1429, Page 451, Official Public Records of Wilson County, Texas.
2. A survey plat was prepared this same date as a part of this survey.

STATE OF TEXAS § September 27, 2018
COUNTY OF WILSON §

It is hereby stated that the above description was prepared from an actual survey on the ground of the described 2.960 acre tract made under my supervision.



Handwritten signature of Jeffrey B. Berger, R.P.L.S. No. 5558.

BERGER LAND SURVEYING
172 ROSEWOOD DRIVE
LA VERNIA, TEXAS 78121-4756
Phone: (830) 217-4228
Fax: (866) 806-3636
TBPLS Firm NO. 10171400

SURVEYOR'S NOTE: BEARINGS ARE BASED ON THE DEED OF 91.695 ACRE TRACT AS RECORDED IN VOLUME 1370, PAGE 799, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.

SURVEYOR'S NOTES:
1. A METES AND BOUNDS DESCRIPTION PREPARED THIS SAME DATE AS PART OF THIS SURVEY.

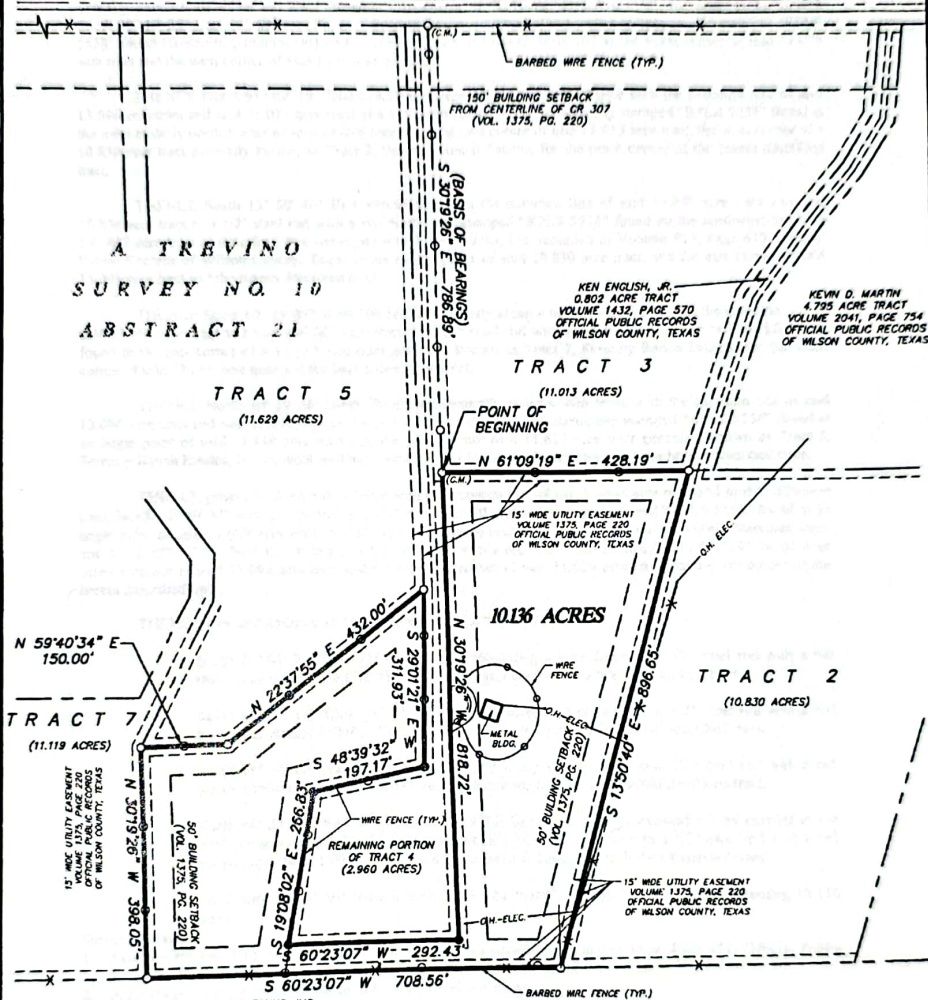
RESTRICTIVE COVENANTS:
VOLUME 1375, PAGE 220,
OFFICIAL PUBLIC RECORDS OF
WILSON COUNTY, TEXAS.

LEGEND:
C.M. - CONTROLLING MONUMENT
○ 1/2" STEEL ROD WITH RED PLASTIC CAP STAMPED "RPLS 555A" FOUND
● 1/2" STEEL ROD WITH RED PLASTIC CAP STAMPED "RPLS 555B" SET



SCALE: 1" = 200'

COUNTY ROAD 307



PLAT SHOWING:
10.136 ACRES OUT OF A 13.096 ACRE TRACT KNOWN AS TRACT 4, SERENITY RANCH ESTATES, SITUATED IN THE A. TREVINO SURVEY NO. 10, ABSTRACT 21, WILSON COUNTY, TEXAS.
CR 307

Reference:
VOLUME 1370, PAGE 799,
OFFICIAL PUBLIC RECORDS OF
WILSON COUNTY, TEXAS.



PREPARED BY:
BERGER LAND SURVEYING
TBPLS FIRM NO. 10171400
172 ROSEWOOD DRIVE
LA VERNIA, TEXAS 78121-4756
PHONE (830) 217-4228 FAX (866) 808-3636
EMAIL: berger.bl@gmail.com

SURVEY PREPARED FOR:
BUYER: KEN ENGLISH, JR.

STATE OF TEXAS
COUNTY OF WILSON

I HEREBY STATE THAT THE ABOVE PLAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

This 27TH day of SEPTEMBER, 2018 A.D.

Jeffrey B. Berger RPLS
JEFFREY B. BERGER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5558

FILE NAME: BLS18234_FINAL.DWG Job No. BLS18234

METES AND BOUNDS DESCRIPTION OF A 10.136 ACRE TRACT

Being a 10.136 acre tract out of a 13.096 acre tract generally known as Tract 4, Serenity Ranch Estates situated in the A. Trevino Survey No. 10, Abstract 21, Wilson County, Texas and being that same 13.096 acre tract as described in a conveyance from Chilmark Builders, L.L.C. to Diana L. James recorded in Volume 1429, Page 451, Official Public Records of Wilson County, Texas; said 10.136 acre tract surveyed by Jeffrey B. Berger, R.P.L.S. No. 5558 and being more particularly described as follows:

BEGINNING at 1/2" steel rod with a red plastic cap stamped "RPLS 5558" found (controlling monument) at an interior corner of said 13.096 acre tract and the south corner of a 11.013 acre tract generally known as Tract 3, Serenity Ranch Estates, for the most northerly west corner of the herein described tract; said point being located South 30° 19' 26" East 786.89 feet (Basis of Bearings) from a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" found (controlling monument) on the southeast line of County Road 307 at the north corner of said 13.096 acre tract and the west corner of said 11.013 acre tract;

THENCE North 61° 09' 19" East 428.19 feet generally along a wire fence with the common line of said 13.096 acre tract and said 11.013 acre tract to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" found at the most easterly north corner of said 13.096 acre tract, the east corner of said 11.013 acre tract, the west corner of a 10.830 acre tract generally known as Tract 2, Serenity Ranch Estates, for the north corner of the herein described tract;

THENCE South 13° 50' 40" East 896.65 feet with the common line of said 13.096 acre tract and said 10.830 acre tract to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" found on the northwest line of a 139.807 acre tract as described in a conveyance to Watco Tanks, Inc. recorded in Volume 918, Page 610, Official Public Records of Wilson County, Texas at the south corner of said 10.830 acre tract, and the east corner of said 13.096 acre tract and the herein described tract;

THENCE South 60° 23' 07" West 708.56 feet generally along a barbed wire fence with the common line of said 13.096 acre tract and said 139.807 acre tract to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" found at the east corner of a 11.119 acre tract generally known as Tract 7, Serenity Ranch Estates, for the south corner of said 13.096 acre tract and the herein described tract;

THENCE North 30° 19' 26" West 398.05 feet generally along a wire fence with the common line of said 13.096 acre tract and said 11.119 acre tract to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" found at an angle point of said 11.119 acre tract and the south corner of a 11.629 acre tract generally known as Tract 5, Serenity Ranch Estates, for the most southerly west corner of said 13.096 acre tract and the herein described tract;

THENCE generally along a wire fence with the common line of said 13.096 acre tract and said 11.629 acre tract, North 59° 40' 34" East 150.00 feet to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" found at an angle point of said 11.629 acre tract, and an interior corner of said 13.096 acre tract and the herein described tract, and North 22° 37' 55" East 432.00 feet to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" found at an interior corner of said 13.096 acre tract and the northeast corner of said 11.629 acre tract, for a north corner of the herein described tract;

THENCE over and across said 13.096 acre tract with the following calls:

South 29° 01' 21" East 311.93 feet generally along a wire fence to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set for an east corner of the herein described tract;

South 48° 39' 32" West 197.17 feet generally along a wire fence to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set for an interior corner of the herein described tract;

South 19° 08' 02" East 266.83 feet generally along a wire fence to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set for an interior corner of the herein described tract;

North 60° 23' 07" East 292.43 feet with a line being 50.00 feet northwest of and parallel to the common line of said 13.096 acre tract and said 139.807 acre tract to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set for an interior corner of the herein described tract;

and North 30° 19' 26" West 818.72 feet to the POINT OF BEGINNING and containing 10.136 acres.

Surveyor's Notes:

- 1. Bearings are based on said deed of 13.096 acre tract as recorded in Volume 1429, Page 451, Official Public Records of Wilson County, Texas.
2. A survey plat was prepared this same date as a part of this survey.

STATE OF TEXAS § September 27, 2018
COUNTY OF WILSON §

It is hereby stated that the above description was prepared from an actual survey on the ground of the described 10.136 acre tract made under my supervision



Signature of Jeffrey B. Berger, Registered Professional Land Surveyor No. 5558

BERGER LAND SURVEYING
172 ROSEWOOD DRIVE
LA VERNIA, TEXAS 78121-4756
Phone: (830) 217-4228
Fax: (866) 806-3636
TBPLS Firm NO. 10171400