

HEARITIGE SURVEYING, CO.

TIM. D. HEARITIGE
727 West Point Loop
West Point, Texas 78963

Registered Professional Land Surveyor No. 5036
Licenced State Land Surveyor
Phone (979)242-3485

October 4, 2017

FIELD NOTE DESCRIPTION OF 2.7878 ACRES OF LAND OUT OF THE JOHN F. BERRY LEAGUE, ABSTRACT NO. 18, IN FAYETTE COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (SECOND TRACT-2.9 ACRE) TRACT OF LAND CONVEYED TO JAMES C. EPHRAIM IN A DEED AS RECORDED IN VOLUME 752 PAGE 874 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod set in the easterly right-of-way line of F.M. 448, being at the most northwesterly corner of that certain (Second Tract-2.9 acre) tract of land conveyed to James C. Ephraim in a deed as recorded in Volume 752 Page 874 of the Deed Records of Fayette County, Texas, and also being at the most southwesterly corner of that certain (414.10 acre) tract of land conveyed to the Jimmie Luecke Childrens Family Partnership, ltd. in a deed as recorded in Volume 989 Page 642 of the Official Records of Fayette County, Texas, being at the most northwesterly corner of the tract herein described,

THENCE, leaving the easterly right-of-way line of F.M. 448, and with the common line between the Ephraim tract and the Luecke tract, **S 89 deg. 41' 26" E 2959.98 feet** to a ½" iron rod set at the most northeasterly corner of the Ephraim (2.9 acre) tract, and also being at the most northwesterly corner of that certain (First Tract -the North 97.85 acres out of 118.2 acres and 57.5 acres) tract of land conveyed to Mary Ann Kocurek, Wayne Gersch, Irma Gersch, Daniel Gersch, and Donna Gersch in a deed as recorded in Volume 1284 Page 1569 of the Official Records of Fayette County, Texas, being at the most northeasterly corner of this tract,

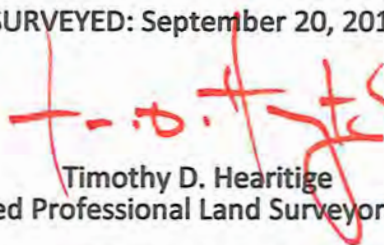
THENCE, with the easterly line of the Ephraim (2.9 acre) tract, and the westerly line of the Gersch (97.85 acre) tract, **S 00 deg. 06' 29" E 33.06 feet** to a ½" iron rod set for the most southeasterly corner of the Ephraim (2.9 acre) tract, being at the most northeasterly corner of that certain (Third Tract-4.6 acre) tract of land conveyed to Thomas Edward Marburger in a deed as recorded in Volume 1442 Page 90 of the Official Records of Fayette County, Texas, and being that same (4.6 acre) tract described in Volume 432 Page 194 of the Deed Records of Fayette County, Texas, and being for the most westerly southwest corner of this tract,

THENCE, with the southerly line of the Ephraim (2.9 acre) tract, called to be the northerly line of the Marburger (4.6 acre) tract,
N 86 deg. 51' 52" W 264.70 feet to a ½" iron rod set,
N 89 deg. 41' 26" W 1748.49 feet to a ½" iron rod set,
S 88 deg. 33' 34" W 185.00 feet to a ½" iron rod set,
S 61 deg. 48' 34" W 225.00 feet to a ½" iron rod set,
N 82 deg. 53' 26" W 465.00 feet to a ½" iron rod set, and
S 72 deg. 08' 34" W 125.56 feet to a ½" iron rod set, in the easterly right-of-way line of F.M. 448, being for the most southwesterly corner of this tract, and from which a ½" iron rod found bears **S 01 deg. 43' 49" W 22.92 feet**,

THENCE, with the easterly right-of-way line of F.M. 448, **N 08 deg. 26' 00" E 118.70 feet** to the **PLACE OF BEGINNING**, in all containing **2.787** acres of land.

SURVEYED: September 20, 2017

BY:



Timothy D. Hearitige
Registered Professional Land Surveyor No. 5036



see accompanying map no. A 200058

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October 4, 2017

FIELD NOTE DESCRIPTION OF 76.677 ACRES OF LAND OUT OF THE JOHN F. BERRY LEAGUE, ABSTRACT NO. 18, THE DAVID G. GREEN 4000.3 ACRE SURVEY, ABSTRACT NO. 193, AND THE SARAH A. WILLIAMS 640 ACRE SURVEY, ABSTRACT NO. 326, ALL IN FAYETTE COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (FIRST TRACT-77.85 ACRE) TRACT OF LAND CONVEYED TO JAMES C. EPHRAIM IN A DEED AS RECORDED IN VOLUME 752 PAGE 874 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a ½" iron rod set in the easterly right-of-way line of F.M. 448, being at the most northwesterly corner of that certain (Second Tract-2.9 acre) tract of land conveyed to James C. Ephraim in a deed as recorded in Volume 752 Page 874 of the Deed Records of Fayette County, Texas, and also being at the most southwesterly corner of that certain (414.10 acre) tract of land conveyed to the Jimmie Luecke Childrens Family Partnership, ltd. in a deed as recorded in Volume 989 Page 642 of the Official Records of Fayette County, Texas,

THENCE, leaving the easterly right-of-way line of F.M. 448, and with the common line between the Ephraim tract and the Luecke tract, **S 89 deg. 41' 26" E 2959.98 feet** to a ½" iron rod set at the most northeasterly corner of the Ephraim (2.9 acre) tract, and also being at the most northwesterly corner of that certain (First Tract -the North 97.85 acres out of 118.2 acres and 57.5 acres) tract of land conveyed to Mary Ann Kocurek, Wayne Gersch, Irma Gersch, Daniel Gersch, and Donna Gersch in a deed as recorded in Volume 1284 Page 1569 of the Official Records of Fayette County, Texas,

THENCE, with the easterly line of the Ephraim (2.9 acre) tract, and the westerly line of the Gersch (97.85 acre) tract, **S 00 deg. 06' 29" E 490.91 feet** to a 1" iron pipe in a fence and continuing **S 00 deg. 06' 29" E 447.36 feet** to a ½" iron rod set for the most southwesterly corner of the Gersch (97.85 acre) tract, and being at the most northwesterly corner of that certain (First Tract-77.85 acre) tract of land conveyed to James C. Ephraim in a deed as recorded in Volume 752 Page 874 of the Deed Records of Fayette County, Texas, and also being for the most northwesterly corner and **PLACE OF BEGINNING** of the tract herein described,

THENCE, with the common line between the Ephraim (77.85 acre) tract and the Gersch (97.85 acre) tract, **EAST 3931.31 feet** to a ½" iron rod set in a fence, being the common easterly corner between the Ephraim (77.85 acre) tract and the Gersch (97.85 acre) tract, and being in the westerly line of that certain (95.66 acre) tract of land conveyed to Jack D Pyburn and Martha Pyburn in a deed as recorded in Volume 320 Page 232 of the Deed Records of Fayette County, Texas, and being for the most northerly northeast corner of this tract,

THENCE, with the common line between the Ephraim (77.85 acre) tract and the Pyburn tract, **S 01 deg. 02' 32" W 881.90 feet** to a ½" iron rod found at the base of a fence corner post, being in the northerly line of that certain (120 acre) tract of land conveyed to James Charles Ephraim, Lera Ephraim, James Charles Ephraim, II, Linda Ann Ephraim Dalchau, Kimberly Sue Ephraim, Jennifer Jean Ephraim, Jason Charles Ephraim, Janna Michel Dalchau, and Jonathan Bryan Dalchau in deeds recorded in Volume 677 Page 376 and Volume 677 Page 843, both of the Deed Records of Fayette County, Texas, and being that same (120 acre) tract described in a deed recorded in Volume 176 Page 550 of the Deed Records of Fayette County, Texas, and being for an interior corner of this tract,

THENCE, with the common line between the Ephraim (77.85 acre) tract and the Ephraim (120 acre) tract, **N 89 deg. 50' 09" W 446.34 feet** to a ½" iron rod found at the base of a fence corner post, being at the most northwesterly corner of the Ephraim (120 acre) tract, and being at the most northeasterly corner of that certain (Second Tract-200 acre) tract of land conveyed to Thomas Edward Marburger in a deed as recorded in Volume 1442 Page 90 of the Official Records of Fayette County, Texas, and being that same (200 acre) tract described in Volume 392 Page 68 of the Deed Records of Fayette County, Texas, and being in the southerly line of this tract,

THENCE, with the southerly line of the Ephraim (120 acre) tract and the Williams tract, **N 88 deg. 54' 53" W 3468.01 feet** to a ½" iron rod set in the easterly line of that certain (Third Tract-4.6 acre) tract of land conveyed to Thomas Edward Marburger in a deed as recorded in Volume 1442 Page 90 of the Official Records of Fayette County, Texas, and being that same (4.6 acre) tract described in Volume 432 Page 194 of the Deed Records of Fayette County, Texas, and being for the most westerly southwest corner of this tract,

THENCE, with the common line between the Ephraim (77.85 acre) tract, and the Marburger (4.6 acre) tract, **N 00 deg. 06' 29" W 814.79 feet** to the **PLACE OF BEGINNING**, in all containing **76.677 acres** of land.

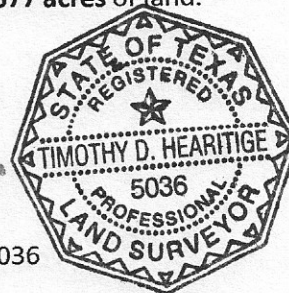
SURVEYED: September 20, 2017

BY:

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see accompanying map no. A 200058



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October 4, 2017

FIELD NOTE DESCRIPTION OF 123.942 ACRES OF LAND OUT OF THE JOHN F. BERRY LEAGUE, ABSTRACT NO. 18, THE DAVID G. GREEN 4000.3 ACRE SURVEY, ABSTRACT NO. 193, AND THE SARAH A. WILLIAMS 640 ACRE SURVEY, ABSTRACT NO. 326, ALL IN FAYETTE COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (120 ACRE) TRACT OF LAND CONVEYED TO JAMES CHARLES EPHRAIM, LERA EPHRAIM, JAMES CHARLES EPHRAIM, II, LINDA ANN EPHRAIM DALCHAU, KIMBERLY SUE EPHRAIM, JENNIFER JEAN EPHRAIM, JASON CHARLES EPHRAIM, JANNA MICHEL DALCHAU, AND JONATHAN BRYAN DALCHAU, IN DEEDS RECORDED IN VOLUME 677 PAGE 376 AND VOLUME 677 PAGE 843, BOTH OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a ½" iron rod set in the easterly right-of-way line of F.M. 448, being at the most northwesterly corner of that certain (Second Tract-2.9 acre) tract of land conveyed to James C. Ephraim in a deed as recorded in Volume 752 Page 874 of the Deed Records of Fayette County, Texas, and also being at the most southwesterly corner of that certain (414.10 acre) tract of land conveyed to the Jimmie Luecke Childrens Family Partnership, Ltd. in a deed as recorded in Volume 989 Page 642 of the Official Records of Fayette County, Texas,

THENCE, leaving the easterly right-of-way line of F.M. 448, and with the common line between the Ephraim tract and the Luecke tract, **S 89 deg. 41' 26" E 2959.98 feet** to a ½" iron rod set at the most northeasterly corner of the Ephraim (2.9 acre) tract, and also being at the most northwesterly corner of that certain (First Tract -the North 97.85 acres out of 118.2 acres and 57.5 acres) tract of land conveyed to Mary Ann Kocurek, Wayne Gersch, Irma Gersch, Daniel Gersch, and Donna Gersch in a deed as recorded in Volume 1284 Page 1569 of the Official Records of Fayette County, Texas,

THENCE, with the easterly line of the Ephraim (2.9 acre) tract, and the westerly line of the Gersch (97.85 acre) tract, **S 00 deg. 06' 29" E 490.91 feet** to a 1" iron pipe in a fence and continuing **S 00 deg. 06' 29" E 447.36 feet** to a ½" iron rod set for the most southwesterly corner of the Gersch (97.85 acre) tract, and being at the most northwesterly corner of that certain (First Tract-77.85 acre) tract of land conveyed to James C. Ephraim in a deed as recorded in Volume 752 Page 874 of the Deed Records of Fayette County, Texas,

THENCE, with the common line between the Ephraim (77.85 acre) tract and the Gersch (97.85 acre) tract, **EAST 3931.31 feet** to a ½" iron rod set in a fence, being the common easterly corner between the Ephraim (77.85 acre) tract and the Gersch (97.85 acre) tract, and being in the westerly line of that certain (95.66 acre) tract of land conveyed to Jack D Pyburn and Martha Pyburn in a deed as recorded in Volume 320 Page 232 of the Deed Records of Fayette County, Texas,

THENCE, with the common line between the Ephraim (77.85 acre) tract and the Pyburn tract, **S 01 deg. 02' 32" W 881.90 feet** to a ½" iron rod found at the base of a fence corner post, being in the northerly line of that certain (120 acre) tract of land conveyed to James Charles Ephraim, Lera Ephraim, James Charles Ephraim, II, Linda Ann Ephraim Dalchau, Kimberly Sue Ephraim, Jennifer Jean Ephraim, Jason Charles Ephraim, Janna Michel Dalchau, and Jonathan Bryan Dalchau in deeds recorded in Volume 677 Page 376 and Volume 677 Page 843, both of the Deed Records of Fayette County, Texas, and being that same (120 acre) tract described in a deed recorded in Volume 176 Page 550 of the Deed Records of Fayette County, Texas, and being for the most northwesterly corner and **PLACE OF BEGINNING** of the tract herein described,

THENCE, with the common line between the Ephraim (120 acre) tract and the Pyburn tract, **S 88 deg. 58' 26" E 1670.47 feet** to a ½" iron rod found at the most northeasterly corner of the Ephraim (120 acre) tract, also being the most southeasterly corner of the Pyburn tract, and being in the westerly line of that certain (99.87 acre) tract of land conveyed to Alan Pyburn in a deed as recorded in Volume 837 Page 436 of the Deed Records of Fayette County, Texas, and being for the most northeasterly northeast corner of this tract,

THENCE, with the common line between the Ephraim (120 acre) tract and the Alan Pyburn tract, **S 00 deg. 06' 08" W 565.18 feet** to a ½" iron rod found at the base of a fence corner post, being at the most southwesterly corner of the Alan Pyburn tract, and also being at the most northwesterly corner of that certain (15.00 acre) tract of land conveyed to Robert J. Walsh and Melanie W. Walsh in a deed as recorded in Volume 1715 Page 605 of the Official Records of Fayette County, Texas, and being in the easterly line of this tract,

THENCE, with the easterly line of the Ephraim (120 acre) tract, the westerly line of the Walsh tract, and the westerly line of that certain (70.35 acre) tract of land conveyed to Pamela A. Rouse and James A. Demezas in a deed as recorded in Volume 1179 Page 314 of the Official Records of Fayette County, Texas, **S 00 deg. 34' 49" W 1975.34 feet** to a concrete monument found at the most northeasterly corner of that certain (First Tract-257.827 acre) tract of land conveyed to the Martin O'Connor Ranch, Ltd., a Texas limited partnership, in a deed as recorded in Volume 1242 Page 222 of the Official Records of Fayette County, Texas, and being for the most southeasterly corner of this tract,

THENCE, with the common line between the Ephraim (120 acre) tract and the Martin O'Connor tract, **N 88 deg. 57' 58" W 1906.98 feet** to a concrete monument found at the most northeasterly corner of that certain (530.523 acre) tract of land conveyed to Dr. Stephen A. Williams in a will as described and recorded in Volume 263 Page 174 of the Deed Records of Fayette County, Texas, and being that same (530.523 acre) tract of land described in Volume 431 Page 335 of the Deed Records of Fayette County, Texas, and being in the southerly line of this tract,

THENCE, with the southerly line of the Ephraim (120 acre) tract and the Williams tract, **N 88 deg. 57' 58" W 224.46 feet** to a ½" iron rod set at the base of a fence corner post, being at the most southwesterly corner of the Ephraim (120 acre) tract, and being at the most southeasterly corner of that certain (Second Tract-200 acre) tract of land conveyed to Thomas Edward Marburger in a deed as recorded in Volume 1442 Page 90 of the Official Records of Fayette County, Texas, and being that same (200 acre) tract described in Volume 392 Page 68 of the Deed Records of Fayette County, Texas, and being for the most southwesterly corner of this tract,

THENCE, with the common line between the Ephraim (120 acre) tract and the Marburger (200 acre) tract, **N 00 deg. 48' 15" E 2533.40 feet** to a ½" iron rod found at the base of a fence corner post, being at the most northeasterly corner of the Marburger (200 acre) tract, and the northwesterly corner of the Ephraim (120 acre) tract, and being in the southerly line of the Ephraim (77.85 acre) tract, and being for an interior corner of this tract,

THENCE, with the common line between the Ephraim (77.85 acre) tract, and the Marburger (200 acre) tract, **S 89 deg. 50' 09" E 446.34 feet** to the **PLACE OF BEGINNING**, in all containing **123.942 acres** of land

SURVEYED: September 20, 2017

BY:

Timothy D. Hearitige
Registered Professional Land Surveyor No. 5036

see accompanying map no. A 200058



NOTES: 1) This survey was prepared without the benefit of a title commitment, and all of the easements, restrictions, and other matters of record which affect this tract may NOT be shown hereon.

2) This Gersch tract calls for the north 97.85 acres of the original 118.2 acre and 57.5 acre tracts and the Ephraim tract calls for the south 77.85 acre tract out of the original tracts. This leaves a 5.536 acre gap between the tracts according to the acreage found on the ground. The tracts shown hereon are based on an approximate total acreage of the original tracts, divided in half.

DAVID G. GREEN 4000.3 ACRE SURVEY
ABSTRACT NO. 193

2,787 Acres SURVEYED

76.677 Acres

123.942 Acres

DAVID G. GREEN 4000.3 ACRE SURVEY
ABSTRACT NO. 193

SARAH A. WILLIAMS 640 ACRE SURVEY
ABSTRACT NO. 326

Mary Ann Kocurek, Wayne Gersch, Irma Gersch, Daniel Gersch, & Donna Gersch (Fourth Tract - acre easement.) 752/870 & 1284/156

Luecke & Ephraim tracts call for a straight line

Marburger (4.6 acre) tract calls to follow the south line of the Ephraim tract, but uses different angles in the line

Scott Allen Parker & Mark Denton Parker (41.64 acres) 1028/658

Parker tracts call to follow Marburger (4.6 acre) tract, but uses different angles in the line

Tracye Richter Jones (41.64 acres) 1651/269

Nancy Koenning Buck (Second Tract - 10.00 acres) 680/59

Thomas Edward Marburger (Third Tract - 4.6 acres) 1442/90 & 432/194

Linda K. Hart & Jonathan Junius Hart, as trustees of the Linda K. Hart Living Trust (First Tract - 31.64 acres) 1755/23

James C. Ephraim (Second Tract - 2.9 acres) 752/874

Jimmie Luecke Children Partnership, Ltd (414.10 acres) 898/642

Mary Ann Kocurek, Wayne Gersch, Irma Gersch, Daniel Gersch, & Donna Gersch (Third Tract - 288 sq. ft.) 1284/156

Jack D. Pyburn & Martha Pyburn (95.66 acres) 320/232

Alan Pyburn (99.87 acres) 837/436

Mary Ann Kocurek, Wayne Gersch, Irma Gersch, Daniel Gersch, & Donna Gersch (Second Tract - 100 acres) 1284/156

James Charles Ephraim, Lera Ephraim, James Charles Ephraim, II, Linda Ann Ephraim Dalchau, Kimberly Sue Ephraim, Jennifer Jean Ephraim, Jason Charles Ephraim, Janna Michel Dalchau, & Jonathan Bryan Dalchau (120 acres) 176/550, 677/376, & 677/843

Robert J. Walsh & Melane W. Walsh (15.00 acres) 175/605

Pamela A. Rouse & James A. Demezas (70.35 acres) 1179/314

Martin O'Connor Ranch, Ltd, a Texas limited partnership (First Tract - 257.827 acres) 1242/222

Thomas Edward Marburger (Second Tract - 200 acres) 1442/90 & 392/68

Dr. Stephen A. Williams (530.523 acres) Will-263/174 described-431/335

T.A.T. Family Limited Partnership (249.36 acres) 1713/249

- LEGEND**
- 1/2" Iron Rod Found
 - 1" Iron Pipe Found
 - 1/2" Iron Rod Set
 - - - Wire Fence
 - - - Overhead Utility Line
 - () Record Bearing & Distance

SCALE 1" = 400'

SURVEY MAP OF:
203.405 ACRES OF LAND OUT OF THE JOHN F. BERRY LEAGUE, ABSTRACT NO. 18, THE DAVID G. GREEN 4000.3 ACRE SURVEY, ABSTRACT NO. 193, AND THE SARAH A. WILLIAMS 640 ACRE SURVEY, ABSTRACT NO. 326, ALL IN FAYETTE COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (120 ACRE) TRACT OF LAND CONVEYED TO JAMES CHARLES EPHRAIM, LERA EPHRAIM, JAMES CHARLES EPHRAIM, II, LINDA ANN EPHRAIM DALCHAU, KIMBERLY SUE EPHRAIM, JENNIFER JEAN EPHRAIM, JASON CHARLES EPHRAIM, JANNA MICHEL DALCHAU, AND JONATHAN BRYAN DALCHAU, IN DEEDS RECORDED IN VOLUME 677 PAGE 378 AND VOLUME 677 PAGE 843, BOTH OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING ALL OF THOSE CERTAIN (FIRST TRACT - 77.85 ACRE AND SECOND TRACT - 2.9 ACRE) TRACTS OF LAND CONVEYED TO JAMES C. EPHRAIM IN A DEED AS RECORDED IN VOLUME 752 PAGE 874 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS. LOCATED ON F.M. 448, IN WINCHESTER.

SEE ACCOMPANYING FIELD NOTE DESCRIPTIONS

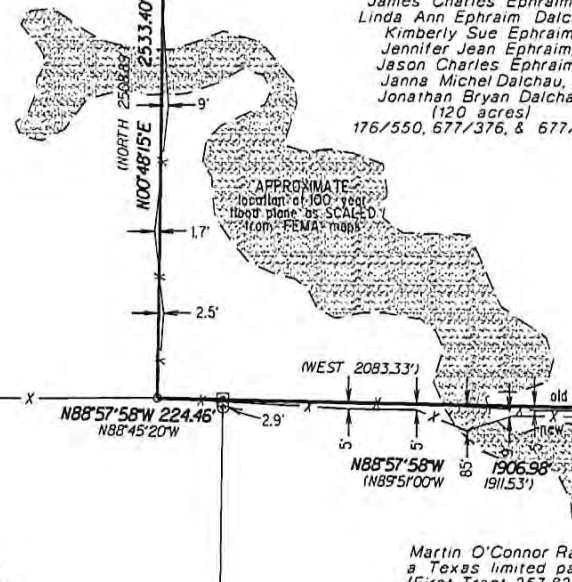
THE STATE OF TEXAS
COUNTY OF FAYETTE

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property has access to and from a dedicated road. A portion of this property is located in Zone X (other areas-determined to be outside the 1% annual chance of flood) according to the Federal Emergency Management Agency Flood Insurance Rate Map 480815 0100 C, Dated October 17, 2006. THIS the 20th day of SEPTEMBER, A.D., 2017

BY
Timothy D. Hearitge
Reg. Professional Surveyor No 5036

HEARITGE SURVEYING CO.
727 West Point Loop, West Point, Texas 78963
(979)242-3485 A 200058

Ephraim deed calls for a straight line monuments found create small angles in the line



APPROXIMATE location of 100-foot fiber optic cable as SCALED from FEMA maps

APPROXIMATE location of underground gas pipelines according to TNRCC state gas maps

APPROXIMATE location of underground gas pipelines according to TNRCC state gas maps

APPROXIMATE location of underground gas pipelines according to TNRCC state gas maps

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