

STATE OF TEXAS

COUNTY OF FAYETTE

RUSSELL ALLEN
TRACT "1"
88.594 ACRES

All that certain tract or parcel of land containing **88.594 acres** (of which 3.14 acres lie within the fenced margins of "Lakeview Road") situated in the John Hensley League, A-54, in Fayette County, Texas, and being a part of that tract described as 91.43 acres (net), being the residual of those tracts described as 96.64 acres ("FIRST TRACT"), 15 acres ("SECOND TRACT"), 25 acres ("THIRD TRACT"), 10 acres ("FOURTH TRACT") and 30.13 acres ("FIFTH TRACT") in a deed from Doris Broughton and Willie Haisler, Jr., to Russell Allen, et ux, dated October 10, 2001 and recorded in Volume 1147, Page 573 of the Official Records of Fayette County, said **88.594 acre** tract being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found within the fenced margins of "Lakeview Road" (County maintained public roadway - no record right-of-way width) and in the common line between said John Hensley League and the Alex Ewing Survey, A-43, also being the Southwest line of the (original) 203.5 acre James Rohde tract (Vol. 466, Pg. 927 F.C.D.R.), for the North corner of the (called) 8.00 acre Sidney Stephenson tract (Vol. 1705, Pg. 487 F.C.O.R.), the East corner of said (called) 91.43 acre Allen tract, the East corner of the (original) 15 acre Allen "SECOND TRACT", the most Easterly corner of the tract herein described and the **PLACE OF BEGINNING**, said point having a coordinate value of North = 13,892,860.83 feet and East = 2,694,818.44 feet according to the Texas State Plane Coordinate System - South Central Zone - NAD 83(2011), from which a fence corner found in the fenced Southeast margin of "Lakeview Road" bears South 60 degrees 41 minutes East, 7.2 feet;

Thence **South 40 degrees 42 minutes 47 seconds West**, along and within the fenced margins of "Lakeview Road", also being the common line between said (original) 15 acre Allen "SECOND TRACT", said (original) 30.13 acre Allen "FIFTH TRACT", said (called) 8.00 acre Stephenson tract and the (called) 27.939 acre Daniel Schley tract (Vol. 1705, Pg. 311 F.C.O.R.), **1,188.47 feet** to a point within the fenced margins of said road for the East corner of a 4.471 acre tract also surveyed this date and the most Northerly South corner of the tract herein described, from which a 1/2" iron rod set for witness in the fenced Northwest margin of "Lakeview Road" bears North 46 degrees 10 minutes 13 seconds West, 32.94 feet;

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Thence **North 46 degrees 10 minutes 13 seconds West**, departing said common line and "Lakeview Road", **225.85 feet** along the common line between said 4.471 acre tract also surveyed this date and the tract herein described to a 1/2" iron rod set within said (original) 30.13 acre Allen "FIFTH TRACT" for an angle point;

Thence **North 29 degrees 57 minutes 38 seconds West**, **156.19 feet** along said common line to a 1/2" iron rod set for the North corner of said 4.471 acre tract also surveyed this date and an inside corner of the tract herein described;

Thence **South 56 degrees 42 minutes 25 seconds West**, **334.58 feet** along said common line to a 1/2" iron rod set 1 foot Northwest of an existing barn for an angle point

Thence **South 65 degrees 46 minutes 47 seconds West**, **53.33 feet** along said common line to a 1/2" iron rod set for the West corner of said 4.471 acre tract also surveyed this date and an inside corner of the tract herein described;

Thence **South 17 degrees 39 minutes 09 seconds East**, **302.29 feet** along said common line to a 1/2" iron rod set for an angle point;

Thence **South 55 degrees 54 minutes 29 seconds East**, **231.86 feet** along said common line to a point within the fenced margins of "Lakeview Road", also being the common line between said (original) 30.13 acre Allen "FIFTH TRACT" and the residual of the (called) 81 acre Ronald Eilers tract (Vol. 302, Pg. 324 F.C.D.R.), for the South corner of said 4.471 acre tract also surveyed this date and the most Southerly East corner of the tract herein described;

Thence **South 40 degrees 42 minutes 47 seconds West**, **1,349.46 feet** along and within said "Lakeview Road", also being the common line between said (original) 30.13 acre Allen "FIFTH TRACT", said Eilers tract, the (called) 2.000 acre Dustin Dippel tract (Vol. 1624, Pg. 922 F.C.O.R.) and the (called) 46.54 acre Emil Schley tract (Vol. 875, Pg. 637 F.C.D.R.), to a point in the Northeast right-of-way line of "Old Park Road" (originally State Highway 159 - 100' wide right-of-way - Vol. 152, Pg. 221 - F.C.D.R.) for the original West corner of said (called) 46.54 acre Schley tract, the South corner of said (original) 30.13 acre Allen "FIFTH TRACT", the South corner of said (called) 91.43 acre Allen tract and the most Southerly corner of the tract herein described;

Thence **North 57 degrees 44 minutes 51 seconds West**, **677.15 feet** along said Northeast right-of-way line of "Old Park Road" to a 1/2" iron rod set for the South corner of the (original) 1.5 acre George Scott tract (Vol. 246, Pg. 83 F.C.D.R.), the West corner of said (called) 30.13 Allen "FIFTH TRACT", the Southwest corner of said (called) 91.43 acre Allen tract and the Southwest corner of the tract herein described;

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Thence **North 41 degrees 04 minutes 31 seconds East**, departing said "Old Park Road" along the common line between said (called) 30.13 acre Allen "FIFTH TRACT", said (called) 1.5 acre Scott tract, the (called) 11.33 acre L.C. Rollin tract (Vol. 459, Pg. 505 F.C.D.R.), the (called) 5 acre L.C. Rollin tract (Vol. 276, Pg. 603 F.C.D.R.) and the (original) 82.36 acre L.C.R.A. tract (Vol. 488, Pg. 764 F.C.D.R.), **1,651.28 feet** to a concrete monument found for an East corner of said (original) 82.36 acre L.C.R.A. tract (a portion thereof currently owned by James Rohde - Vol. 643, Pg. 694 - F.C.D.R.), the South corner of said (called) 96.64 acre Allen "FIRST TRACT", an inside corner of said (called) 91.43 acre Allen tract and an inside corner of the tract herein described;

Thence **North 48 degrees 55 minutes 25 seconds West, 645.94 feet** along the common line between said (called) 96.64 acre Allen "FIRST TRACT" and said (original) 82.36 acre L.C.R.A. tract to a bridge nail found for the most Southerly corner of the (called) 85.34 acre L.C.R.A. tract (Vol. 486, Pg. 826 F.C.D.R.);

Thence **North 34 degrees 22 minutes 07 seconds West**, departing said common line, **588.73 feet** along the common line between said 85.34 acre L.C.R.A. tract and the residual of said (called) 96.64 acre Allen "FIRST TRACT" to a 1/2" iron rod found for an angle point;

Thence **North 50 degrees 01 minutes 52 seconds East, 389.13 feet** along said common line to a bridge nail found for an angle point;

Thence **North 23 degrees 22 minutes 26 seconds East, 465.22 feet** along said common line to a bridge nail found for an angle point;

Thence **North 01 degrees 37 minutes 50 seconds East, 399.50 feet** along said common line between said 85.34 acre L.C.R.A. tract and the residual of said (called) 96.64 acre Allen "FIRST TRACT" to a 5/8" iron rod found for an angle point, from which a 5/8" iron rod found bears North 64 degrees 33 minutes 47 seconds West, 34.64 feet and another 5/8" iron rod found bears South 01 degrees 41 minutes 07 seconds West, 23.56 feet;

Thence **North 64 degrees 23 minutes 21 seconds West, 763.21 feet** along said common line to a 1/2" iron rod found for an angle point;

Thence **North 09 degrees 41 minutes 12 seconds East**, continuing along said common line, at 403 feet passing the fenced Southwest margin of "Lakeview Road", and continuing for a total distance of **436.15 feet** to a bridge nail found within the fenced margins of said road for the common corner of said 85.34 acre L.C.R.A. tract, the residual of said 96.64 acre Allen "FIRST TRACT" and the (called) 50.06 acre Jack Martin tract (Vol. 374, Pg. 465 F.C.D.R.), also being the North corner of said (called) 91.43 acre Allen tract and the North corner of the tract herein described;

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Thence **South 48 degrees 28 minutes 43 seconds East**, along and within said "Lakeview Road", also being the common line between said Hensley League and Ewing Survey and the common line between said (called) 96.64 acre Allen "FIRST TRACT" and said (called) 50.06 acre Martin tract, the (called) 20.00 acre Jack Martin tract (Vol. 1206, Pg. 231 F.C.O.R.), the (called) 3.69 acre Jack Martin tract (Vol. 1580, Pg. 678 F.C.O.R.), the (called) 20.761 acre Edward Gaertner tract (Vol. 591, Pg. 570 F.C.D.R.) and the (called) 203.5 acre James Rohde tract (Vol. 466, Pg. 927 F.C.D.R.), at 2,452 feet crossing the fenced Southwest margin of said road, at 2,951 feet crossing the fenced Southwest margin of said road, and continuing within said road for a total distance of **3,163.63 feet** to the **PLACE OF BEGINNING** and containing **88.594 acres** (of which 3.14 acres lie within the fenced margins of "Lakeview Road").

Bearings, distances and coordinates used herein are "GRID" based on the Texas State Plane Coordinate System - South Central Zone - NAD 83(2011). Convergence = +01 degree 07 minutes 14 seconds. Combined factor = 0.99999025.

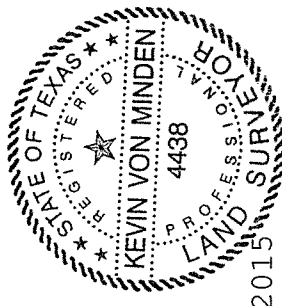
STATE OF TEXAS
COUNTY OF FAYETTE

I, Kevin Von Minden, a Registered Professional Land Surveyor, do hereby certify the foregoing field notes to be true and correct to the best of my knowledge and belief.

BEFCO ENGINEERING, INC.
Firm No. 10001700
Consulting Engineering & Land Surveying



Kevin Von Minden, R.P.L.S.
Registration No. 4438
Date of survey: May 21, 2015
Date of signature: August 24, 2015
BEFCO Job No. 15-6338(1)



GRAPHIC SCALE



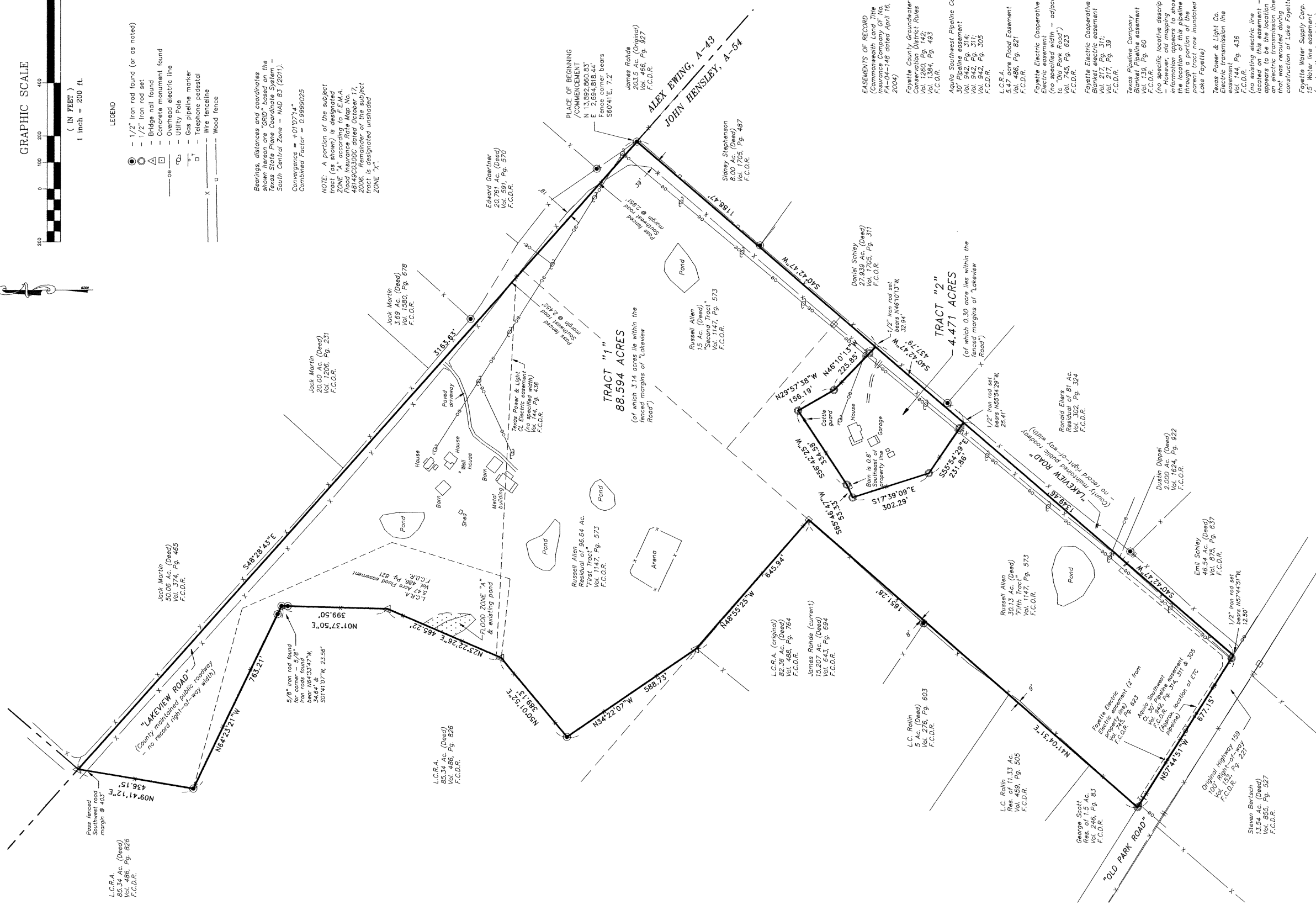
(IN FEET)
1 inch = 200 ft.

LEGEND

- 1/2" Iron rod found (or as noted)
- 1/2" Iron rod set
- △ Bridge rail found
- Corner monument found
- Overhead electric line
- Utility Pole
- Gas pipeline marker
- Telephone pedestal
- Wire fence
- Wood fence

Bearings, distances and coordinates shown herein are "GTD" based on the Texas State Plane Coordinate System - South Central Zone - NAD 83 (2011).
Convergence = +01°07'14"
Combined Factor = 0.9999025

NOTE: A portion of the subject tract (as shown) is designated ZONE "A" according to F.E.M.A. Flood Insurance Rate Map No. 17-481450020C. All areas within the 2006. Remainder of the subject tract is designated unshaded ZONE "X".



- EASEMENTS OF RECORD
Insurance Company of No. FA-04-148 dated April 16, 2004)
Fayette County Groundwater Conservation District Rules Vol. 130, Pg. 42
Vol. 130, Pg. 42
Vol. 130, Pg. 42
F.C.D.R.
Apolla Southwest Pipeline Corp. Blanket Pipeline Easement Vol. 942, Pg. 311
Vol. 942, Pg. 311
Vol. 942, Pg. 305
F.C.D.R.
L.C.R.A.
5.47 acre Flood Easement Vol. 146, Pg. 821
F.C.D.R.
Fayette Electric Cooperative Electric easement - adjacent to "Old Park Road" Vol. 745, Pg. 623
F.C.D.R.
Fayette Electric Cooperative Blanket electric easement Vol. 217, Pg. 311
Vol. 217, Pg. 39
F.C.D.R.
Texas Pipeline Company Blanket Pipeline easement Vol. 60
F.C.D.R.
(no specific locative description - However, old mapping information does show the location of this pipeline through a portion of the parent tract now inundated by Lake Fayette)
Texas Power & Light Co. Electric transmission line easement Pg. 436
F.C.D.R.
(no existing electric line located on this easement - apparent easement location of apparent transmission line that was recruited during construction of Lake Fayette)
Fayette Water Supply Corp. 15' Water line easement (no locative description) Vol. 1202, Pg. 145
F.C.D.R.
Colorado Valley Telephone Telecommunications easement (no locative description) Vol. 146, Pg. 636
F.C.D.R.
NOTE: THIS SURVEY WAS PREPARED FOR THE BENEFIT OF A CURRENT TITLE COMMITMENT.

PLAT SHOWING THE SURVEY AND SUBDIVISION OF A 93.065 ACRE TRACT (OF WHICH 3.44 ACRES LIE WITHIN THE FENCED MARGINS OF "LAKEVIEW ROAD") SITUATED IN THE JOHN HENSLEY LEAGUE, A-54, IN FAYETTE COUNTY, TEXAS, AND BEING THAT SAME TRACT DESCRIBED AS 91.43 ACRES (NET), BEING THE RESIDUAL OF THOSE TRACTS DESCRIBED AS 96.64 ACRES ("FIRST TRACT"), 15 ACRES ("SECOND TRACT"), 25 ACRES ("THIRD TRACT"), 10 ACRES ("FOURTH TRACT"), AND 30.13 ACRES ("FIFTH TRACT") IN A DEED FROM DORIS BROUGHTON AND WILLIE HAISLER, JR. TO RUSSELL ALLEN, ET UX, DATED OCTOBER 10, 2001, AND RECORDED IN VOLUME 1147, PAGE 573 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY

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I, Kevin Von Minden, a Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of the survey, and that this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category II, Condition III Survey.

Kevin Von Minden
Kevin Von Minden, R.P.L.S.
BEFCO ENGINEERING, INC.
Firm No. 10007700
La Grange, Texas
Date of survey: May 21, 2015
Date of signature: August 24, 2015

