

3 OF 5  
SCALE 0 300 600  
6801 Sanger Ave, Suite 111  
Wood, Texas 76710  
(254) 776-5151  
Fax (254) 776-5152

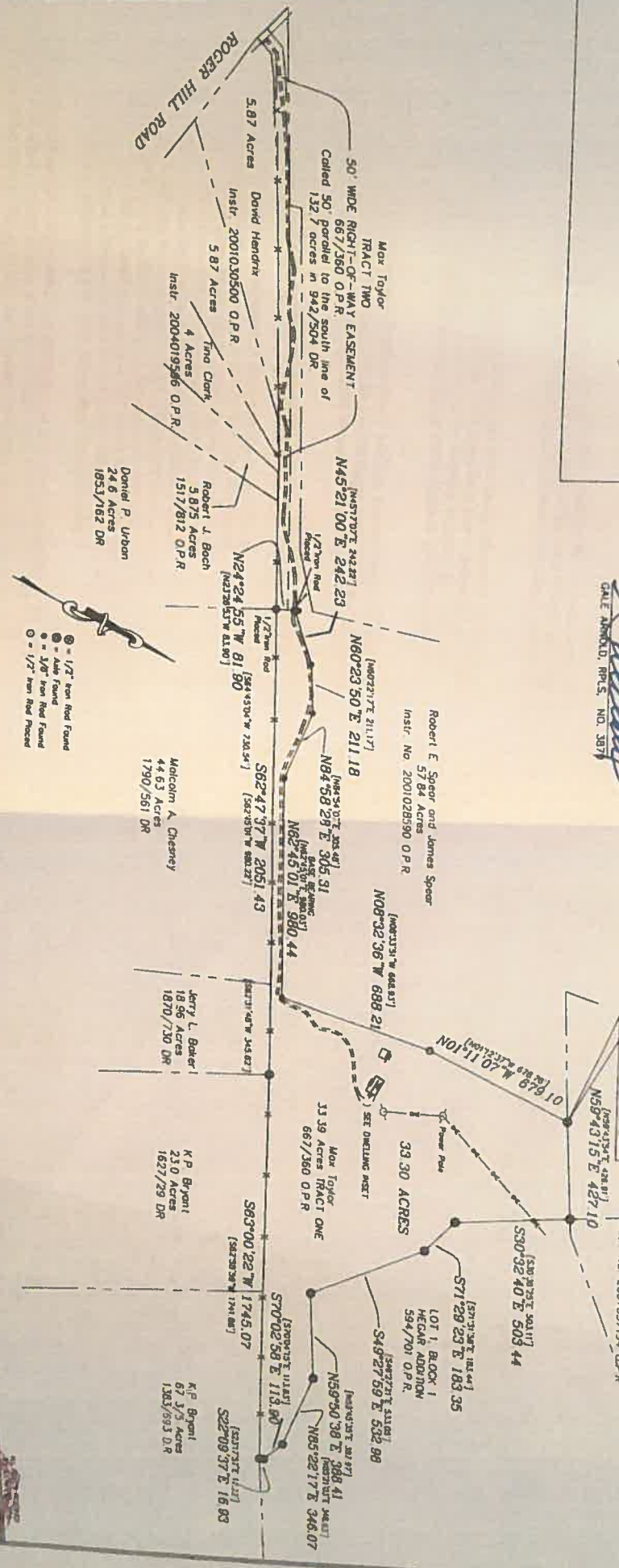
LETH LTD

WORK ORDER NO. W-01-4132  
DIGITAL FILE: 10-01-4132.DWG  
CREATED BY: LETH

FIELD NOTE DESCRIPTION ATTACHED  
MAP SERVICES: James C. Myers



Scale 1" = 40'



I hereby state that to the best of my professional knowledge and belief that this plot and the survey on which it is based meets the requirements for land surveys of the State of Texas  
This the 21 day of [Month] 2010  
GALE ARNOLD, P.L.S., NO. 3817

American Guaranty Title Company  
C.F. No. 201003119  
Effective Date: March 15, 2010  
The following easements hold Springs Water Supply in (Vol /Pg.)  
983/115 M.C.D.R. and 983/554 M.C.D.R. affect Tract Two of the  
Commitment, 963/253 M.C.D.R., 1647/391 M.C.D.R., and Instr. No.  
2009007314 O.P.R. affect Tract One of the Commitment.  
Only those easements / restrictions listed in the referenced title  
TO: Texas First State Bank and its assigns, American Guaranty  
Title, and Todd Colandro

Corrado Torchia et al  
51.657 Acres  
Instr. No. 2007037194 O.P.R.

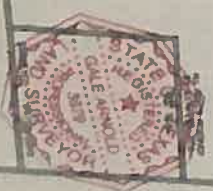
Corrado Torchia et al  
4.803 Acres  
Instr. No. 2007037194 O.P.R.

33.30 Acres of land out of SAMUEL GHOLSON SURVEY, Abstract Number 18 in McLennan County, Texas, being all of that parcel of land conveyed to Max Taylor, by a deed of record in Volume 667, Page 360 of the Official Public Records of McLennan County, Texas

M.C.D.R. - McLennan County Deed Records  
O.P.R. - Official Public Records of McLennan County, Texas

LETH LTD does not make or warrant any flood zone designation.

FIELD NOTE DESCRIPTION ATTACHED



**NOTE: Company is prohibited  
from insuring quantities of land.**

**Tract One:**

Field notes for 33.30 acres of land in the Samuel Gholson Survey, Abstract No. 18 in McLennan County, Texas and being that parcel of land conveyed to Max Taylor by deed of record in Volume 667, Page 360 of the Official Public Records of McLennan County, Texas. Said 33.30 acres being shown on the attached plat and described as follows.

Beginning at a ½ inch iron rod found at the northwest corner of the above referenced Taylor tract, the northeast corner of the Robert Spear and James Spear 57.84 acres described in Instrument No. 2001028590 of the said Official Public Records and in the south line of the Conrado Tonche et al 53.857 acres described in Instrument No. 2007037194 of the said Official Public Records for the Northwest corner of the herein described tract of land,

Thence N 59degrees 43minutes 15seconds E 427.10 feet to a ½ inch iron rod found at the northeast corner of the Taylor tract in the west line of Lot 1, Block 1 of the Hegar Addition according to the plat of record in Volume 594, Page 701 of the said official Public Records for the northeast corner of the herein described tract of land,

Thence along the west line of Lot 1 and the east line of the Taylor tract the following seven (7) courses and distances:

- 1.) S 30degrees 32minutes 40seconds E 503.44 feet to an Axle found,
- 2.) S 71degrees 29minutes 23seconds E 183.35 feet to an Axle found,
- 3.) S 49degrees 27minutes 59seconds E 532.98 feet to an Axle found,
- 4.) N 59degrees 50minutes 38seconds E 388.41 feet to an Axle found,
- 5.) N 85degrees 22minutes 17seconds E 346.07 feet to an Axle found,
- 6.) S 70degrees 02minutes 58seconds E 113.90 feet to and Axle found, and
- 7.) S 22degrees 09minutes 37seconds E 16.93 feet to a ½ inch iron rod found at the southwest corner of Lot 1 and the southeast corner of the Taylor tract and in the north line of the K.P. Bryant 67 3/5 acres of record in Volume 1383, Page 693 of the Deed Records of McLennan County for the southeast corner of the herein described tract of land,

Thence S 63degrees 00minutes 22seconds W 1745.07 feet to a ½ inch iron rod found at the northwest corner of the K.P. Bryant 23.0 acres of record in Volume 1627, Page 29 of the said Deed Records and the northeast corner of the Jerry L. Baker 18.96 acres of record in Volume 1870, Page 730 of the said Deed Records,

Thence along the north lines of the said Baker tract and the Malcolm A. Chesney 44.63 acres described in Volume 1790, Page 561 S 62degrees 47minutes 37seconds W 2051.43 feet to a ½ inch iron rod placed at the northeast corner of the Daniel P. Urban 24.6 acres of record in Volume 1853, Page 162 of the Deed Records and being an ell corner in the south line of the above referenced Spear 57.84 acres for the southwest corner of the herein described tract of land,

Thence along the common line between the Spear 57.84 acres and the Taylor tract the following seven (7) courses and distances:

- 1.) N 24degrees 24minutes 55seconds W 81.90 feet to a ½ inch iron rod placed,
- 2.) N 45degrees 21minutes 00seconds E 242.23 feet to a 3/8 inch iron rod found,
- 3.) N 60degrees 23minutes 50seconds E 211.18 feet to a 3/8 inch iron rod found,
- 4.) N 84degrees 58minutes 28seconds E 305.31 feet to a 3/8 inch iron rod found,
- 5.) N 62degrees 45minutes 01seconds E (RECORD AND BASE BEARING) 980.44 feet to a 3/8 inch iron rod found, the southeast corner of the Spear 57.84 acres,
- 6.) N 08degrees 32minutes 36seconds W 688.21 feet to a ½ inch iron rod placed, and
- 7.) N 01degrees 11minutes 07seconds W 679.10 feet to the Point of Beginning,

**Tract Two:**

BEING a fifty (50) foot wide Right-of-Way Easement for roadway purposes across the Joe F. Urban 132.7 ac tract described in a Warranty Deed to Joe F. Urban, dated May 27, 1964 and recorded in Volume 942, Page 504, McLennan County Deed Records. The S. line of this easement begins at the southerly S.E.C. of said 132.7 ac tract (also the S.W.C. of the Joe F. Urban 57.4 ac tract, Vol. 952, Pg. 659, MCDR) and runs S 62°30' W 2,495 ft along and parallel to the S. line of said 132.7 ac tract to a point in the Rogers Hill Road (a county road maintained by McLennan County). The purpose of this easement is to furnish ingress and egress across said 132.7 ac tract for said 57.4 ac tract.



**The**nce along the common line between the Spear 57.84 acres and the Taylor tract the following seven (7) courses and distances:

- 1.) N 24degrees 24minutes 55seconds W 81.90 feet to a 1/2 inch iron rod placed,
- 2.) N 45degrees 21minutes 00seconds E 242.23 feet to a 3/8 inch iron rod found,
- 3.) N 60degrees 23minutes 50seconds E 211.18 feet to a 3/8 inch iron rod found,
- 4.) N 84degrees 58minutes 28seconds E 305.31 feet to a 3/8 inch iron rod found,
- 5.) N 62degrees 45minutes 01seconds E (RECORD AND BASE BEARING) 980.44 feet to a 3/8 inch iron rod found, the southeast corner of the Spear 57.84 acres,
- 6.) N 08degrees 32minutes 36seconds W 688.21 feet to a 1/2 inch iron rod placed, and
- 7.) N 01degrees 11minutes 07seconds W 679.10 feet to the Point of Beginning,

**Tract Two:**

**BEING** a fifty (50) foot wide Right-of-Way Easement for roadway purposes across the Joe F. Urban 132.7 ac tract described in a Warranty Deed to Joe F. Urban, dated May 27, 1964 and recorded in Volume 942, Page 504, McLennan County Deed Records. The S. line of this easement begins at the southerly S.E.C. of said 132.7 ac tract (also the S.W.C. of the Joe F. Urban 57.4 ac tract, Vol. 952, Pg. 659, MCDR) and runs S 62°30' W 2,495 ft along and parallel to the S. line of said 132.7 ac tract to a point in the Rogers Hill Road (a county road maintained by McLennan County). The purpose of this easement is to furnish ingress and egress across said 132.7 ac tract for said 57.4 ac tract.