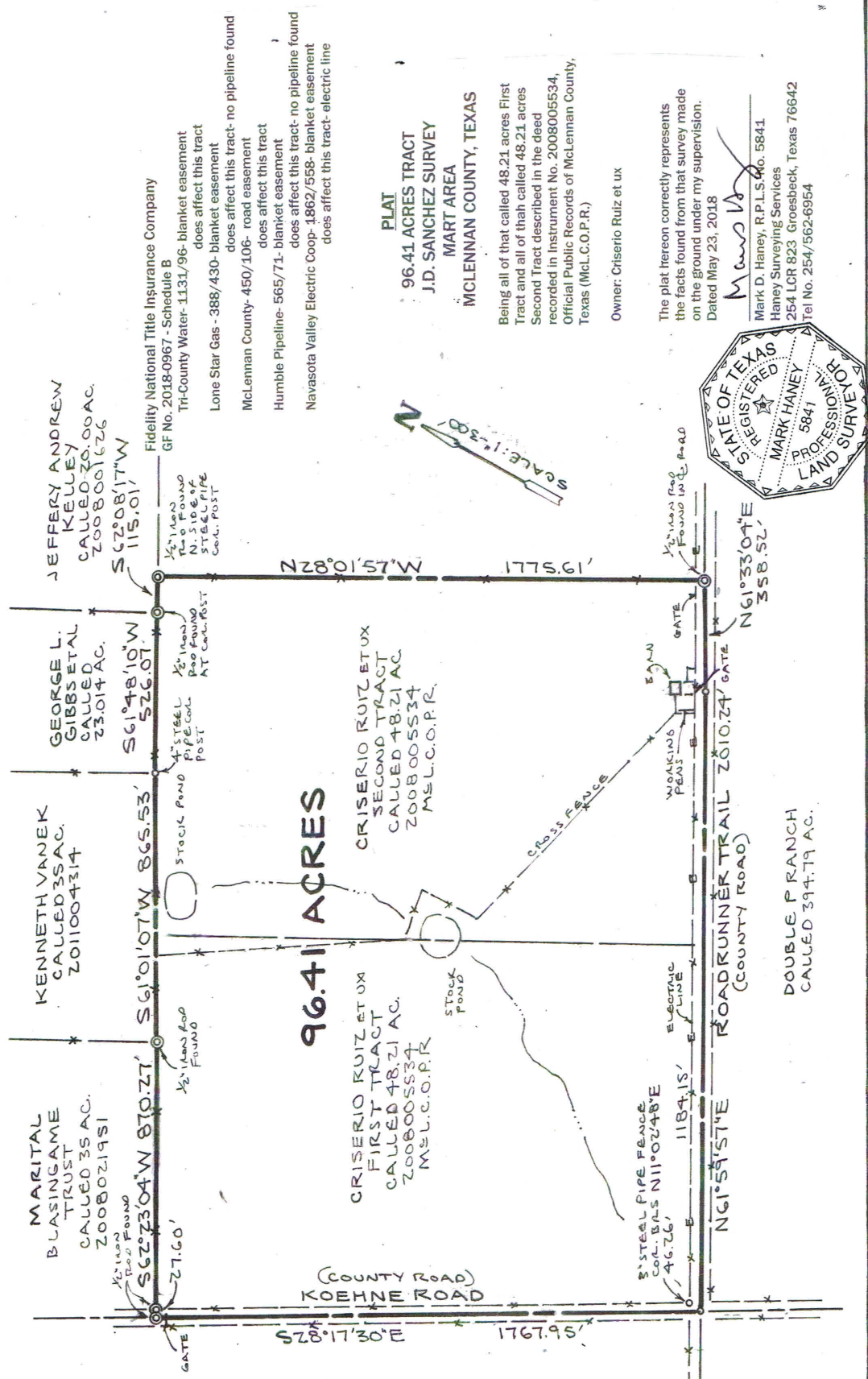


J.D. SANCHEZ SURVEY



96.41 ACRES

PLAT
96.41 ACRES TRACT
J.D. SANCHEZ SURVEY
MART AREA
MCLENNAN COUNTY, TEXAS

Being all of that called 48.21 acres First Tract and all of that called 48.21 acres Second Tract described in the deed recorded in Instrument No. 2008005534, Official Public Records of McLennan County, Texas (McL.C.O.P.R.)

Owner: Criserio Ruiz et ux

The plat hereon correctly represents the facts found from that survey made on the ground under my supervision. Dated May 23, 2018

Mark D. Haney
 Mark D. Haney, R.P.L.S. No. 5841
 Haney Surveying Services
 254 LCR 823 Groesbeck, Texas 76642
 Tel No. 254/562-6954



Fidelity National Title Insurance Company
 GF No. 2018-0967 - Schedule B
 Tri-County Water-1131/96- blanket easement
 does affect this tract
 Lone Star Gas - 388/430- blanket easement
 does affect this tract- no pipeline found
 McLennan County- 450/106- road easement
 does affect this tract
 Humble Pipeline- 565/71- blanket easement
 does affect this tract- no pipeline found
 Navasota Valley Electric Coop- 1862/558- blanket easement
 does affect this tract- electric line

JEFFERY ANDREW
 KELLEY
 CALLED 2008.001626
 AC.
 S 62°08'17"W
 115.01'

GEORGE L.
 GIBBS ET AL
 CALLED
 23.014 AC.
 S 61°48'10"W
 526.07'

KENNETH VANEK
 CALLED 35 AC.
 2011004314
 S 61°01'07"W 865.53'

MARITAL
 BLASINGAME
 TRUST
 CALLED 35 AC.
 2008021951
 S 62°33'04"W 870.27'

CRISERIO RUIZ ET UX
 SECOND TRACT
 CALLED 48.21 AC.
 2008005534
 M.E.L.C.O.P.R.

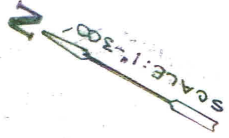
CRISERIO RUIZ ET UX
 FIRST TRACT
 CALLED 48.21 AC.
 2008005534
 M.E.L.C.O.P.R.

(COUNTY ROAD)
KOEHNE ROAD

RICKY DIETERICH
 CALLED 36.45 AC.
 2008033245

ROADRUNNER TRAIL 2010.24' GATE
 (COUNTY ROAD)
 N 61°59'57"E
 1184.15'

DOUBLE F RANCH
 CALLED 394.79 AC.



S 70°17'30"E 1767.95'

N 28°01'57"W 1951.71'

N 61°33'04"E
 358.52'

S 61°01'07"W 865.53'

S 61°48'10"W 526.07'

S 62°08'17"W 115.01'

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 does affect this tract- no pipeline found
 Navasota Valley Electric Coop- 1862/558- blanket easement
 does affect this tract- electric line

HANEY SURVEYING SERVICES
201 Red Bird Lane Mexia, Texas 76642
Tel. No. 254-562-6954
Fax.No. 254-7292-5233

Pg. 1

Description of: 96.41 Acres, J.D. Sanchez Survey, Mart Area, McLennan County, Texas
Owner: Criserio Ruiz et ux

BEING a 96.41 acres tract of land situated in the J.D. Sanchez Survey, Mart Area, McLennan County, Texas, and being all of that called 48.21 acres First Tract and that called 48.21 acres Second Tract described in the deed to Criserio Ruiz et ux recorded in Instrument No. 2008005534, Official Public Records of McLennan County, Texas (McL.C.O.P.R.), said 96.41 acres being more particularly described by metes and bounds as follows:

BEGINNING at a point in the centerline intersection of county roads Roadrunner Trail and Koehne Road for the Southwest corner of said First Tract and this tract, same being the Northwest corner of the Double P Ranch called 394.79 acres tract and the Southeast corner of the Ricky Dieterich called 36.49 acres tract of record in Instrument No. 2008033245, McL.C.O.P.R., from which corner a 3" steel pipe fence corner post in the Northeast margin fo said intersection bears N.11°02'48"E. 46.26 ft.;

THENCE with the centerline of said Roadrunner Tract, the South line of said First and Second Tracts, and the North line of said Double P Ranch as follows N.61°59'57"E. , at 1184.15 ft. the Southeast corner of said First Tract and the Southwest corner of said Second tract, in all 2010.24 ft. to a point for angle corner in the South line of said Second Tract and N.61°33'04"E. 358.52 ft. to a found ½" iron rod in the centerline of said road for the Southeast corner of said Second Tract and this tract, same being the Southwest corner of the David Ayers called 15.7 acres tract of record in Instrument No. 2014007881, McL.C.O.P.R.;

THENCE N.28°01'57"W. (basis of bearing - 20080005534) 1775.61 ft. leaving said road and continuing along a fence to a found ½" iron rod in the South line of the Jeffery Andrew Kelley called 20.00 acres tract of record in Instrument No. 2008001626, McL.C.O.P.R. on the North side of a 6" steel pipe fence corner post for the Northeast corner of said Second Tract and this tract;

THENCE S.62°08'17"W. 115.01 ft. with a fence, the North line of said Second Tract and the South line of said Kelley tract to a found ½" iron rod at the base of a 4" steel pipe fence corner post for an angle corner in the North line of said Second Tract and this tract, same being the Southwest corner of said Kelley tract and the Southeast corner of the George L. Gibbs et al called 23.014 acres tract;

THENCE S.61°48'10"W. 526.07 ft. with a fence, the North line of said Second Tract and the South line of said Gibbs tract to a 4" steel pipe fence corner post for an angle corner in the North line of said Second Tract and this tract, same being the Southwest corner of said Gibbs tract and the Southeast corner of the Kenneth Vanek called 35 acres tract of record in Instrument No. 2011004314, McL.C.O.P.R.;

THENCE S.61°01'07"W. 865.53 ft. along a fence, and with the North line of said Second and First Tract, and the South line of said Vanek tract to a found ½" iron rod South of a fence corner post for an angle corner in the North line of said First Tract and this tract, same being the Southwest corner of said Vanek tract and the Southeast corner of the Maritla

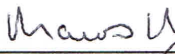
Description of: 96.41 Acres, J.D. Sanchez Survey, Mart Area, McLennan County, Texas
Owner: Criserio Ruiz et ux

Blasingame Trust called 35 acres tract of record in Instrument No. 2008021951,
McL.C.O.P.R.;

THENCE S.62°23'04"W. along a fence, and with the North line of said First Tract and the South line of said Blasingame tract, at 842.67 ft. a found ½" iron rod at a fence corner post in the East margin of said Koehne Road, in all 870.37 ft. to a found ½" iron rod in the centerline of said Koehne Road and the East line of said Dieterich tract for the Northwest corner of said First Tract and this tract, same being the Southwest corner of said Blasingame tract;

THENCE S.28°17'30"E. 1767.95 ft. with the centerline of said Koehne Road, the West line of said First Tract and the East line of said Vanek Tract to the point of BEGINNING, containing 96.41 acres, of which 2.45 acres lie within said county roads.

The foregoing description was prepared from that plat dated dated May 23, 2018 that represents the facts found from that survey made on the ground under my supervision.



Mark D. Haney, R.P.L.S. No. 5841
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