

# Fayette County, Texas

## John Cook Survey Abstract 34

Survey plat showing a 14.89 acre tract, a 1.02 acre tract, a 0.48 acre tract and a 16.39 acre tract, being part of the John Cook Survey, Abstract 34 of Fayette County, Texas, and being part of that called 33 acre tract as conveyed to August Snobar and wife, Mary Ann Snobar as recorded in volume 348, page 55 of the Deed Records of Fayette County, Texas.

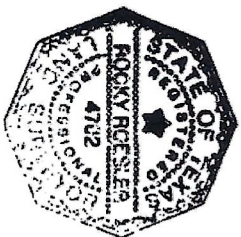
Survey plat showing a 13.23 acre tract of land, being 1.02 acres of that called 33 acre tract as conveyed to August Snobar and wife, Mary Ann Snobar as recorded in volume 348, page 55 of the Deed Records of Fayette County, Texas, and 12.21 acres of that called 27 acre tract as conveyed to August E. Snobar and wife, Mary Ann Snobar as recorded in volume 375, page 427 of the D.R.F.C.T. and to Donnie R. Charanza and wife, Deborah M. Charanza as recorded in volume 772, page 790 and amended in volume 771, page 716 of the D.R.F.C.T.

Survey plat showing a 18.68 acre tract of land, being part of that 27 acre tract as conveyed to Donnie R. Charanza and wife, Deborah M. Charanza as recorded in volume 772, page 790 and amended in volume 771, page 716 of the Deed Records of Fayette County, Texas, and to August E. Snobar and wife, Mary Ann Snobar as recorded in volume 375, page 427 of the D.R.F.C.T., and 0.88 acres of that called 33 acre tract as conveyed to August Snobar and wife, Mary Ann Snobar as recorded in volume 348, page 55 of the Deed Records of Fayette County, Texas.

Survey plat showing the centerline of a 43 foot wide road easement surveyed this same day, said easement begins in the East margin of St. James Church Road, North 02 deg. 17 min. 26 sec. East 669.20 feet from the original Southwest corner of the 33 acre Snobar tract (volume 348, page 55 of the Deed Records of Fayette County, Texas) and is intended to give the 13.23 acre, the 16.39 acre tract and the 18.68 acre tract of land access to and from St. James Church Road and the public road system of Fayette County, Texas.

Lines of this tract are only fenced as shown by the following line type:

— x — x —



Date: 1-15-05  
Scale: 1" = 300'  
Job Number: 24044  
Drawn By: RVR

Rocky Von Roesler

Registered Professional Land Surveyor  
Number 4702  
6339 Skillet Road La Grange, Tx. 78945 979-247-4321

I hereby certify that this survey plat represents the facts as found during an on the ground survey made under my direct supervision on April 4, 2005, and that it is true and correct to the best of my knowledge.

Rocky Von Roesler Registered Professional Land Surveyor Number 4702

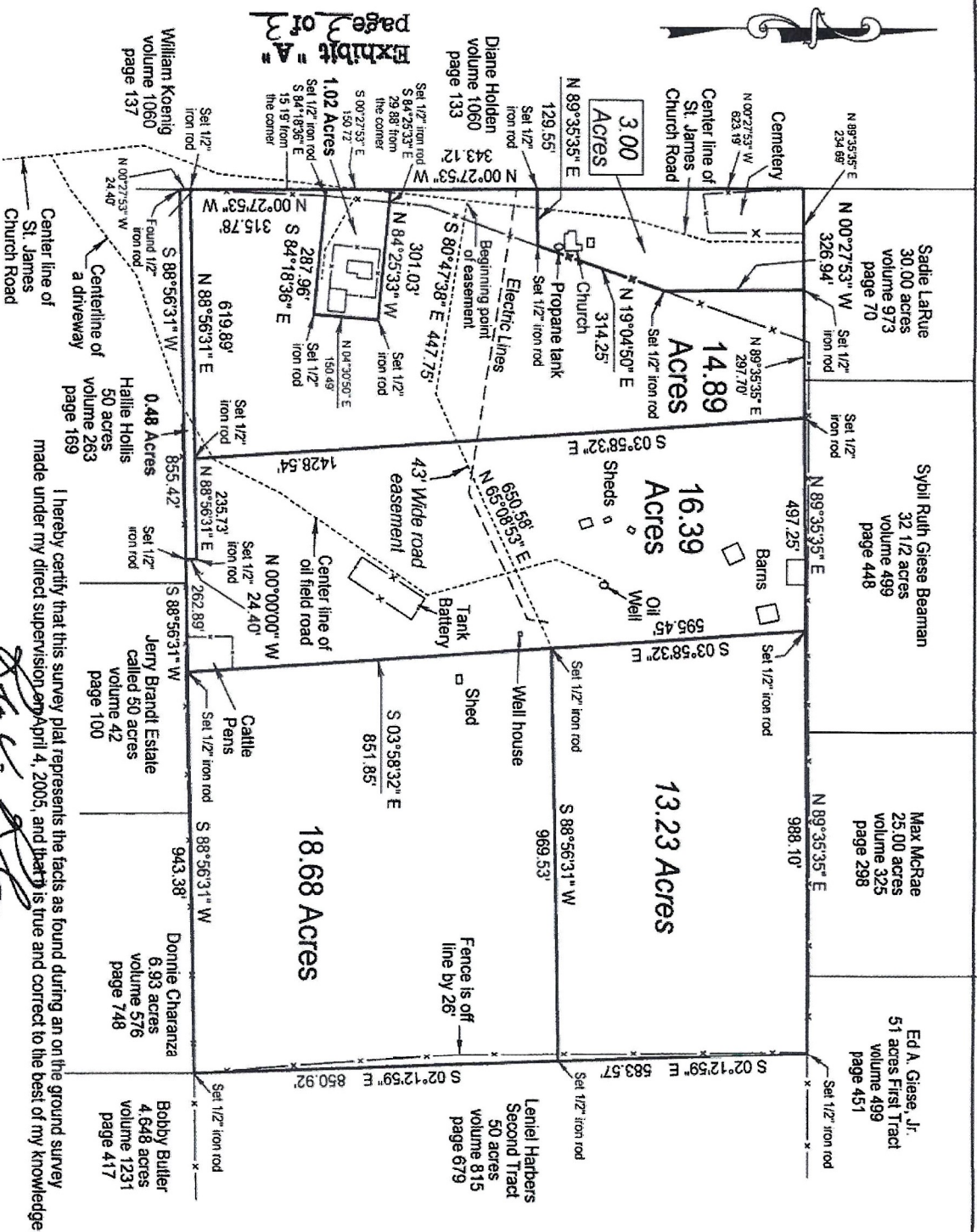



Exhibit "A"  
Page 3 of 3

  
Kevin Von Minden, R.P.L.S.  
Registration No. 4438  
BEFCO ENGINEERING, INC.  
Firm No. 10001700  
La Grange, Texas  
979-968-8474  
November 5, 2015



(Called N89°35'35"E - 297.70')

Sadie Larue  
30.00 Ac. (Deed)  
Vol. 973, Pg. 70  
F.C.D.R.

Sybil Beaman  
32.5 Ac. (Deed)  
Vol. 1117, Pg. 539  
F.C.O.R.

PLACE OF COMM  
N 13,889,276.65  
E 2.603.799.71'

Christopher Srubar  
Residual of 14.89 Ac.  
Vol. 1354, Pg. 692  
F.C.O.R.

Andrew Srubar  
16.39 Ac. (Deed)  
Vol. 1354, Pg. 698  
F.C.O.R.

Jennifer Helmich  
62.673 Ac. (Deed)  
Vol. 1637, Pg. 503  
F.C.O.R.

St. James Baptist Church  
Residual of 3 Ac.  
(Colled-exception)  
Vol. 348, Pg. 55  
(See plat in Vol. 1354,  
Pg. 692)  
F.C.O.R.

Andrew Holden  
88.397 Ac. (Deed)  
Vol. 1737, Pg. 549  
F.C.O.R.











Christopher Srubar  
Residual of 14.89 Ac.  
Vol. 1354, Pg. 692  
E.C.R.

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

### LEGEND

-  - 1/2" Iron rod found (or as noted)  
 - 1/2" Iron rod set  
 - Overhead electric line  
 - Utility Pole  
 - Septic tank  
 - Sewer clean-out  
 - Sewer line (approximate)  
 - Sewer effluent sprinkler  
 - Telephone pedestal  
 - Wire fence line

Bearings, distances and coordinates shown hereon are "GRID" based on the Texas State Plane Coordinate System - South Central Zone - NAD 83 (2011).

Convergence = +00'58'57"  
Combined Factor = 0.99990355

NOTE: Subject tract is designated unshaded ZONE "X" according to F.E.M.A. Flood Insurance Rate Map No. 48149C0240C dated October 17, 2006.

PLAT SHOWING THE SURVEY OF 2 TRACTS SITUATED IN THE JOHN COOKE LEAGUE, A-34, IN FAYETTE COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

0.192 ACRE OUT OF THAT ST. JAMES BAPTIST CHURCH TRACT CALLED A 3 ACRE EXCEPTION (WITH NO SPECIFIC DESCRIPTION) "FOR SCHOOL AND CHURCH PURPOSES" FROM A 33 ACRE TRACT DESCRIBED IN A DEED FROM EDGAR TAYLOR, ET UX, TO AUGUST SRUBAR, ET UX, DATED MARCH 1, 1963 AND RECORDED IN VOLUME 348, PAGE 55 OF THE DEED RECORDS OF FAYETTE COUNTY, AND HAVING BEEN IDENTIFIED MORE SPECIFICALLY AS AN ADJOINING "3.00 ACRE CHURCH TRACT" IN A PARTITION DEED FOR 14.89 ACRES FROM MARY ANN SRUBAR TO CHRISTOPHER SRUBAR DATED APRIL 28, 2006 AND RECORDED IN VOLUME 1354, PAGE 692 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY:

0.192 ACRE OUT OF THAT CHRISTOPHER SRUBAR TRACT  
DESCRIBED AS 14.89 ACRES IN A PARTITION DEED FROM  
MARY ANN SRUBAR TO CHRISTOPHER SRUBAR DATED APRIL  
28, 2006 AND RECORDED IN VOLUME 1354, PAGE 692 OF  
THE OFFICIAL RECORDS OF FAYETTE COUNTY.