

NOTE:  
THE BEARING BASIS FOR THIS SURVEY  
IS THE STATE PLANE COORDINATE SYSTEM  
GRID NORTH, TEXAS CENTRAL ZONE  
NGS CONTROL POINT BM0792 (K1504)  
DATUM: GEOID09, NAVD83, NAD83  
CONVERGENCE: 1.58382326  
COMBINED SCALE FACTOR: 0.999986733

SCALE: 1"=100'

## LEGEND

- IRON PIN FOUND  
CORNER NOT FOUND, REPLACED  
WITH 1/2" IRON PIN (CIPS)  
IRON PIN SET (CIPS)  
NAIL SET (NS)  
EXISTING WIRE FENCE  
POWER POLE  
WATER VALVE  
TELEPHONE CABLE  
WATERLINE EXISTING  
OVERHEAD POWER LINE  
CENTER LINE OF CHANNEL  
RECORD CALLS LONESTAR DEED (BEARING/DISTANCE)  
DATA THIS SURVEY BEARING/DISTANCE  
TRACT LINES COLOR CODED TO OWNER  
BOUNDARY LINES  
ALL DOCUMENT REFERENCES ARE IN WILLIAMSON COUNTY

LINE TABLE		
LINE	BEARING	LENGTH
L1	N66°52'45"E	30.18
L2	S17°48'21"E	27.76
L3	S15°28'45"E	20.91
L4	N82°46'18"W	45.78
L5	S75°57'22"W	58.76
L6	S09°29'27"E	11.56
L7	S18°39'33"W	40.74
L8	S17°47'19"E	9.63
L9	S33°29'23"W	24.60
L10	N41°38'36"W	49.25
L11	S46°23'11"E	33.49
L12	S62°18'01"W	32.72
L13	N80°38'24"W	49.29
L14	N72°18'04"E	20.28
L15	S88°10'02"W	51.00
L16	S69°56'34"E	18.32
L17	S26°23'48"W	51.72
L18	S31°59'14"W	15.13
L19	N79°15'35"W	36.95
L20	N20°05'44"W	10.15
L21	S35°13'53"E	12.31
L22	N81°43'09"E	19.48
L23	N17°08'32"W	17.86
L24	N71°54'39"E	27.25
L25	N85°22'34"E	73.85
L26	N84°02'53"E	46.30

39.39 AC.

LONE STAR  
INFRASTRUCTURE,  
JOINT VENTURE  
DOC. 2003108122  
PART OF TRACT CALLED 38.6 AC.  
SAME AS DUANE MCEACHRON ET. UX.  
568/447 LESS 0.041 AC. TO  
STATE OF TEXAS  
2006039402

CITY OF GEORGETOWN  
PARKLAND DEDICATION  
DOC. 2003030623  
8.5 AC.

SURVEY PLAT  
FOR GRANDE MINES, LLC  
39.39 AC.  
LONESTAR INFRASTRUCTURE, JOINT  
VENTURE -CALLED  
38.6 AC. DOC. 2003108122  
LESS R.O.W. STRIP 2006039402  
SUBJECT TO CONDITIONS OF ACCESS  
AS REGULATED BY THE STATE OF  
TEXAS IN COMPLIANCE WITH LOCAL  
AUTHORITY  
(ACCESS TO MAIN TRAFFIC LANES  
OF S.H. 130 DENIED)  
SITUATED IN THE  
JOHN BERRY SURVEY A-51  
IN WILLIAMSON COUNTY, TEXAS

THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACTED TITLE. RECORD  
EASEMENTS HAVE BEEN LISTED HEREON AS IDENTIFIED FOR THIS SURVEY BY COMMITMENT 612730  
EFFECTIVE DATE FEB. 26, 2010, PROVIDED BY TRINITY TITLE OF TEXAS, L.L.C., AS FOLLOWS  
(MAY APPLY IF EXTENDING TO SITE):  
A) EASEMENTS, MINERAL RIGHTS AND OTHER MATTERS THAT HAVE NOT BEEN REQUESTED  
HAVE NOT BEEN REVIEWED AS A PART OF THIS SURVEY  
MATTERS AS SHOWN BY SCHEDULE B AS FOLLOWS (AS LOCATED HEREON TO EXTENT OF RECORD  
DESCRIPTION IDENTIFIED):  
B-I) RESTRICTIVE COVENANTS - NOT RESEARCHED  
B-II) RIGHT OF WAY EASEMENT FOR WATER LINE TO JONAH WATER SUPPLY CORP. 9836410 - SEE  
ITEM BIOD (SAME INSTRUMENT), EASEMENT OBTAINED THROUGH FEDERAL AID USDA/FHA  
B-III) ELECTRIC UTILITY EASEMENT TO P.E.C.I. DOC. 2006010418 - 20' WIDE ADJACENT C.R. 152  
(ADJACENT ACCESS AND RELOCATION RIGHTS ETC.)  
B-IV) WATER PIPELINE EASEMENTS TO JONAH WATER SUPPLY CORP. 563/549 & 9836410  
(GENERAL TYPE EASEMENTS 15' WIDE CENTERED ON PIPELINES AS INSTALLED)

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF  
THE PROPERTY LEGALLY DESCRIBED HEREON, UNDER MY SUPERVISION. THIS PLAT IS TRUE AND  
CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IDENTIFIES ANY EVIDENCE OF  
BOUNDARY LINE CONFLICTS, SHORTAGES IN AREA, PROTRUSIONS, INTRUSIONS, AND OVERLAPPING  
OR SIGNIFICANT IMPROVEMENTS. THIS PROPERTY ABUTS A PUBLIC ROADWAY, EXCEPT AS SHOWN  
HEREON. NOTE: EXISTING DRIVEWAY AS SHOWN CONNECTS TO COUNTY ROAD 152 AND  
ADJACENT PROPERTIES (AREA MAPS IDENTIFY DRIVEWAY AS LAZY ROAD AND PRIVATE ROAD  
102 AS NOTED HEREON).

SURVEY DATE 3-16-2010

WILLIAM F. FOREST, JR. R.P.L.S. 1847



NOTICE: THIS MAP COPYRIGHT  
2010 BY FOREST SURVEYING  
AND MAPPING CO. THIS MAP IS BEING  
PROVIDED SOLELY FOR THE USE  
OF THE CURRENT PARTIES. NO  
LICENSE HAS BEEN CREATED  
(EXPRESS OR IMPLIED) TO COPY  
THIS MAP EXCEPT IN  
CONJUNCTION WITH THE  
ORIGINAL TRANSACTION FOR  
WHICH THIS MAP WAS CREATED,  
(MAY BE COPIED IN THAT  
CONTEXT IF CONDITIONS REMAIN  
UNCHANGED)

NOTE:  
PROPERTY BOUNDARIES ADJACENT TO WATERWAYS, LAKES  
AND RIVERS ARE SUBJECT TO CHANGES DUE TO NATURAL  
CAUSES. SUBMERGED BOUNDARIES HAVE BEEN SHOWN AS  
CALCULATED BASED UPON RECORD INFORMATION AND HAVE  
NOT BEEN MEASURED OR MONUMENTED ON THE GROUND. SEE  
MARKERS IN CREEK BED AND OFFSET MARKERS ADJACENT TO  
WATERWAY.

THE PROPERTY DESCRIBED HEREON IS WITHIN A SPECIAL FLOOD HAZARD  
AREA (ZONE AE) AS IDENTIFIED BY THE FEDERAL EMERGENCY  
MANAGEMENT AGENCY, FLOOD HAZARD BOUNDARY MAP REVISED AS PER  
MAP NUMBER 48491C0295E, EFFECTIVE DATE 09/26/2008. A FLOOD  
HAZARD STUDY TO IDENTIFY ADDITIONAL AREAS OF FLOOD HAZARD IS  
NOT INCLUDED IN THIS SURVEY. APPROXIMATE FLOOD LIMITS HAVE NOT  
BEEN IDENTIFIED AS A PART OF THIS SURVEY.

FOREST SURVEYING  
AND MAPPING COMPANY  
1002 45TH STREET  
GEORGETOWN, TEXAS  
512-930-5627

SPS LONESTAR INC.  
TRINITY TITLE OF TEXAS  
P.E.C.I.



FOREST SURVEYING AND MAPPING CO.  
1002 Ash St.  
Georgetown, Tx. 78626

DESCRIPTION FOR LONE STAR INFRASTRUCTURE JOINT VENTURE – GRANDE MINES, LLC

BEING 39.39 acres of the John Berry Survey, Abstract No. 51, in Williamson County, Texas. This tract is a part of the same property which was called 38.6 acres as described in a deed from Duane McEachron, et.ux., to Lone Star Infrastructure Joint Venture, of record in Doc. 2003108122, of the Official Records of Williamson County, Texas (ORWCT); and being the remnant of a tract called 102.8 ac. as conveyed to Ruben Nord by deed filed in Vol. 333, Pg. 16 D/R. This tract was surveyed on the ground in March of 2010, under the supervision of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the Texas Coordinate System of 1983, Grid North, Texas Central Zone. Line codes used herein are in agreement with the survey drawing prepared this date.

BEGINNING at an iron pin which was found at the lower Northeast fence corner of the said tract called 38.6 acres. This corner exists at the North end of an offset corner in the South line of the 61.495 acre tract that is described in a deed from Eads to Wright (580/715), and at the North end of an offset fence corner that exists in the South line of the 5 acre tract that was conveyed to American Mantle Co. (Doc. 2004086991).

THENCE with the common boundary between the East line of the said 38.6 acre tract and the said 5 acre tract, (L2) S 17°48'21"E 27.76 feet to an iron pin which was found at the Northwest fence corner of the property which is described in a deed to Clyde N. Kimbro (365/245, now Dorothy Kimbro per county tax records); continuing with the West line of the Kimbro property, departing from an existing fence that is constructed along a portion of the boundary, S 15°28'45"E at 774.17 feet pass a capped iron pin (CIPS) which was set on the West side of a fence corner post that exists on the North bank of Pecan Branch; continuing an additional (L3) S 15°28'45"E 20.91 feet; continuing in all 795.08 feet to the approximate center of Pecan Branch.

THENCE upstream with the approximate centerline of Pecan Branch, as it currently exists, joining and following the North line of the 8.5 acre parkland as dedicated to the City of Georgetown as set out in Doc. 2003030623, as follows; (L4) N 82°46'18"W 45.78 feet; and (L5) S 75°37'22"W 58.76 feet. An iron pin which was set 8" S. of an 8" Elm on the North bank of the waterway stands (L6) N 09°29'27"W 11.56 feet.

THENCE continuing upstream with the approximate centerline of the waterway, as follows; (L7) S 18°39'33" W 40.74 feet; S 66°56'49"W 152.54 feet to a capped iron pin (CIPS) which was set by an 18 inch twin elm; S 82°54'10"W 120.52 feet {CIPS West side of Bois D'Arc on South bank bears (L20) S 20°05'46"E 10.15 feet}; N 88°23'36"W 127.51 feet {CIPS on West side of 12" Twin Elm on North bank bears (L8) N 17°47'49" W 9.63 feet}; (L9) S 33°29'23"W 24.60 feet; S 87°25'49"W 126.02 feet {CIPS West side of 8 inch water elm on South bank bears (L11) N 46°23'11" W 33.49 feet}; (L10) N 41°38'36"W 49.25 feet; N 71°07'57"W 101.48 feet; (L12) S 62°18'01"W 32.72 feet {CIPS on E. side of 14" Bois D'Arc on South bank bears S 05°10'31"E 12.76 feet}; S 84°12'37"W 111.23 feet; (L13) N 80°38'24"W 49.29 feet {CIPS on Northwest side of 12" Elm on South bank stands (L14) S 72°18'04"W 20.28 feet}; N 43°35'29"W 40.35 feet; {CIPS on the South side of a 15" Hackberry on the North bank stands (L16) N 69°56'34"W 18.32 feet}; (L15) S 88°10'02"W 51.00 feet; S 52°12'00"W 77.98 feet; (L17) S 26°23'48"W 51.72 feet; {CIPS on North side of 20" Water Elm on North bank stands (L24) N 35°43'53"W 12.31 feet}; S 77°59'13"W 304.83 feet {CIPS East side of 15" Water Elm stands (L18) N 31°59'14"E 15.13 feet}; (L19) N 79°15'35"W 36.95 feet; N 30°56'58"W 101.33 feet {CIPS 2 feet South of a 6" Elm on the North bank stands (L25) N 81°43'09"E 19.68 feet}; and N 74°16'45"W 252.60 feet to the Southwest corner of the property of Lone Star Infrastructure J.V. According to record information this corner exists at the Southwest corner of the 102.8 acre that was conveyed to Ruben Nord (333/16), in the partially fenced East line of the remainder of the 36.575 acre tract which is described in a deed to LOM Services (Doc. 2001044944).

THENCE (L26) N 17°08'32"W at 17.86 feet pass a capped iron pin which was set on the West side of a fence corner post, join and follow along or near the general line of the existing old fence, and following the same direction an additional 319.45 feet, continuing in all 337.31 feet to a capped iron pin which was set at the Northeast fence corner of the 36.575 acres that was conveyed to LOM Services.

THENCE continuing along or near the general line of the fence, with the East boundary of the property of Hayden B. and Wanda N. Lay (formerly 41.96 ac. 1673/423), and the West boundary of the said 38.6 acre tract, as claimed and used on the ground as evidenced by an old fence line, N 19°07'31"W 545.52 feet to an iron pin which was found as described in the said deed to Lone Star Infrastructure J.V. (called point in a road where the intersection of the South fence line of a tract of 61.4 ac. would intersect). This corner exists N 16°44'09" W 10.68 feet from a fence corner of the said property of Hayden B. and Wanda N. Lay, at or near a point where the record property line of Lay offsets Westerly, on the West side of the existing driveway that provides access to the Lay residence.

THENCE with a line that remains Easterly from the fence line and the record boundary of the Lay property, continuing with the West line of the said property of Lone Star Infrastructure J.V., following the West line of a strip that is approximately 30 feet wide (existing driveway used for access to the said property of the Lay family, Lone Star Infrastructure J.V., and Sally Mason, commonly known as Private Road # 102 (see County Road Map) and being called Lazy Road (as set out by online mapping of the City of Georgetown), N 20°34'39" W 911.90 feet to a capped iron pin which was set for the Southwest corner of a 0.041 acre (Parcel 1121) which was conveyed by Lone Star Infrastructure J.V. to the State of Texas (Doc. 2006039402) for highway purposes related to State Highway 130 and widening of the County Road 152 intersection.

THENCE crossing the existing gravel driveway or roadway that crosses the said 0.041 acre State parcel and which currently provides access from this property to County Road 152, following the South line of the said 0.041 acre State property, (L1) N 66°52'45"E 30.18 feet to a capped iron pin set.

THENCE with the West line of a 5.00 acre tract as previously surveyed for Sally Mason, and with the West boundary of 10.00 acre tract that is described in a Correction Deed to Sally Mason of record in Doc. 2005036712, with a line that departs the existing fence line, S 20°41'11" E 913.72 feet to an iron pin found at a fence corner. According to record information this corner exists at the Southwest corner of the 61.495 acre tract that is described in a deed from Eads to Wright (580/715).

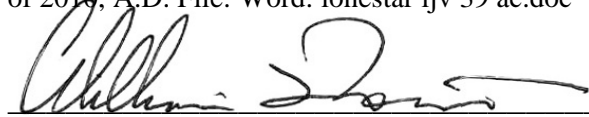
THENCE with the South line of the Sally Mason tract, finding iron pins in the fence line as follows; N 71°24'11"E 223.52 feet; N 71°26'49"E 322.09 feet; (L27) N 71°54'39"E 27.25 feet; and (L28) N 85°22'34"E 73.85 feet; continuing with the South line of the property of Benny R. Castleberry (Benny R. & Sharon E. Castleberry two tracts 739/874), N 85°06'45"E 202.50 feet to an iron pin found at the Southeast fence corner of Castleberry; continuing along the fenced boundary of the 10.02 acre tract that is described in a deed to D.& D. Holdings, Inc., finding iron pins as follows; (Doc. 2000038052), (L29) N 84°02'53"E 46.30 feet; and S 31°46'16"E 401.55 feet; N 80°52'14"E 97.92 feet to a nail found in a 36 inch Liveoak (6 feet high in trunk at old fork), and N 78°37'10"E 197.25 feet to a capped iron pin set at the Southwest fence corner of the 14.98 acre property that is described in a deed to Bradley W. and Sharon E. Smith (Doc. 2000075459).

THENCE with the South line of the Smith tract, N 78°33'07" E 250.89 feet to an iron pin which was found at the common South corner between Smith and American Mantle Co. (said 5 ac. Doc. 2004086991); continuing with the upper South line of the said 5 ac. tract, N 79°03'05"E 170.37 feet to the POINT OF BEGINNING.

STATE OF TEXAS :  
: KNOW ALL MEN BY THESE PRESENTS;  
COUNTY OF WILLIAMSON :

I, WM. F. FOREST, JR., do hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This description is true and correct to the best of my knowledge and belief. The attached plat identifies any significant boundary line conflicts, shortages in area, apparent protrusions, intrusions or overlapping of improvements. This property abuts a public roadway, except as shown. Ownership and easement information for this tract has not been researched except as shown on the attached plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas, this the 16<sup>th</sup> day of March of 2010, A.D. File: Word: lonestar ijv 39 ac.doc



**WM.F. FOREST JR.**

**REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847**

