

NOTICE OF FORECLOSURE SALE

THE STATE OF TEXAS §
 § KNOW ALL PEOPLE BY THESE PRESENTS:
COUNTY OF AUSTIN §

The undersigned has been appointed as one of the substitute trustees to foreclose the following described Deed of Trust lien. The original deed of trust was executed by Marlene Janet Sarres, aka Marlene J. Sarres to Herman Torres, Trustee. It was dated November 6, 2019, and executed for the benefit of the Beneficiary, GL&L Holdings LLC, a Texas limited liability company. The deed of trust was duly recorded under Clerk's File No. 195064, of the Official Public Records of Real Property of Austin County, Texas, it was executed to secure the payment of that one certain promissory note in the original principal amount of \$700,000.00. Default has occurred under the note and deed of trust.

Either I, or Jeff Leva, Sandy Desigenis, Lillian Poelker, Patria Poston, Meagan L. Randle or Ebbie Murphy will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby, foreclose the deed of trust lien and sell the property (together or in separate parcels) on Tuesday, April 2, 2024 (that being the first Tuesday of said month). The sale will be at public auction to the highest bidder for cash, (however, the beneficiary will be allowed to make a credit bids). The sale will be held in the area designated by the County Commissioners Court for deed of trust foreclosures, at the hour of 10:00 a.m. or within three hours thereafter of that day. The property is described as follows:

0.611 acre of land, more or less, being all of Lot One (1) and Two (2), and a portion of Lot Three (3) of Block Forty-three (43) of the "Town (City) of Sealy," recorded in Volume "X", Page 6 of the Deed Records of Austin County, Texas, San Felipe De Austin Town Tract, A-5, "City of Sealy", Austin County, Texas; subject tract being the residue of that tract described in Deed to Jerry Mazac and wife, Mary Geraldine Mazac, recorded in Volume 381, Page 876, Deed Records, Austin County, Texas. Said tract of land being more particularly described by metes and bounds in Exhibit "A" attached.

EXECUTED on March 3, 2024.

2024-0008

Richard Melamed, Substitute Trustee

Richard Melamed, Substitute Trustee
P.O. Box 3130
Bellaire, Texas 77401
(713) 884-0104
rm@rmatty.com

FILED
2024 MAR -7 PM 2:06
Andree Cardenas
COUNTY CLERK
AUSTIN COUNTY, CLERK



4811418

EXHIBIT "A"

0.611 acres and being all of Lot 1 and 2, and a portion of Lot 3 of Block 43 of the "Town (City) of Sealy", recorded in Volume "X", Page 6 of the Deed Records of Austin County, Texas, San Felipe De Austin Town Tract, A-5, "City of Sealy", Austin County, Texas. Subject tract being the residue of that tract described in Deed to Jerry Mazac and wife, Mary Geraldine Mazac, recorded in Volume 381, Page 876, Deed Records, Austin County, Texas.

ALL THAT TRACT OR PARCEL OF LAND consisting of 0.611 Acres and being all of Lot 1 & 2 and a portion of Lot 3 of Block 43 of the "Town (City) of Sealy" recorded in Volume "X", Page 6 of the Deed Records of Austin County, Texas, San Felipe de Austin Town Tract, A-5, "Town (City) of Sealy", Austin County, Texas. Subject tract being the residue of that tract described in Deed to Jerry Mazac, and wife, Mary Geraldine Mazac recorded in Volume 381, Page 876 D.R.A.C.T. Said Tract consisting of 0.611 Acres and being more particularly described as follows:

BEGINNING at a nail found at the intersection of the South Right-of-way of 2nd Street (80 ft. R.O.W.) and the West Right-of-way of Meyers Street (State Highway 36, 80 ft. R.O.W.) and being the Northeast corner of Lot 1 of Block 43 and the Northeast corner of the herein described tract;

THENCE S 12° 27' 55" E, with the West Right-of-way of Meyers Street, a distance of 190.00 ft. to a 1/2 inch iron rod set for the Northeast corner of that tract described as 65' X 110' in Volume 362, Page 87 D.R.A.C.T. and being the Southeast corner of the herein described tract;

THENCE S 77° 32' 05"W, with the North line of various tracts recorded in Volume 362, Page 87 D.R.A.C.T.; Volume 784, Page 865 of the Official Records of Austin County, Texas; Volume 409, Page 983 D.R.A.C.T. and File# 055632 O.R.A.C.T., a distance of 140.00 ft. to a 1/2" iron found in the East Right-of-way of a 20 ft. Alley and being the Northwest corner of the called 2980 Sq. Ft. tract recorded in File# 055632 O.R.A.C.T. and being the Southwest corner of the herein described tract;

THENCE N 12° 27' 55"W, with the East line of said Alley, a distance of 190.00 ft. to a 1/2" iron rod found at the intersection of the East Right-of-way of said Alley and the South Right-of-way of 2nd Street, for the Northwest corner of Lot 1 and the Northwest corner of the herein described tract;

THENCE N 77° 32' 05" E, with the South Right-of-way of 2nd Street, a distance of 140.00 ft. to the **PLACE OF BEGINNING** and containing 0.611 Acres.

NOTICE OF FORECLOSURE SALE

March 12, 2024

Deed of Trust ("Deed of Trust"):

Dated: December 17, 2020

Grantor: Ernesto L. Hidalgo Valdivia

Trustee: Michael J. Golebiowski

Lender: Bellville Rancho LLC

Recorded in: Instrument No. 206016 of the real property records of Austin County, Texas

Legal Description: BEING an 11.902 acre tract of land situated in the William C. White Survey, Abstract Number 101, Austin County, Texas, being a portion of that certain called 47.735 acre tract described in instrument to Bellville Rancho, LLC recorded under Instrument Number 203488 of the Official Records of Austin County, Texas (O.R.A.C.T.), said 11.902 acre tract being called Tract 3 and more particularly described by metes and bounds in the attached Exhibit.

Secures: Promissory Note ("Note") in the original principal amount of \$149,000.00, executed by Ernesto L. Hidalgo Valdivia ("Borrower") and payable to the order of Lender

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned to Cervo Investments LLC ("Beneficiary") by an instrument dated April 27, 2021, recorded in Instrument No. 224995 of the real property records of Austin County, Texas

Substitute Trustee: Megan Randle, Debby Jurasek, Ebbie Murphy, or David Garvin

Substitute Trustee's Address: c/o Foreclosure Services, LLC
8101 Boat Club Rd., Suite 320
Fort Worth, Texas, 76179

2024-009

FILED

2024 MAR 12 PM 1:30

Foreclosure Sale:

- Date:** Tuesday, April 2, 2024
- Time:** The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M. and not later than three hours thereafter.
- Place:** Inside the foyer of the Austin County Courthouse, One East Main, Bellville, Texas 77418, OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.
- Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Cervo Investments LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Cervo Investments LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Cervo Investments LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Cervo Investments LLC's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Cervo Investments LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Cervo Investments LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Margaret H. Banahan
Texas Bar No. 24078188
meg@bmvlawtexas.com
Veronica A. Martinez
Texas Bar No. 24102149
veronica@bmvlawtexas.com
R. Alex Weatherford
Texas Bar No. 24079553
alex@bmvlawtexas.com
1400 Broadfield Blvd., Suite 105
Houston, Texas 77084
Tel. (281) 394-3122
Fax (281) 940-2743
Attorney for Lender



Megan Randle, Debby Jurasek, Ebbie Murphy, or
David Garvin, Substitute Trustee
c/o Foreclosure Services LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

Exhibit A



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

JA 201764

FIELD NOTE DESCRIPTION

TRACT 3

11.902 ACRES

**IN THE WILLIAM C. WHITE SURVEY, ABSTRACT NUMBER 101
AUSTIN COUNTY, TEXAS**

BEING an 11.902 acre tract of land situated in the William C. White Survey, Abstract Number 101, Austin County, Texas, being a portion of that certain called 47.735 acre tract described in instrument to Bellville Rancho, LLC recorded under Instrument Number 203488 of the Official Records of Austin County, Texas (O.R.A.C.T.), said 11.902 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a ¼ inch iron rod found in the northwesterly margin of Oilfield Road (an existing dirt road), for the common easterly corner of said 47.735 acre tract and that certain called 1 acre tract described in instrument to The Houston Lighting and Power Company, recorded in Volume 78, Page 463, O.R.A.C.T.;

THENCE North 22°52'22" East, 302.84 feet, along the northwesterly margin of said Oilfield Road, with the southeasterly line of said 47.735 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the **POINT OF BEGINNING**, being the southeasterly corner of the herein described 11.902 acre tract;

THENCE North 60°22'07" West, 1415.58 feet, severing said 47.735 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the southeasterly line of that certain called 49.94 acre tract described in instrument to Big Wells Energy Corp., recorded under Clerk's File Number 113936, O.R.A.C.T., the westerly line of said 47.735 acre tract, for the southwesterly corner of the herein described 11.902 acre tract, from which a ½ inch iron rod found for reference bears, South 22°18'30" West, 229.52 feet;

THENCE North 22°18'30" East, 369.76 feet, with the common line between said 47.735 acre tract and said 49.94 acre tract, ½ inch iron rod with cap stamped "TPS 100834-00" set, for the northwesterly corner of the herein described 11.902 acre tract, from which an axle found for reference bears, North 22°18'30" East, 736.68 feet;

THENCE over and across said 47.735 acre tract, the following four (4) courses and distances:

1. South 60°22'07" East, 819.25 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 51°41'42" East, 101.11 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. South 71°03'05" East, 82.23 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
4. South 60°22'09" East, 419.24 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northwesterly margin of said Oilfield Road, the southeasterly line of said 47.735 acre tract, for the northeasterly corner of the herein described 10.902 acre tract, from which a ½ inch iron rod found for reference, bears North 22°52'22" East, 735.78 feet;

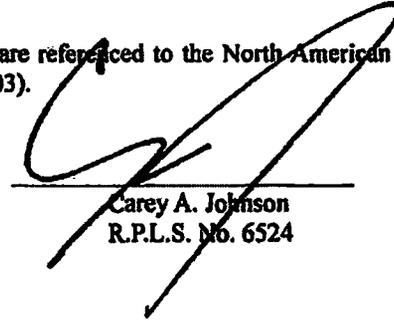
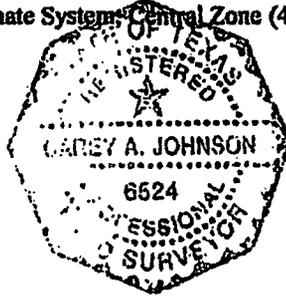
THENCE South 22°52'22" West, 369.31 feet, along northwesterly margin of said Oilfield Road, with the southeasterly line of said 47.735 acre tract, to the **POINT OF BEGINNING**.

CONTAINING a computed area of 11.902 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on September 10, 2020 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number B543-07.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

October 1, 2020
Date



Carey A. Johnson
R.P.L.S. No. 6524

0' 300' 600' 900'

SYMBOL LEGEND

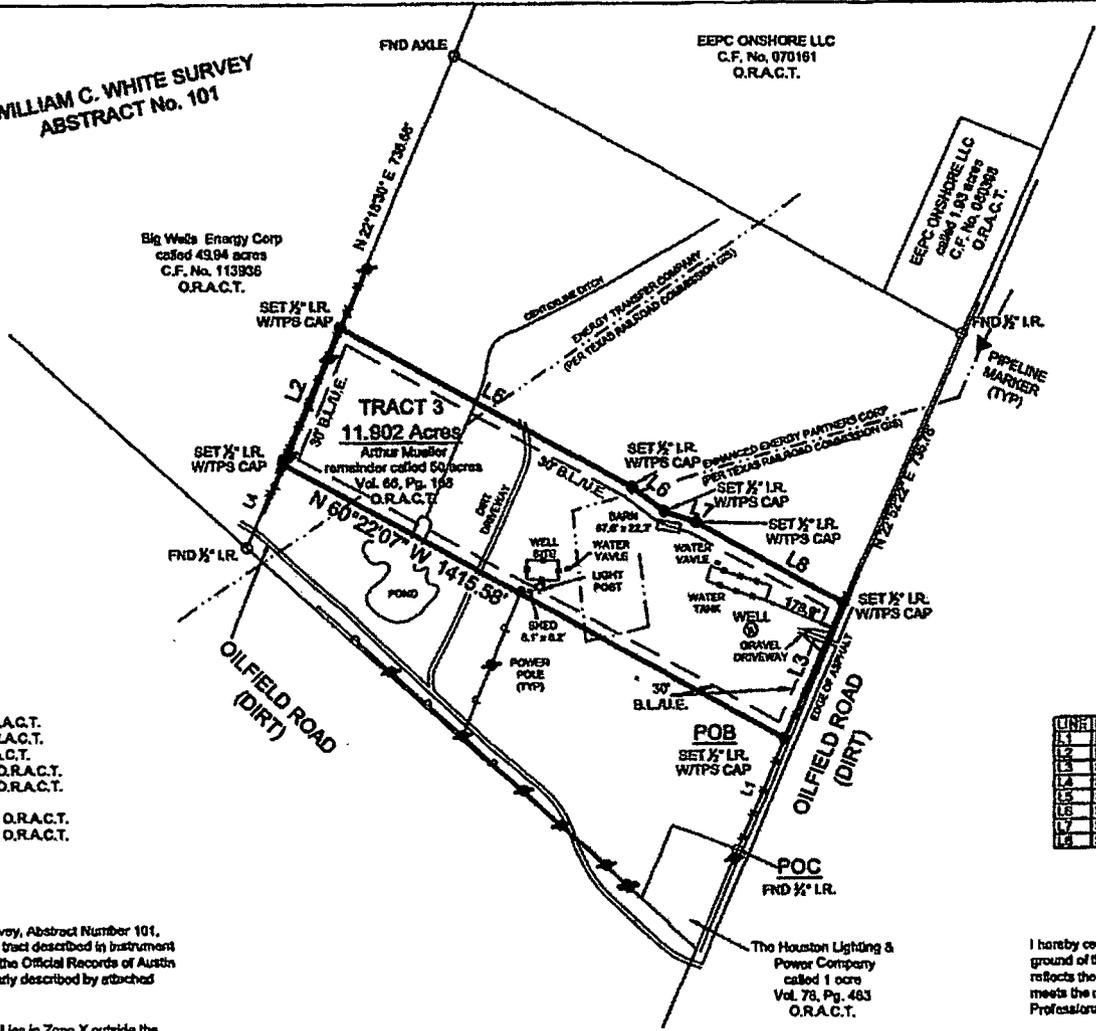
- Overhead Power Line
- Guy Wire
- Wood Fence
- Wrought Iron Fence
- Chainlink Fence
- Wire Fence
- Fire Hydrant
- Power Pole
- Telephone Pedestal
- Water Valve
- Water Meter
- Set Iron Rod w/TPS Cap
- End Iron Rod

**WILLIAM C. WHITE SURVEY
ABSTRACT No. 101**

Big Wells Energy Corp
called 43.94 acres
C.F. No. 113938
O.R.A.C.T.

EEPC ONSHORE LLC
C.F. No. 070161
O.R.A.C.T.

EEPC ONSHORE LLC
called 1.83 acres
C.F. No. 080390
O.R.A.C.T.



Surveyor has relied on information provided by:
G.F. No. 48684
Effective date: April 28, 2020

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

- 1) Those as per item 10(a), Schedule B, of said Title Commitment
- 2) R.O.W. to Humble Oil RFG per Vol. 78, Pg. 485 O.R.A.C.T.
- 3) R.O.W. to Humble Oil RFG per Vol. 149, Pg. 184, O.R.A.C.T.
- 4) R.O.W. to Humble Oil Pipeline Co. Vol. 176, Pg. 504 O.R.A.C.T.
- 5) R.O.W. to Humble Oil and Refining Company Vol. 294, Pg. 124, O.R.A.C.T.
- 6) R.O.W. to Texas Southeastern Gas Company Vol. 319, Pg. 114, O.R.A.C.T.
- 7) Drainage easement to Austin County Texas Vol. 376, Pg. 717, O.R.A.C.T.
- 8) Grant of easement to Seminole Pipeline Company Vol. 666, Pg. 80, O.R.A.C.T.
- 9) Grant of easement to Seminole Pipeline Company Vol. 666, Pg. 83, O.R.A.C.T.
- 10) Royalty Deed to Wilburn Cheesher Vol. 662, Pg. 538, O.R.A.C.T.
- 11) Grant of easement to Seminole Pipeline Company Vol. 668, Pg. 71, O.R.A.C.T.
- 12) Grant of easement to Seminole Pipeline Company Vol. 666, Pg. 77, O.R.A.C.T.

**BOUNDARY & IMPROVEMENT
SURVEY**

BEING an 11.802 acre tract of land situated in the William C. White Survey, Abstract Number 101, Austin County, Texas, being a portion of that certain called 47.735 acre tract described in instrument to Bellville Rancho, LLC recorded under Instrument Number 203458 of the Official Records of Austin County, Texas (O.R.A.C.T.), said 11.802 acre tract being more particularly described by attached metes and bounds description.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scoring according to Community Panel No. 48015C0225F having an effective date 10/16/2019.

Job No.: B543-07 TRACT 3
Scale: 1"=300'
Date: 8/19/2020
Drawn By: MJW
Field Crew: TC
Revised:

Purchaser: Blue Indio Realty
Address: Oil Field Road Bellville Tx 77418
Lot: _____ Block: _____ Section: _____
Survey: William C. White
Area: 11.802 Acres
Subdivision: _____
Cabinet: _____ Sheet: _____ Record: _____
Austin County, Texas

LINE	BEARING	DISTANCE
L1	N 22° 16' 30" E	738.68'
L2	N 22° 16' 30" E	369.78'
L3	S 60° 22' 07" W	369.31'
L4	S 60° 22' 07" W	229.52'
L5	S 60° 22' 07" W	819.25'
L6	S 60° 22' 07" E	819.25'
L7	S 71° 13' 05" E	82.29'
L8	S 60° 22' 07" E	418.24'

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



Carey A. Johnson
Carey A. Johnson
Registered Professional Land Surveyor No. 6524

TEXAS
PROFESSIONAL
SURVEYING, LLC

3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 10284-00

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).
Basis of Bearings

J#20164

NOTICE OF FORECLOSURE SALE

March 12, 2024

Deed of Trust ("Deed of Trust"):

Dated: December 17, 2020

Grantor: Ernesto L. Hidalgo Valdivia

Trustee: Michael J. Golebiowski

Lender: Bellville Rancho LLC

Recorded in: Instrument No. 206016 of the real property records of Austin County, Texas

Legal Description: BEING an 11.902 acre tract of land situated in the William C. White Survey, Abstract Number 101, Austin County, Texas, being a portion of that certain called 47.735 acre tract described in instrument to Bellville Rancho, LLC recorded under Instrument Number 203488 of the Official Records of Austin County, Texas (O.R.A.C.T.), said 11.902 acre tract being called Tract 3 and more particularly described by metes and bounds in the attached Exhibit.

Secures: Promissory Note ("Note") in the original principal amount of \$149,000.00, executed by Ernesto L. Hidalgo Valdivia ("Borrower") and payable to the order of Lender

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned to Cervo Investments LLC ("Beneficiary") by an instrument dated April 27, 2021, recorded in Instrument No. 224995 of the real property records of Austin County, Texas

Substitute Trustee: Megan Randle, Debby Jurasek, Ebbie Murphy, or David Garvin

Substitute Trustee's Address: c/o Foreclosure Services, LLC
8101 Boat Club Rd., Suite 320
Fort Worth, Texas, 76179

2024-009

FILED

2024 MAR 12 PM 1:30

Foreclosure Sale:

- Date:** Tuesday, April 2, 2024
- Time:** The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M. and not later than three hours thereafter.
- Place:** Inside the foyer of the Austin County Courthouse, One East Main, Bellville, Texas 77418, OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.
- Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Cervo Investments LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Cervo Investments LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Cervo Investments LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Cervo Investments LLC's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Cervo Investments LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Cervo Investments LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Margaret H. Banahan
Texas Bar No. 24078188
meg@bmvlawtexas.com
Veronica A. Martinez
Texas Bar No. 24102149
veronica@bmvlawtexas.com
R. Alex Weatherford
Texas Bar No. 24079553
alex@bmvlawtexas.com
1400 Broadfield Blvd., Suite 105
Houston, Texas 77084
Tel. (281) 394-3122
Fax (281) 940-2743
Attorney for Lender



Megan Randle, Debby Jurasek, Ebbie Murphy, or
David Garvin, Substitute Trustee
c/o Foreclosure Services LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

Exhibit A



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

JAZ 2017 64

FIELD NOTE DESCRIPTION

TRACT 3

11.902 ACRES

**IN THE WILLIAM C. WHITE SURVEY, ABSTRACT NUMBER 101
AUSTIN COUNTY, TEXAS**

BEING an 11.902 acre tract of land situated in the William C. White Survey, Abstract Number 101, Austin County, Texas, being a portion of that certain called 47.735 acre tract described in instrument to Bellville Rancho, LLC recorded under Instrument Number 203488 of the Official Records of Austin County, Texas (O.R.A.C.T.), said 11.902 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a ¼ inch iron rod found in the northwesterly margin of Oilfield Road (an existing dirt road), for the common easterly corner of said 47.735 acre tract and that certain called 1 acre tract described in instrument to The Houston Lighting and Power Company, recorded in Volume 78, Page 463, O.R.A.C.T.;

THENCE North 22°52'22" East, 302.84 feet, along the northwesterly margin of said Oilfield Road, with the southeasterly line of said 47.735 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the **POINT OF BEGINNING**, being the southeasterly corner of the herein described 11.902 acre tract;

THENCE North 60°22'07" West, 1415.58 feet, severing said 47.735 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the southeasterly line of that certain called 49.94 acre tract described in instrument to Big Wells Energy Corp., recorded under Clerk's File Number 113936, O.R.A.C.T., the westerly line of said 47.735 acre tract, for the southwest corner of the herein described 11.902 acre tract, from which a ½ inch iron rod found for reference bears, South 22°18'30" West, 229.52 feet;

THENCE North 22°18'30" East, 369.76 feet, with the common line between said 47.735 acre tract and said 49.94 acre tract, ½ inch iron rod with cap stamped "TPS 100834-00" set, for the northwesterly corner of the herein described 11.902 acre tract, from which an axle found for reference bears, North 22°18'30" East, 736.68 feet;

THENCE over and across said 47.735 acre tract, the following four (4) courses and distances:

1. South 60°22'07" East, 819.25 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 51°41'42" East, 101.11 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. South 71°03'05" East, 82.23 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
4. South 60°22'09" East, 419.24 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northwesterly margin of said Oilfield Road, the southeasterly line of said 47.735 acre tract, for the northeasterly corner of the herein described 10.902 acre tract, from which a ½ inch iron rod found for reference, bears North 22°52'22" East, 735.78 feet;

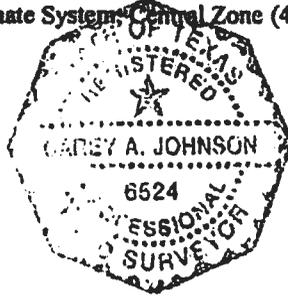
THENCE South 22°52'22" West, 369.31 feet, along northwesterly margin of said Oilfield Road, with the southeasterly line of said 47.735 acre tract, to the **POINT OF BEGINNING**.

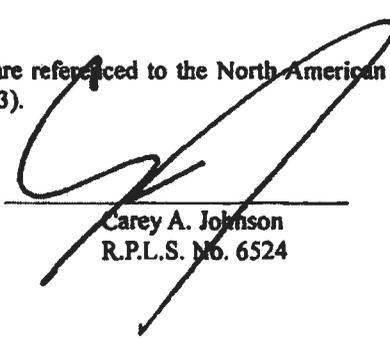
CONTAINING a computed area of 11.902 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on September 10, 2020 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number B543-07.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

October 1, 2020
Date




Carey A. Johnson
R.P.L.S. No. 6524

0' 300' 600' 900'



SYMBOL LEGEND

- Overhead Power Line
- Guy Wire
- Wood Fence
- XXX - Wrought Iron Fence
- XX - Chainlink Fence
- X - Wire Fence
- Fire Hydrant
- Power Pole
- Telephone Podestal
- Water Valve
- Water Meter
- Set Iron Rod w/TPS Cap
- Find Iron Rod

**WILLIAM C. WHITE SURVEY
ABSTRACT No. 101**

Big Wells Energy Corp
called 49.94 acres
C.F. No. 113908
O.R.A.C.T.

EEPC ONSHORE LLC
C.F. No. 070161
O.R.A.C.T.

EEPC ONSHORE LLC
called 1.89 acres
C.F. No. 089908
O.R.A.C.T.

TRACT 3
11.902 Acres
Arthur Mueller
remainder called 50 acres
Vol. 66, Pg. 193
O.R.A.C.T.



Surveyor has relied on information provided by:
G.F. No. 46604
Effective date: April 28, 2020

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

- 1) Those as per item 10(a), Schedule B, of said Title Commitment
- 2) R.O.W. to Humble Oil RFG per Vol. 78, Pg. 495 O.R.A.C.T.
- 3) R.O.W. to Humble Oil Pipeline Co. Vol. 149, Pg. 194, O.R.A.C.T.
- 4) R.O.W. to Humble Oil Pipeline Co. Vol. 176, Pg. 504 O.R.A.C.T.
- 5) R.O.W. to Humble Oil and Refining Company Vol. 294, Pg. 124, O.R.A.C.T.
- 6) R.O.W. to Texas Southeastern Gas Company Vol. 319, Pg. 114, O.R.A.C.T.
- 7) Drainage easement to Austin County Texas Vol. 378, Pg. 717, O.R.A.C.T.
- 8) Grant of easement to Seminole Pipeline Company Vol. 666, Pg. 80, O.R.A.C.T.
- 9) Grant of easement to Seminole Pipeline Company Vol. 666, Pg. 83, O.R.A.C.T.
- 10) Royalty Deed to Wilburn Chessher Vol. 662, Pg. 638, O.R.A.C.T.
- 11) Grant of easement to Seminole Pipeline Company Vol. 666, Pg. 71, O.R.A.C.T.
- 12) Grant of easement to Seminole Pipeline Company Vol. 666, Pg. 77, O.R.A.C.T.

**BOUNDARY & IMPROVEMENT
SURVEY**

BEING an 11.902 acre tract of land situated in the William C. White Survey, Abstract Number 101, Austin County, Texas, being a portion of that certain called 47.735 acre tract described in Instrument to BeVillita Rascho, LLC recorded under Instrument Number 203458 of the Official Records of Austin County, Texas (O.R.A.C.T.), said 11.902 acre tract being more particularly described by attached metes and bounds description.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48015C0225F having an effective date 10/16/2019.

Purchaser Blue Indio Realty
 Address Oil Field Road BeVillita Tx, 77418
 Lot _____ Block _____ Section _____
 Survey William C. White A 101
 Area 11.902 Acres
 Subdivision _____
 Cabinet _____ Sheet _____ Records _____
 County, Texas Austin

LINE	BEARING	DISTANCE
1	N 22° 52' 22" E	302.84
2	N 22° 18' 30" E	389.76
3	S 22° 52' 22" W	389.31
4	S 22° 18' 30" W	229.52
5	S 60° 22' 07" E	619.26
6	S 51° 41' 42" E	101.11
7	S 71° 03' 05" E	82.23
8	S 60° 22' 07" E	419.23

TEXAS
PROFESSIONAL
SURVEYING, LLC
3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 10234-00

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).
Basis of Bearings

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Carey A. Johnson
Carey A. Johnson
Registered Professional Land Surveyor No. 6524



J.A. Johnson