



Control Number: 49272



Item Number: 17

Addendum StartPage: 0

Sharon Jagge Rogers  
P.O. Box 703  
Castroville, TX 78009

July 26, 2019

Public Utility Commission of Texas  
Central Records  
1701 N Congress, PO Box 13326  
Austin, TX 78711-3326

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**Regarding: Yancey Water Supply Corporation Docket No. 49272**

To Whom it May Concern:

In regards to Docket No. 49272 concerning the Yancey Water Supply Corporation, I, Sharon Jagge Rogers, as landowner of attached described property in Medina County, hereby choose to **OPT OUT** of participating in the water district.

Sincerely,

  
Sharon Jagge Rogers

Enclosures:

Map of property

Metes and bounds description of property



**Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.**

**DEED OF PARTITION**

THE STATE OF TEXAS                   §  
  §                   KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF MEDINA                 §

THAT WHEREAS, We, RAYMOND L. JAGGE, also known as RAYMOND LLOYD JAGGE, joined herein pro forma by his wife, LINDA JAGGE, whose address is P.O. Box 582, Castroville, Medina County, Texas 78009, SHARON JAGGE ROGERS, also known as SHARON JEAN JAGGE ROGERS, joined herein pro forma by her husband, GERARD ROGERS, whose address is P.O. Box 703, Castroville, Medina County, Texas 78009, and ROBYN JAGGE MASROURI, formerly known as ROBYN ROSE JAGGE, a married woman, out of her sole and separate property and estate, whose address is 209 Ivy Glen Drive, Milford, Oakland County, Michigan 48380, have and hold in common the lands hereinafter mentioned, and are desirous of making partition of the same;

NOW, THEREFORE, in consideration of the premises and to effect such partition, it is hereby COVENANTED, GRANTED, CONCLUDED AND AGREED by and between said parties, and each of them COVENANTS, GRANTS, CONCLUDES AND AGREES, for herself/himself, themselves, her/him and their heirs and assigns, that a partition of said lands be made as follows, to-wit:

The said **ROBYN JAGGE MASROURI**, shall from henceforth HAVE, HOLD, POSSESS and ENJOY, in severalty, by herself, and to her and her heirs and assigns, for her part, share, and proportion of the said lands and premises, as her sole and separate property and estate, free from any and all claims of the other parties hereto, the following described property in Medina County, Texas, to-wit:

**99.702 acres of land** situated about 17.2 miles N 81° 30' E of Hondo, in Medina County, Texas, out of Survey No. 41 1/2, Abstract No. 1239, M.A.C. Wilson, original Grantee, and being more particularly described by metes and bounds as in the attached Exhibit "A" hereto, being the field notes of **Tract 3** from a survey performed on March 21, 2017, by Charles J. Rothe, Registered Professional Land

Surveyor No. 2453, to which reference is here made and the terms of which are hereby incorporated by reference the same as if copied herein fully at length; **and,**

**28.833 acres of land** situated about 17.2 miles N 81° 30' E of Hondo, in Medina County, Texas, being 4.539 acres out of Survey No. 41 1/2, Abstract No. 1239, M.A.C. Wilson, original Grantee, and 24.294 acres out of Survey No. 41 1/2, Abstract No. 1305, S. K., McClelland, original Grantee, being a portion of that certain 40.75 acres of land described as First Tract in a deed to Melvin L. Jagge from Archie Jagge, et ux, dated December 21, 1971, as recorded in Volume 238 on Page 219 of the Deed Records of Medina County, Texas, and being more particularly described by metes and bounds as in the attached Exhibit "B" hereto, being the field notes of **Tract 5** from a survey performed on March 21, 2017, by Charles J. Rothe, Registered Professional Land Surveyor No. 2453, to which reference is here made and the terms of which are hereby incorporated by reference the same as if copied herein fully at length;

and the other parties hereto do GRANT, RELEASE AND CONFIRM unto the said ROBYN JAGGE MASROURI, as her sole and separate property and estate, the premises above described; TO HAVE AND TO HOLD in severalty the above described premises, with all and singular the hereditaments and appurtenances thereunto belonging, unto the said ROBYN JAGGE MASROURI, her heirs and assigns forever. And each of said persons, being RAYMOND L. JAGGE, SHARON JAGGE ROGERS, and ROBYN JAGGE MASROURI hereby binds himself/herself and his/her heirs, executors, and administrators to WARRANT AND FOREVER DEFEND all and singular the premises unto the said ROBYN JAGGE MASROURI, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under them, but not otherwise.

The following reservations from conveyance and warranty are made: None.

The following exceptions to conveyance and warranty are made:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any water district or company; taxes for 2017, the payment of which ROBYN JAGGE MASROURI assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which ROBYN JAGGE MASROURI assumes; together with the following, to-wit:

1. Subject to a **30-foot-wide Ingress-Egress Easement** situated about 17.2 miles N 81° 30' E of Hondo, in Medina County, Texas, lying within Survey No. 41 1/2, Abstract No. 1239, M.A.C. Wilson, original Grantee; the centerline of said 30-foot-wide Ingress-Egress Easement being more particularly described by metes and bounds as in the attached Exhibit "C" hereto, being the field notes of **Easement**

A from a survey performed on March 21, 2017, by Charles J. Rothe, Registered Professional Land Surveyor No. 2453, to which reference is here made and the terms of which are hereby incorporated by reference the same as if copied herein fully at length.

2. Subject to a **30-foot-wide Ingress-Egress Easement** situated about 17.2 miles N 81° 30' E of Hondo, in Medina County, Texas, lying within Survey No. 41 1/2, Abstract No. 1239, M.A.C. Wilson, original Grantee, lying within that certain 50.000 acres of land described in a Deed to Raymond Lloyd Jagge from Archie Jagge, et ux, dated July 14, 1982, as recorded in Volume 316 on Page 287 of the Deed Records of Medina County, Texas, and within the easternmost portion of the remaining part of that certain 128 1/8 acres of land described in a Deed to Archie Jagge from Mollie Jagge Schmidt, et vir, et al, Executors of the Estate of Amand F. Jagge, Deceased, and Lenora Jagge, dated December 25, 1926, as recorded in Volume 83 on Page 190 of the aforementioned Deed Records; the centerline of said 30-foot-wide Ingress-Egress Easement being more particularly described by metes and bounds as in the attached Exhibit "D" hereto, being the field notes of **Easement B** from a survey performed on March 21, 2017, by Charles J. Rothe, Registered Professional Land Surveyor No. 2453, to which reference is here made and the terms of which are hereby incorporated by reference the same as if copied herein fully at length.
3. Subject to a **30-foot-wide Ingress-Egress Easement** situated about 17.2 miles N 81° 30' E of Hondo, in Medina County, Texas, lying within Survey No. 41 1/2, Abstract No. 1239, M.A.C. Wilson, original Grantee, lying within that certain 33 acres of land described as Second Tract in a Deed to Melvin L. Jagge from Archie Jagge, et ux, dated December 21, 1971, as recorded in Volume 238 on Page 219 of the Deed Records of Medina County, Texas; the centerline of said 30-foot-wide Ingress-Egress Easement being more particularly described by metes and bounds as in the attached Exhibit "E" hereto, being the field notes of **Easement C** from a survey performed on March 21, 2017, by Charles J. Rothe, Registered Professional Land Surveyor No. 2453, to which reference is here made and the terms of which are hereby incorporated by reference the same as if copied herein fully at length.
4. Subject to a **20-foot-wide Water Line Easement** situated about 17.2 miles N 81° 30' E of Hondo, in Medina County, Texas, lying within Survey No. 41 1/2, Abstract No. 1239, M.A.C. Wilson, original Grantee, lying within that certain 33 acres of land described as Second Tract in a Deed to Melvin L. Jagge from Archie Jagge, et ux, dated December 21, 1971, as recorded in Volume 238 on Page 219 of the Deed Records of Medina County, Texas; the centerline of said 30-foot-wide Ingress-Egress Easement being more particularly described by metes and bounds as in the attached Exhibit "F" hereto, being the field notes of **Easement D** from a survey performed on March 21, 2017, by Charles J. Rothe, Registered Professional Land Surveyor No. 2453, to which reference is here made and the terms of which are hereby incorporated by reference the same as if copied herein fully at length.

This Deed is one (1) of three (3) deeds which were prepared and signed on the 10<sup>th</sup> day of April, A.D., 2017, for a partition of real property being 384.361 acres of land in Medina

County, Texas, being various properties conveyed and inherited by the parties by Gift Deeds and Probate Records and Deeds from their mother, CATHERINE FISCHER JAGGE, on November 7, 2012, from their father, MELVIN LLOYD JAGGE, Deceased, and from their grandparents, ARCHIE JAGGE and wife, CELINE SCHOTT JAGGE. This Deed of Partition and the other Deeds of Partition executed on this date, taken as a whole, represent a partition of the above referenced 384.361 acres between the parties as agreed to by them.

IN WITNESS WHEREOF, we have hereunto set our hands this the 10 day of April, A.D., 2017.

\_\_\_\_\_  
RAYMOND L. JAGGE, also known as RAYMOND LLOYD JAGGE

\_\_\_\_\_  
LINDA JAGGE, pro forma

  
\_\_\_\_\_  
SHARON JAGGE ROGERS, also known as SHARON JEAN JAGGE ROGERS

  
\_\_\_\_\_  
GERARD ROGERS, pro forma

\_\_\_\_\_  
ROBYN JAGGE MASROURI, formerly known as ROBYN ROSE JAGGE

***This instrument was prepared based on information furnished by the parties, and no independent title search has been made by RICHARD WESLEY RUSSELL nor the Law firm of GAMBLE & RUSSELL, P.C.***

THE STATE OF TEXAS       §  
COUNTY OF MEDINA       §

This instrument was acknowledged before me on the \_\_\_\_\_ day of April, A.D., 2017, by RAYMOND L. JAGGE, also known as RAYMOND LLOYD JAGGE.

\_\_\_\_\_  
Notary Public in and for the State of Texas

THE STATE OF TEXAS       §  
COUNTY OF MEDINA       §

This instrument was acknowledged before me on the \_\_\_\_\_ day of April, A.D., 2017, by LINDA JAGGE.

\_\_\_\_\_  
Notary Public in and for the State of Texas

THE STATE OF TEXAS       §  
COUNTY OF Medina       §

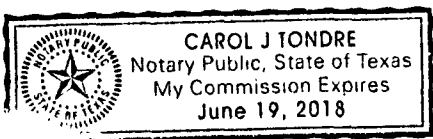
This instrument was acknowledged before me on the 10<sup>th</sup> day of April, A.D., 2017, by SHARON JAGGE ROGERS, also known as SHARON JEAN JAGGE ROGERS.



Carol J. Tondre  
Notary Public in and for the State of Texas

THE STATE OF TEXAS       §  
COUNTY OF Medina       §

This instrument was acknowledged before me on the 10<sup>th</sup> day of April, A.D., 2017, by GERARD ROGERS.



Carol J. Tondre  
Notary Public in and for the State of Texas

THE STATE OF MICHIGAN       §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on the \_\_\_\_\_ day of April, A.D., 2017, by ROBYN JAGGE MASROURI, formerly known as ROBYN ROSE JAGGE.

\_\_\_\_\_  
Notary Public in and for the State of Michigan

AFTER RECORDING, RETURN TO:  
RICHARD WESLEY RUSSELL, P.C.  
Attorney At Law  
413 Lafayette St.  
Castroville, Texas 78009

PREPARED IN THE LAW OFFICE OF:  
RICHARD WESLEY RUSSELL, P.C.  
Attorney At Law  
413 Lafayette St.  
Castroville, Texas 78009

EXHIBIT "A"

THE STATE OF TEXAS  
COUNTY OF MEDINA

PREPARED FOR: Ray Jagge, et al  
Tract 3

FIELD NOTES TO DESCRIBE

A survey of 99.702 acres of land situated about 17.2 miles N 81°30' E of Hondo, in Medina County, Texas, out of Survey No. 41 ½, Abstract No. 1239, M.A.C. Wilson, original Grantee, being a portion of various parcels of land as recorded in the following instruments:

128 1/8 Acres of land – Mollie Jagge Schmidt, et vir, et al, Executors of the Estate of Amond F. Jagge, Deceased, and Lenora Jagge to Archie Jagge – December 25, 1926 – Volume 83, Page 190;

33 Acres of land – Second Tract – Archie Jagge, et ux to Melvin L. Jagge, December 21, 1971 – Volume 238, Page 219;

45 Acres of land – Archie Jagge, et ux to Raymond Lloyd Jagge, et al – December 28, 1981 – Volume 311, Page 104;

50.000 Acres – Archie Jagge, et ux to Raymond Lloyd Jagge – July 14, 1982 – Volume 316, Page 287;

100 Acres, more or less – Archie Jagge, et ux to Sharon Jagge Rogers and Robyn R. Jagge – July 14, 1982 – Volume 316, Page 289;

said 99.702 acres of land being more particularly described by metes and bounds as follows:

BEGINNING: At a 5/8" iron pin set in fence on the lower West line of said 33 acres of land and the upper East line of that certain 122.610 acre tract of land described in a Deed to Del D. Baker, Jr. from Flat Rock Properties, LLC, dated February 11, 2008, as recorded in Volume 706 on Page 47 of the Official Public Records of Medina County, Texas, for the Southwest corner of a certain adjoining 99.702 acre tract of land, this day surveyed as Tract 2, and the Northwest corner of this survey from which a 5/8" iron pin found by a 4" diameter cedar post on the recognized North line of said Survey No. 41 ½ for the Northeast corner of the easternmost terminus line of CR 474 bears N 00-52-49 E 2105.55 feet;

THENCE: Along the South line of said adjoining 99.702 acre tract of land, S 89-56-30 E 4104.35 feet to a 5/8" iron pin set in fence on the East line of said 45 acres of land and the West line of that certain 55.572 acre tract of land described as Exhibit "B" in a Deed to Stanley B. Jagge, et al from Doris Etter Jagge, dated June 2, 1994, as recorded in Volume 261 on Page 329 of the aforementioned Official Public Records, for the Southeast corner of said adjoining 99.702 acre tract of land and the Northeast corner of this survey;

THENCE: Along fence, the East line of said 45 acres of land, and the West line of said 55.572 acre tract of land, S 00-37-06 W 1064.63 feet to a 5/8" iron pin found by a 12" diameter cedar corner post on the recognized South line of said Survey No. 41 ½, the recognized North line of Survey No. 41 ¾, Abstract No. 1305, S. K. McClelland, original Grantee, and the upper North line of that certain 1082.531 acres of land, more or less, described in a Deed to The R & R Burell Management Trust from Rae A. Burell, Individually and as Independent Executrix of the Estate of Robert L. Burell, Jr. and Trustee, dated April 9, 2005, as recorded in Volume 579 on Page 831 of the said Official Public Records, for the Southeast corner of said 45 acres of land, the Southwest corner of said 55.572 acre tract of land, and the Southeast corner of this survey;



THENCE: Along fence, the South line of said 45 acres of land, the South line of said 100 acres of land, more or less, the South line of said 128 1/8 acres of land, the South line of said 50.000 acres of land, more or less, the South line of said 33 acres of land, and the upper North line of said 1082.531 acres of land, more or less, the following courses:

N 89-41-03 W 1221.51 feet to a 4" diameter cedar post for an angle point;

N 89-44-24 W 1279.10 feet to a 4" diameter cedar corner post for an angle point;

Across Jagge Road, N 89-29-33 W 53.61 feet to a 6" diameter cedar corner post for an angle point; and

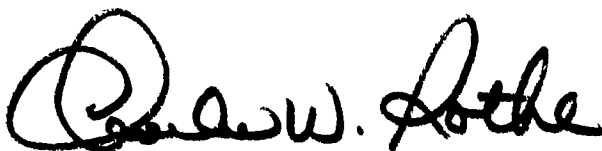
S 89-40-14 W at 1528.84 feet pass a 6" diameter cedar corner post, leaving fence and continuing a total distance of 1539.34 feet to a 1/2" iron pin found on the East line of that certain 40.75 acres of land described as First Tract in the aforementioned Deed to Melvin L. Jagge from Archie Jagge, et ux, dated December 21, 1971, as recorded in Volume 238 on Page 219 of the said Deed Records, for the Southwest corner of said 33 acres of land, the upper Northwest corner of said 1082.531 acres of land, more or less, and the Southwest corner of this survey;

THENCE: Along the lower West line of said 33 acres of land and the East line of said 40.75 acres of land, N 00-12-27 W 542.17 feet to a 1/2" iron pin found by an 8" diameter cedar corner post for the Northeast corner of said 40.75 acres of land, the upper Southeast corner of said 122.610 acre tract of land, and an angle point of this survey;

THENCE: Along fence, the lower West line of said 33 acres of land, and the upper East line of said 122.610 acre tract of land, N 00-17-10 E 522.42 feet to the POINT OF BEGINNING.

The bearings are relative to Geodetic North as taken from GPS Observations.

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 21<sup>st</sup> day of March, 2017.



Charles W. Rothe  
Registered Professional Surveyor No. 2453  
1705 Avenue K, P. O. Box 426  
Hondo, Texas 78861  
Ph. (830) 426-3005  
FAX (830) 426-8160

EXHIBIT "B"

THE STATE OF TEXAS  
COUNTY OF MEDINA

PREPARED FOR: Raymond L. Jagge, et al  
Tract 5

FIELD NOTES TO DESCRIBE

A survey of 28.833 acres of land situated about 17.2 miles N 81°30' E of Hondo, in Medina County, Texas, being 4.539 acres out of Survey No. 41 ½, Abstract No. 1239, M.A.C. Wilson, original Grantee, and 24.294 acres out of Survey No. 41 ¾, Abstract No. 1305, S. K. McClelland, original Grantee, being a portion of that certain 40.75 acres of land described as First Tract in a Deed to Melvin L. Jagge from Archie Jagge, et ux, dated December 21, 1971, as recorded in Volume 238 on Page 219 of the Deed Records of Medina County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: At a 1/2" iron pin found 10.5 feet West of a 6" diameter cedar corner post and 10.8 feet North of a 6" diameter cedar corner post on the recognized South line of said Survey No. 41 ½, the recognized North line of said Survey No. 41 ¾, and the East line of said 40.75 acres of land for the Southwest corner of that certain 33 acres of land described as Second Tract in the aforementioned Deed to Melvin L. Jagge, the upper Northwest corner of that certain 1082.531 acre tract of land described in a Deed to The R & R Burell Management Trust from Rae A. Burell, Individually and as Independent Executrix of the Estate of Robert L. Burell, Jr., and Trustee, dated April 9, 2005, as recorded in Volume 579 on Page 831 of the Official Public Records of Medina County, Texas, and an angle point of this survey;

THENCE: Generally along fence, the East line of said 40.75 acres of land, and the upper West line of said 1082.531 acre tract of land, S 00-26-06 W 804.37 feet to a 5/8" iron pin found by an 8" diameter cedar corner post for the Southeast corner of said 40.75 acres of land, an interior corner of said 1082.531 acre tract of land, and the Southeast corner of this survey;

THENCE: Generally along fence, the South line of said 40.75 acres of land, and the westernmost North line of said 1082.531 acre tract of land, N 89-17-46 W 1323.46 feet to a 5/8" iron pin found by a 10" diameter cedar corner post on the East line of that certain 40.20 acre tract of land described in a Deed to James C. Smith, et ux, from Hal A. Hayter, et ux, dated January 14, 1976, as recorded in Volume 270 on Page 400 of the aforementioned Deed Records, for the Southwest corner of said Lot 40.75 acres of land, the lower Northwest corner of said 1082.531 acre tract of land, and the Southwest corner of this survey;

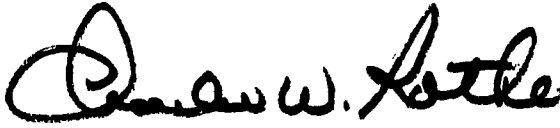
THENCE: Generally along fence, the West line of said 40.75 acres of land, the East line of said 40.20 acre tract of land, and the East line of Lot 7 of the Hal Hayter Subdivision, a subdivision as shown on a plat thereof recorded in Volume 4 on Page 42 of the Plat Records of Medina County, Texas, N 00-13-21 W 935.04 feet to a 5/8" iron pin set for the Southwest corner of a certain 11.955 acre tract of land, this day surveyed as Tract 4, and the Northwest corner of this survey;

THENCE: Along the South line of said 11.955 acre tract of land, N 89-49-07 E 1332.55 feet to a 5/8" iron pin set on the East line of said 40.75 acres of land and the West line of said 33 acres of land for the Southeast corner of said 11.955 acre tract of land and the Northeast corner of this survey;

THENCE: Along the East line of said 40.75 acres of land and the West line of said 33 acres of land, S 00-12-27 E 151.16 feet to the POINT OF BEGINNING.

The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 21<sup>st</sup> day of March, 2017



Charles W. Rothe  
Registered Professional Surveyor No. 2453  
1705 Avenue K, P. O. Box 426  
Hondo, Texas 78861  
Ph. (830) 426-3005  
FAX (830) 426-8160

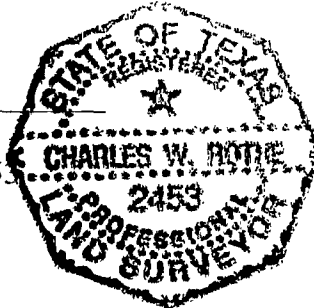


EXHIBIT "C"

THE STATE OF TEXAS  
COUNTY OF MEDINA

PREPARED FOR: Raymond L. Jagge, et al  
Easement A

FIELD NOTES TO DESCRIBE

A survey of the centerline of a 30-foot-wide Ingress-Egress Easement situated about 17.2 miles N 81°30' E of Hondo, in Medina County, Texas, lying within Survey No. 41 ½, Abstract No. 1239, M.A.C. Wilson, original Grantee, lying within the various parcels of land as recorded in the following instruments:

50.000 Acres – Archie Jagge, et ux to Raymond Lloyd Jagge – July 14, 1982 –  
Volume 316, Page 287

Easternmost portion of the remaining part of 128 1/8 Acres – Mollie Jagge Schmidt, et vir, et al, Executors of the Estate of Amand F. Jagge, Deceased, and Lenora Jagge to Archie Jagge, dated December 25, 1926, as recorded in Volume 83 on Page 190

100 Acres, more or less – Archie Jagge, et ux to Sharon Jagge Rogers and Robyn R. Jagge, dated July 14, 1982, as recorded in Volume 316 on Page 289

45 Acres – Archie Jagge, et ux to Raymond Lloyd Jagge, et al, dated December 28, 1981, as recorded in Volume 311 on Page 104

the centerline of said 30-foot-wide Ingress-Egress Easement being more particularly described by metes and bounds as follows:

**BEGINNING:** At a point on the northern terminus line of County Road 476 and the South line of said 50.000 acres of land from which a 4" diameter cedar corner post on the East line of said County Road 476 bears S 89-44-24 E 26.50 feet;

**THENCE:** Along the centerline of an existing road, the following courses:

N 15-41-13 E 43.61 feet to an angle point;

N 29-07-06 E 51.54 feet to an angle point;

N 36-10-41 E 94.16 feet to an angle point;

N 35-06-27 E at 226.39 feet pass the East line of said 50.000 acres of land and the West line of the easternmost portion of the remaining part of said 128 1/8 acres of land, continuing a total distance of 326.56 feet to an angle point;

N 39-39-17 E 29.40 feet to an angle point;

N 44-17-58 E 46.04 feet to an angle point;

N 51-18-51 E 65.56 feet to an angle point;

N 52-25-07 E 116.81 feet to an angle point;

N 53-38-38 E at 92.39 feet pass the East line of the easternmost portion of the remaining part of said 128 1/8 acres of land and the West line of said 100 acres of land, more or less, continuing a total distance of 173.44 feet to an angle point;

N 51-07-04 E 292.71 feet to an angle point;

N 52-04-13 E 78.39 feet to an angle point;

N 59-06-29 E 52.07 feet to an angle point;

N 64-33-09 E 68.29 feet to an angle point;

N 68-19-57 E 123.96 feet to an angle point;

N 70-44-20 E 80.72 feet to an angle point;

N 73-01-29 E 114.01 feet to an angle point;

N 74-21-50 E 173.53 feet to an angle point;

N 77-59-46 E 82.93 feet to an angle point;

N 85-03-08 E 68.40 feet to an angle point;

S 88-00-02 E 79.93 feet to an angle point;

S 82-01-13 E at 232.64 feet pass the East line of said 100 acres of land, more or less, and the West line of said 45 acres of land, continuing a total distance of 365.18 feet to an angle point;

S 89-08-03 E 61.20 feet to an angle point;

N 88-26-59 E 154.42 feet to an angle point;

N 87-26-13 E 67.66 feet to an angle point;

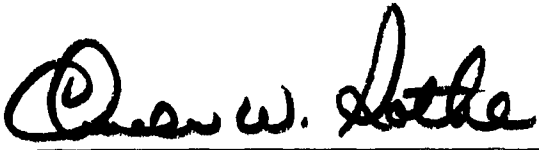
N 81-42-36 E 70.44 feet to an angle point;

N 78-35-17 E 83.87 feet to an angle point; and

N 82-06-43 E 35.90 feet to the center of a cattle guard on the East line of said 45 acres of land and the West line of that certain 3.151 acre tract of land being the Jagge Road Tract and described as Exhibit "D" in a Deed to Stanley B. Jagge, et al from Doris Etter Jagge, dated June 2, 1994, as recorded in Volume 261 on Page 329 of the Official Public Records of Medina County, Texas, for the Terminus Point of the centerline of this 30-foot-wide Ingress-Egress Easement from which an 8" diameter cedar post at the North end of said cattle guard bears N 00-36-45 E 6.95 feet,

The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 21<sup>st</sup> day of March, 2017.



Charles W. Rothe  
Registered Professional Surveyor No. 2453  
1705 Avenue K, P. O. Box 426  
Hondo, Texas 78861  
Ph. (830) 426-3005  
FAX (830) 426-8160

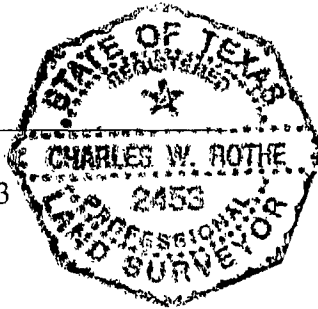


EXHIBIT "D"

THE STATE OF TEXAS  
COUNTY OF MEDINA

PREPARED FOR: Raymond L. Jagge, et al  
Easement B

FIELD NOTES TO DESCRIBE

A survey of the centerline of a 30-foot-wide Ingress-Egress Easement situated about 17.2 miles N 81°30' E of Hondo, in Medina County, Texas, lying within Survey No. 41 ½, Abstract No. 1239, M.A.C. Wilson, original Grantee, lying within that certain 50.000 acres of land described in a Deed to Raymond Lloyd Jagge from Archie Jagge, et ux, dated July 14, 1982, as recorded in Volume 316 on Page 287 of the Deed Records of Medina County, Texas, and within the eastern-most portion of the remaining part of that certain 128 1/8 acres of land described in a Deed to Archie Jagge from Mollie Jagge Schmidt, et vir, et al, Executors of the Estate of Amand F. Jagge, Deceased, and Lenora Jagge, dated December 25, 1926, as recorded in Volume 83 on Page 190 of the aforementioned Deed Records, said 30-foot-wide Ingress-Egress Easement being more particularly described by metes and bounds as follows:

BEGINNING: At the point-of-intersection of two existing roads from which the centerline of a cattle guard on the South line of said 50.000 acres of land and the northern terminus line of County Road 476 bears S 33-05-06 W 513.42 feet;

THENCE: Along the centerline of an existing road, the following courses:

N 20-44-42 E 26.96 feet to an angle point;

N 05-45-20 E 21.36 feet to an angle point;

N 06-22-00 W 24.93 feet to an angle point;

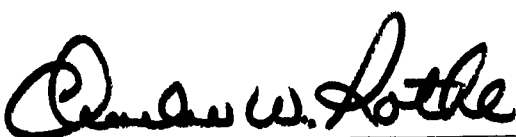
N 12-11-24 W 89.77 feet to an angle point;

N 10-12-59 W 123.28 feet to a point 15.00 feet East of an existing fence for an angle point; and

Parallel to and 15.00 feet East of fence N 08-50-30 W at 101.63 feet pass the East line of said 50.000 acres of land and the East line of a certain 12.902 acre tract of land, this day surveyed as Tract 3A, continuing along said road into said 12.902 acre tract of land a total distance of 347.81 feet to a point on the North line of said 12.902 acre tract of land and the South line of a certain 12.861 acre tract of land, this day surveyed as Tract 2A, for the Terminus Point of the centerline of this 30-foot-wide Ingress-Egress Easement from which the Northeast corner of said 12.902 acre tract of land and the Southeast corner of said 12.861 acre tract of land bears S 89-56-30 E 43.15 feet.

The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 21<sup>st</sup> day of March, 2017.



Charles W. Rothe  
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Ph. (830) 426-3005  
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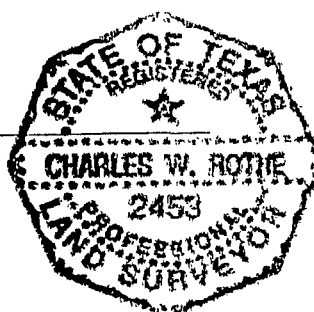


EXHIBIT "D"

EXHIBIT "E"

THE STATE OF TEXAS  
COUNTY OF MEDINA

PREPARED FOR: Raymond L. Jagge, et al  
Easement C

FIELD NOTES TO DESCRIBE

A survey of the centerline of a 30-foot-wide Ingress-Egress Easement situated about 17.2 miles N 81°30' E of Hondo, in Medina County, Texas, lying within Survey No. 41 ½, Abstract No. 1239, M.A.C. Wilson, original Grantee, lying within that certain 33 acres of land described as Second Tract in a Deed to Melvin L. Jagge from Archie Jagge, et ux, dated December 21, 1971, as recorded in Volume 238 on Page 219 of the Deed Records of Medina County, Texas, and being more particularly described by metes and bounds as follows:

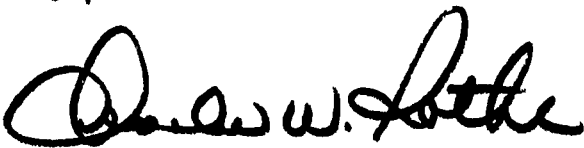
BEGINNING: At a point on the lower West line of said 33 acres of land and the East line of a certain 11.955 acre tract of land, this day surveyed as Tract 4, from which a ½" iron pin found by an 8" diameter cedar corner post for the Northeast corner of said 11.955 acre tract of land bears N 00-12-27 W 15.00 feet;

THENCE: N 89-49-07 E 14.87 feet to an angle point;

THENCE: Parallel to and 15.00 feet East of fence and the lower West line of said 33 acres of land, N 00-17-10 E 537.35 feet to a point on the South line of a certain 99.702 acre tract of land surveyed on or before February 17, 2009, as Tract 2 and the South line of another 99.702 acre tract of land surveyed on or before February 17, 2009, as Tract 3 for the Terminus Point of the centerline of this 30-foot-wide Ingress-Egress Easement from which a 5/8" iron pin set for the Southwest corner of said Tract 2 and the Northwest corner of said Tract 3 bears N 89-56-30 W 15.00 feet.

The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 24<sup>th</sup> day of March, 2017.



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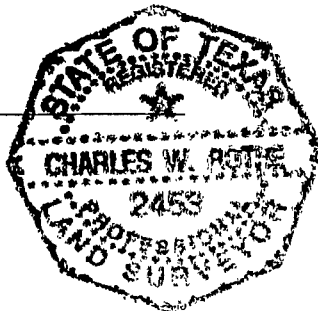




EXHIBIT "F"

THE STATE OF TEXAS  
COUNTY OF MEDINA

PREPARED FOR: Raymond L. Jagge, et al  
Easement D

FIELD NOTES TO DESCRIBE

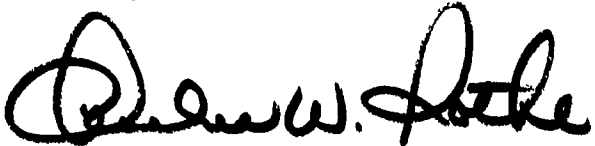
A survey of the centerline of a 20-foot-wide Water Line Easement situated about 17.2 miles N 81°30' E of Hondo, in Medina County, Texas, lying within Survey No. 41 ½, Abstract No. 1239, M.A.C. Wilson, original Grantee, lying within that certain 33 acres of land described as Second Tract in a Deed to Melvin L. Jagge from Archie Jagge, et ux, dated December 21, 1971, as recorded in Volume 238 on Page 219 of the Deed Records of Medina County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: At a point in fence on the West line of said 33 acres of land and the East line of that certain 11.955 acre tract of land, this day surveyed as Tract 4, from which a ½" iron pin found by an 8" diameter cedar corner post for the Northeast corner of said 11.955 acre tract of land bears N 00-12-27 W 8.39 feet;

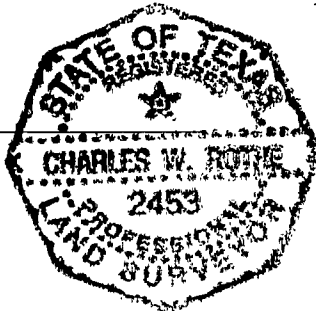
THENCE: Across said 33 acres of land, N 45-36-24 E 757.95 feet to a point on the South line of a certain 99.702 acre tract of land surveyed on or before February 17, 2009, as Tract 2, and the North line of another 99.702 acre tract of land, surveyed on or before February 17, 2009, as Tract 3 for the Terminus Point of of the centerline of this 20-foot-wide Water Line Easement from which a 5/8" iron pin set in fence for the Southwest corner of said Tract 2 and the Northwest corner of said Tract 3 bears S 89-56-30 E 539.02 feet.

The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 21<sup>st</sup> day of March, 2017.



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**OVERSIZED DOCUMENT(S)**

**TO VIEW**

**OVERSIZED DOCUMENT(S)**

**PLEASE GO TO**

**CENTRAL RECORDS**

**(512) 936-7180**

(see item 15 for map)