

All that certain tract or parcel of land situated in Fayette County, Texas, a part of the C. Kenner Survey, A-341, same being a part of that 33.251 acre tract of land described in a deed from Mel Ott and wife, Judith Ott to Tim Larson and Dan Mueller, dated January 6, 2020 and recorded in Volume 1925A, Page 344 of the Official Records of Fayette County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron rod found for the Southwest corner, same being the most Southwest corner of the said Larson and Mueller 33.251 acre tract of land, same lying in the East margin of Anchor Ranch Loop Road, same being the Northwest corner of a 61.67 acre tract of land deeded to David Brunner in Volume 737, Page 480;

THENCE, along the West boundary of said 33.251 acre tract of land and the East margin of Anchor Ranch Loop Road, N 00°41'50" W 325.7 feet to an iron rod set for the Northwest corner;

THENCE, severing said 33.251 acre tract, EAST 510.56 feet to an iron rod set for the most North Northeast corner, SOUTH 208.3 feet to an iron rod set for an interior corner and EAST 490.1 feet to an iron rod found at an interior corner of said 33.251 acre tract, same being the Southwest corner of a 13 acre tract of land described in Vol. 1261, Pg. 576;

THENCE, along a North boundary of said 33.251 ac. tr. and the South boundary of said 13 ac. tr., EAST 635.54 feet to an iron rod found for the most East Northeast corner of said 33.251 ac. tr., same lying in the West boundary of a 15.417 ac. tr. in Vol. 1290, Pg. 513, same being the Southeast corner of said 13 acre tract;

THENCE, along the East line of said 33.251 ac. tr. and the West line of said 15.417 ac. tr., SOUTH 406.3 feet to an iron rod found for the Southeast corner, the Southeast corner of said 33.251 ac. tr.;

THENCE, along the South boundary of said 33.251 acre tract and the North boundary of said 61.67 ac. tr., WEST 906.08 feet to an iron rod found and N 68°18'10" W 781.6 feet to the place of beginning, containing 15.251 acres of land.

NOTE; These field notes are to accompany the plat of the 15.251 ac. tr..

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED  
AND TO THE TITLE COMPANY:

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, and that said property has access to and from a dedicated roadway.



Tim W. Muras, R.P.L.S.

Registered Professional Land Surveyor No. 4401  
Schulenburg, Texas, February 21, 2020

