

STATE OF TEXAS

RIGBY OWEN, JR.

COUNTY OF FAYETTE

6.104 ACRES

All that certain tract or parcel of land containing **6.104 acres** situated in the John Shaw League, A-92, in Fayette County, Texas and being part of that tract described as 12.80 acres in a deed from Robert Reed, et ux, to Rigby Owen, Jr., Trustee, dated December 11, 2003 and recorded in Volume 1245, Page 663 of the Official Records of Fayette County, said **6.104 acre** tract being more particularly described by metes and bounds as follows:

Commencing at a concrete monument found for an inside corner of the (called) 35.01 acre Thomas Blackburn tract (Vol. 1334, Pg. 167 F.C.O.R.) and the East corner of said 12.80 acre Owen tract, said point having a coordinate value of N=13,933,776.02 feet and E=2,694,305.00 feet according to the Texas State Plane Coordinate System - South Central Zone - NAD 83(2011);

Thence South 41 degrees 24 minutes 26 seconds West, 366.56 feet along the common line between said 12.80 acre Owen tract and said 35.01 acre Blackburn tract to a 1/2" iron rod set for the South corner of a 25.580 acre tract also surveyed this date, the East corner of the tract herein described and the **PLACE OF BEGINNING;**

Thence **South 41 degrees 24 minutes 26 seconds West**, continuing along said common line, **392.60 feet** to a 1/2" iron rod set for an inside corner of said Blackburn tract, the South corner of said 12.80 acre Owen tract and the South corner of the tract herein described;

Thence **North 49 degrees 01 minutes 46 seconds West**, continuing along said common line, at 448 feet intersecting the fenced Northeast line of "Florida Chapel Road" (County maintained public roadway - no record right-of-way width) and continuing along said road for a total distance of **678.68 feet** to a 1/2" iron rod found for the South corner of the (called) 4 acre Florida Chapel Cemetery tract (Vol. 332, Pg. 43 F.C.D.R.), the most Southerly West corner of said 12.80 acre Owen tract and the West corner of the tract herein described;

Thence **North 41 degrees 48 minutes 01 seconds East**, departing said road, **392.63 feet** to a 1/2" rod set for the East corner of said cemetery tract, an inside corner of said 12.80 acre Owen tract and an inside corner of the tract herein described, from which a 1/2" iron rod found for the most Northerly West corner of said 12.80 acre Owen tract bears North 47 degrees 06 minutes 43 seconds West, 117.90 feet;

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Thence South 49 degrees 01 minutes 46 seconds East, severing said 12.80 acre Owen tract, 675.98 feet to the PLACE OF BEGINNING and containing 6.104 acres.

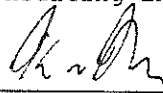
Bearings, distances and coordinates used herein are "GRID" based on the Texas State Plane Coordinate System - South Central Zone - NAD 83 (2011). Convergence = +01 degree 07 minutes 43 seconds. Combined factor = 0.9999286.

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I, Kevin Von Minden, a Registered Professional Land Surveyor, do hereby certify the foregoing field notes to be true and correct to the best of my knowledge and belief.

BEFCO ENGINEERING, INC.
Firm No. 10001700
Consulting Engineering & Land Surveying



Kevin Von Minden, R.P.L.S.
Registration No. 4438
July 30, 2021
BEFCO Job No. 21-8084(2)

