

STATE OF TEXAS  
COUNTY OF FAYETTE

MICHAEL BURKLAND  
& MITCHEL BURKLAND  
14.144 ACRES

All that certain tract or parcel of land containing **14.144 acres** (of which 0.3 acre lies within the fenced margins of "Bear Creek Road") situated in the J.R. Phillips Survey, A-83, in Fayette County, Texas, being part of that tract described as 47.885 acres ("TRACT TWO") in a deed from John Burkland, et ux, to Michael Burkland and Mitchel Burkland dated December 31, 2020 and recorded in Volume 1973, Page 748 of the Official Records of Fayette County, said **14.144 acre** tract being more particularly described by metes and bounds as follows:

Commencing at a concrete monument found in West right-of-way line of F.M. Highway 2145 (100' wide right-of-way - Vol. 285, Pg. 442 F.C.D.R.) for the Southeast corner of the (called) 70.519 acre H.D. Lowery tract (Vol. 1051, Pg. 741 F.C.O.R.), the original Northeast corner of said 47.885 acre Burkland tract and the Northeast corner of the 16.000 acre Lillian Newman tract (Vol. 2015, Pg. 990 F.C.O.R.), said point having a coordinate value of North = 13,924,446.69 feet and East = 2,651,743.65 feet according to the Texas State Plane Coordinate System - South Central Zone - NAD 83(2011);

Thence North 48 degrees 53 minutes 16 seconds West, departing said highway, 484.27 feet along the common line between said Lowery and Burkland tracts to a 1/2" iron rod found for the North corner of said Newman tract, the East corner of the tract herein described and the **PLACE OF BEGINNING**;

Thence **South 22 degrees 33 minutes 42 seconds West**, departing said common line and severing said Burkland tract, **1,132.74 feet** to a point in the common line between said Burkland tract and the (called) 23.30 acre James Banfield tract (Vol. 1900, Pg. 637 F.C.O.R.), being within the fenced margins of "Bear Creek Road" (County maintained public roadway - no record right-of-way width), for the West corner of said Newman tract and the South corner of the tract herein described, from which a 1/2" iron rod found for witness in the Northeast line of "Bear Creek Road" bears North 22 degrees 33 minutes 42 seconds East, 23.76 feet;

Thence **North 48 degrees 53 minutes 16 seconds West**, **753.77 feet** along said common line within "Bear Creek Road" to a point for the West corner of corner of the tract herein described, from which a 1/2" iron rod set for witness in the Northeast line of "Bear Creek Road" bears North 41 degrees 05 minutes 48 seconds East, 12.74 feet;

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14.144 ACRES  
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Thence **North 41 degrees 05 minutes 48 seconds East**, departing said common line in "Bear Creek Road" and severing said 47.885 acre Burkland tract, **1,073.88 feet** to a 1/2" iron rod set in the common line between said Burkland and Lowery tracts for the Northwest corner of the tract herein described, from which a 1/2" iron rod found for the most Northerly corner of said Burkland tract bears North 48 degrees 53 minutes 16 seconds West, 720.60 feet;

Thence **South 48 degrees 53 minutes 16 seconds East, 393.69 feet** along said common line to the **PLACE OF BEGINNING** and containing **14.144 acres**.

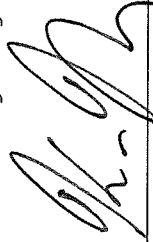
Bearings, distances and coordinates used herein are "GRID" based on the Texas State Plane Coordinate System - South Central Zone - NAD 83(2011). Convergence = +01 degree 03 minutes 28 seconds. Combined factor = 0.99991778.

STATE OF TEXAS

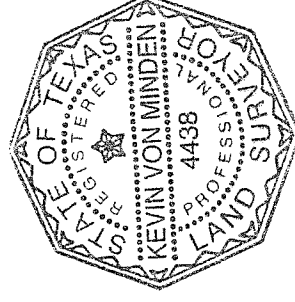
COUNTY OF FAYETTE

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.

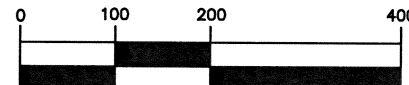
BEFCO ENGINEERING, INC.  
Firm No. 10001700  
Consulting Engineering & Land Surveying



Kevin Von Minden, R.P.L.S.  
Registration No. 4438  
November 3, 2021  
BEFCO Job No. 21-8171(2)



GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

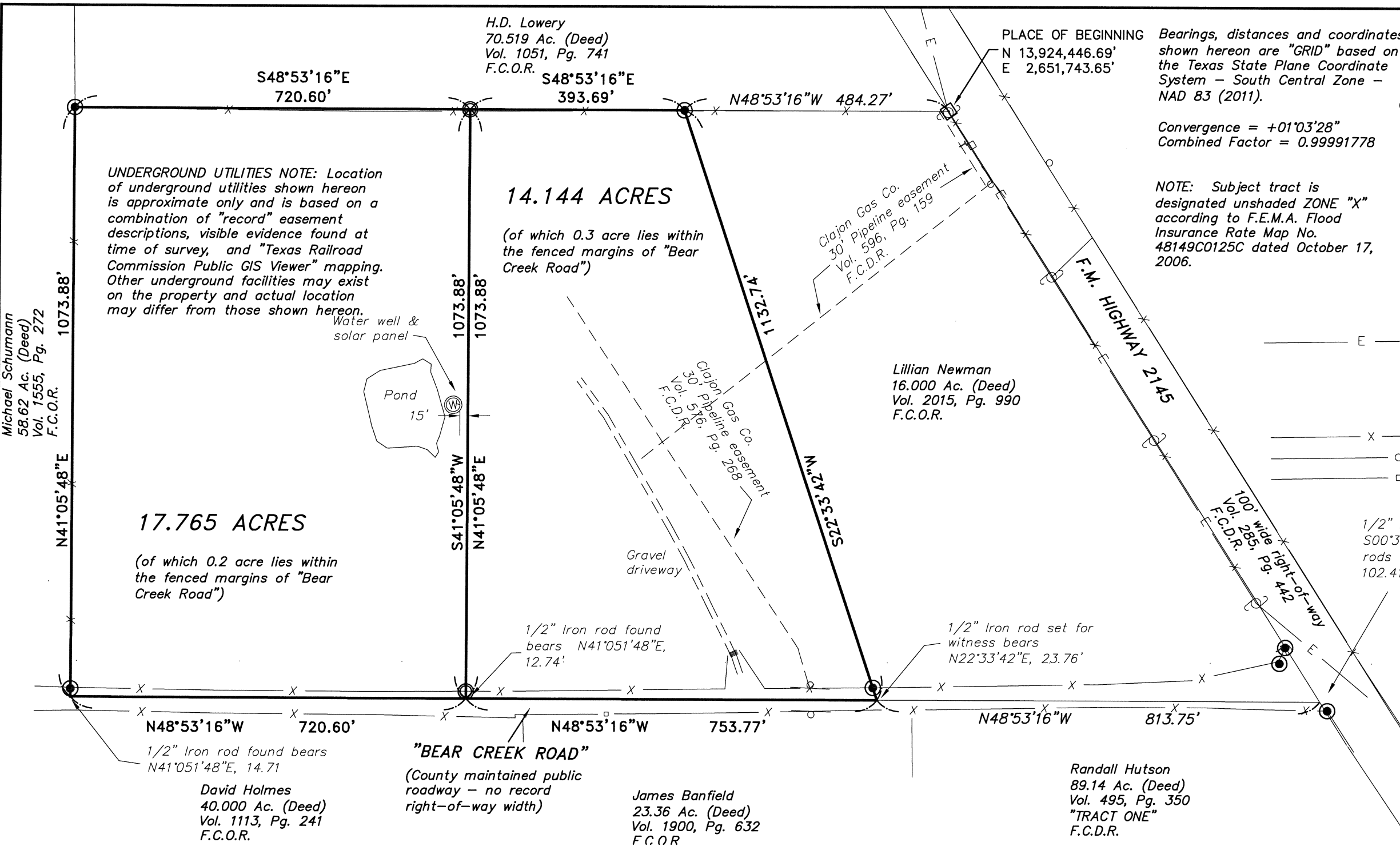
LEGEND

- ⊙ - 1/2" Iron rod found (or as noted)
- ⊖ - 1/2" Iron rod set
- - Concrete monument found
- E — Overhead electric line
- P — Pipeline marker
- ⊕ - Utility Pole
- T - Telephone pedestal
- X — Wire fenceline
- ○ — Chain link fence
- □ — Wood fence

Bearings, distances and coordinates shown hereon are "GRID" based on the Texas State Plane Coordinate System - South Central Zone - NAD 83 (2011).

Convergence = +01'03"28"  
Combined Factor = 0.99991778

NOTE: Subject tract is designated unshaded ZONE "X" according to F.E.M.A. Flood Insurance Rate Map No. 48149C0125C dated October 17, 2006.



STATE OF TEXAS  
COUNTY OF AUSTIN

I, Kevin Von Minden, a Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of the survey, and that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition III TSPS Land Title Survey.

*Kevin Von Minden*  
Kevin Von Minden, R.P.L.S.  
Registration No. 4438  
BEFCO ENGINEERING, INC.  
Firm No. 10001700  
La Grange, Texas  
979-968-6474  
November 3, 2021



PLAT SHOWING THE SURVEY OF A 17.765 ACRE TRACT AND A 14.144 ACRE TRACT SITUATED IN THE J.R. PHILLIPS SURVEY, A-83, IN FAYETTE COUNTY, TEXAS, BEING THE RESIDUAL OF THAT TRACT DESCRIBED AS 47.885 ACRES ("TRACT TWO") IN A DEED FROM JOHN BURKLAND, ET UX, TO MICHAEL BURKLAND AND MITCHEL BURKLAND DATED DECEMBER 31, 2020 AND RECORDED IN VOLUME 1973, PAGE 748 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY.

EASEMENTS/MATTERS OF RECORD (First American Title Guaranty Company GF# FA2-21-174 effective September 7, 2021 and issued September 9, 2021)

Fayette County Groundwater Conservation District Rules  
Vol. 1260, Pg. 142  
Vol. 1384, Pg. 493  
F.C.O.R.

Fayette Electric Cooperative Blanket electric easement (no locative description)  
Vol. 745, Pg. 363  
F.C.D.R.

Clajon Gas Co. Pipeline easement  
Vol. 576, Pg. 268  
Vol. 596, Pg. 159  
F.C.D.R.