

STATE OF TEXAS

JENNIFER COOPER

COUNTY OF FAYETTE

20.500 ACRES

All that certain tract or parcel of land containing **20.500 acres** (of which 0.38 acre lies within the fenced margins of "Goehring Road" - County maintained public roadway - no record right-of-way width) situated in the H.R. Craig 1/3 League, A-148, in Fayette County, Texas, being a part of that tract originally described as 200 acres (found upon re-survey to contain 180.331 acres) in a deed from Frieda Toll to George Hays and Margaret Hays dated October 22, 1965 and recorded in Volume 371, Page 509 of the Deed Records of Fayette County, said **20.500 acre** tract being more particularly described by metes and bounds as follows:

Beginning at a point within the apparent margins of the intersection of "Goehring Road" and "Greens Creek Road" for the most Northeast corner of the (called) 31.765 acre Harley Weyand tract (Vol. 658, Pg. 173 F.C.D.R.), the Northwest corner of the (called) 102.03 acre Ray Weiss tract (Vol. 1215, Pg. 210 F.C.D.R.), the original Southwest corner of the (called) 62.247 acre Terry Frazee, Trustee, tract (Vol. 1781, Pg. 158 & Vol. 510, Pg. 358 F.C.D.R.) and the Southeast corner of said (called-original) 200 acre George and Margaret Hays tract, said point having a coordinate value of N=13,949,232.53 feet and E=2,658,101.98 feet according to the Texas State Plane Coordinate System - South Central Zone - NAD 83(2011), from which 1/2" iron rods found for witness bear South 36 degrees 26 minutes 18 seconds West, 31.17 feet and North 34 degrees 37 minutes 26 seconds East, 13.88 feet, and 1/2" iron rods found for witness in the fenced North and West margins of said roads bear North 35 degrees 01 minute 07 seconds West, 109.51 feet and North 77 degrees 35 minutes 32 seconds West, 103.46 feet;

Thence North 21 degrees 06 minutes 13 seconds West, along and within the fenced margins of "Goehring Road", 882.94 feet along the common line between said (called) 62.247 acre Frazee tract, the (called) 55.00 acre Prewett 2W Ranch tract (Vol. 1111, Pg. 212; Vol. 512, Pg. 770 & Vol. 1781, Pg. 166 F.C.O.R.) and said (called-original) 200 acre Hays tract to an angle point, from which a 1/2" iron rod found for witness in the fenced West margin of said road bears South 79 degrees 45 minutes 32 seconds East, 19.25 feet;

Thence North 13 degrees 08 minutes 33 seconds West, along and within the fenced margins of "Goehring Road", 417.40 feet along the common line between said Hays and Prewett tracts to point for the Southeast corner of the tract herein described and the **PLACE OF BEGINNING**, from which a 1/2" iron rod set for witness in the fenced West margin of said road bears South 84 degrees 13 minutes 06 seconds West, 20.04 feet;

Thence **South 84 degrees 13 minutes 06 seconds West**, departing said common line and said road, at 896.97 feet passing a 1/2" iron rod set, and continuing for a total distance of **1,013.73 feet** to a 1/2" iron rod set within said (called-original) 200 acre Hays tract for the Southwest corner of the tract herein described;

Thence **North 02 degrees 00 minutes 21 seconds East, 949.11 feet** to a 1/2" iron rod set in the South line of the (called) 30.000 acre David Koska tract (Vol. 1861, Pg. 951 F.C.O.R.) for the Northwest corner of the tract herein described;

Thence **North 84 degrees 13 minutes 08 seconds East, 858.85 feet** to a point within the fenced margins of "Goehring Road", also being the common line between said original Hays Estate tract and the (called) 40.139 acre John Schlaudt tract (Vol. 1638, Pg. 398 F.C.O.R.), for the Southeast corner of said Koska tract and the Northeast corner of the tract herein described, from which a 1/2" iron rod found in the fenced West margin of said "Goehring Road" bears South 84 degrees 13 minutes 06 seconds West, 27.37 feet;

Thence **South 20 degrees 19 minutes 03 seconds East**, along and within the fenced margins of "Goehring Road", **13.52 feet** along the common line between said (called) 40.139 acre John Schlaudt tract and said (called-original) 200 acre Hays tract to an angle point;

Thence **South 15 degrees 26 minutes 03 seconds East**, along and within the fenced margins of "Goehring Road", **189.46 feet** along said common line to a point for the South corner of said Schlaudt tract and the most Westerly corner of a (called) 1.44 acre easement tract (Vol. 406, Pg. 168 F.C.D.R.);

Thence **South 17 degrees 34 minutes 42 seconds East**, along and within the fenced margins of "Goehring Road", **33.19 feet** along the common line between said (called) 1.44 acre easement tract and said (called-original) 200 acre Hays tract to a point for the most Southerly corner of said easement tract and the most Westerly corner of the (called) 55.00 acre Prewett 2W Ranch tract (Vol. 1111, Pg. 212; Vol. 512, Pg. 770 & Vol. 1781, Pg. 166 F.C.O.R.), from which a 1/2" iron rod found for witness in the fenced East margin of said road bears North 48 degrees 14 minutes 53 seconds East, 24.85 feet;

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20.500 ACRES  
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Thence **South 03 degrees 25 minutes 13 seconds East**, along and within the fenced margins of "Goehring Road", **629.12 feet** along the common line between said (called) 55.00 acre Prewett tract and said (called-original) 200 acre Hays tract to an angle point;

Thence **South 13 degrees 08 minutes 33 seconds East**, along and within the fenced margins of "Goehring Road", **80.07 feet** along the common line between said (called) 55.00 acre Prewett tract and said (called-original) 200 acre Hays tract to the **PLACE OF BEGINNING** and containing **20.500 acres**.

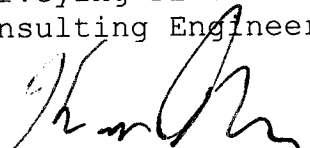
Bearings, distances and coordinates used herein are "GRID" based on the Texas State Plane Coordinate System - South Central Zone - NAD 83 (2011). Convergence = +01 degree 03 minutes 55 seconds. Combined factor = 0.9999326.

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.

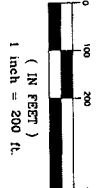
BEFCO ENGINEERING, INC.  
Surveying Firm No. 10001700  
Consulting Engineering & Land Surveying

  
\_\_\_\_\_  
Kevin Von Minden, R.P.L.S.  
Registration No. 4438  
February 11, 2021  
BEFCO Job No. 21-7936



Bearings, distances and coordinates shown herein are "GNQ" based on the Texas State Plane Coordinate System - South Central zone - NAD 83 (2011).  
 Convergence = +01'03.55"  
 Combined Factor = 0.9999326  
 NOTE: Subject tract is designated unshaded FEMA Flood Hazard Risk Map No. 48149C01250C dated October 17, 2006.

GRAPHIC SCALE



LEGEND

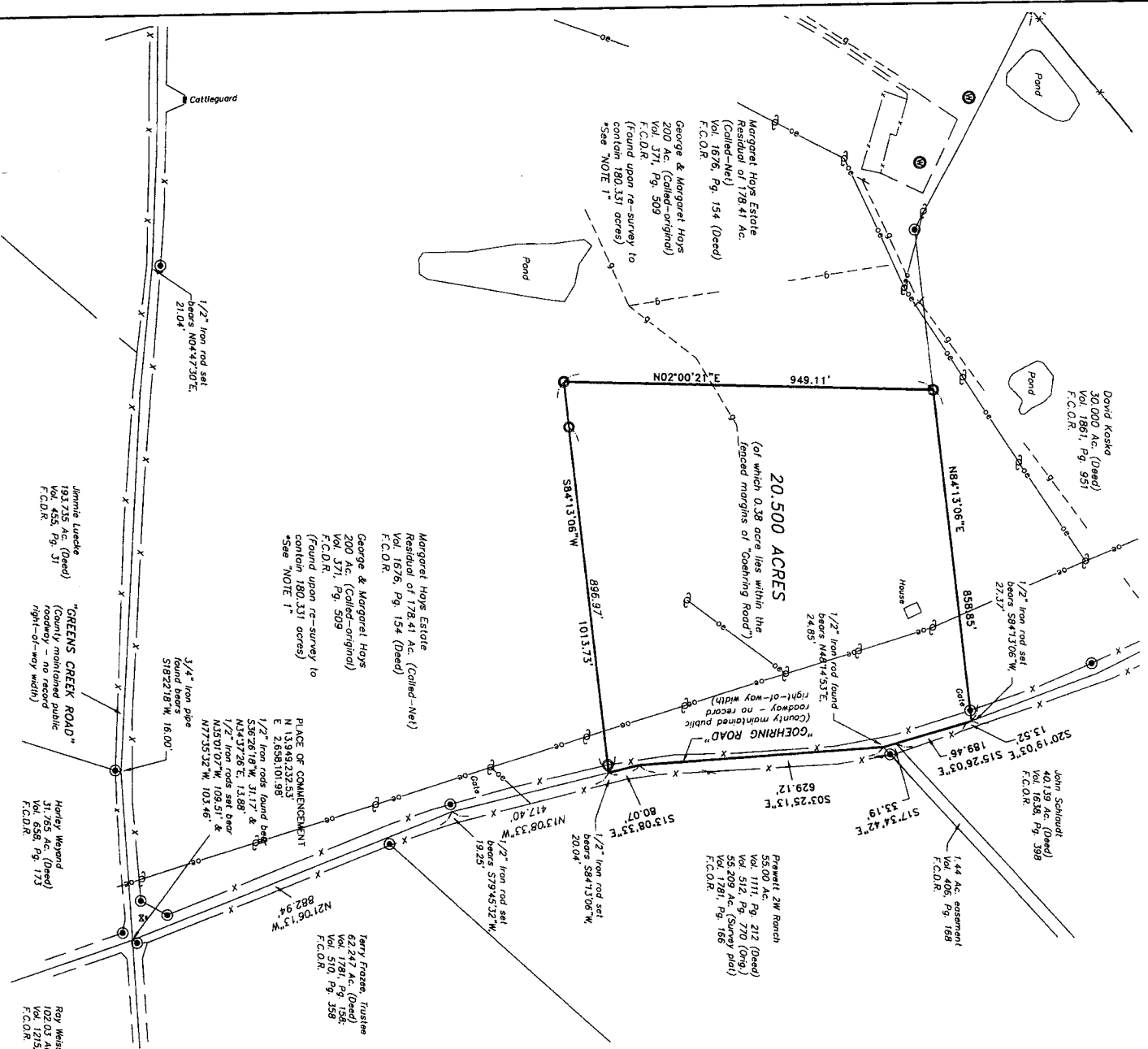
- - 1/2" iron rod found (or as noted)
- - 1/2" iron rod set
- - Concrete monument found
- △ - Nail found
- - Electric line
- - Utility pole
- - DCP gas pipeline (Approximate—See NOTE 2)
- - Pipeline marker
- - Water meter
- - Water valve
- - Wire fence

**EASEMENTS OF RECORD (First National Title Insurance Company of No. FA2-21-012 effective January 14, 2021 and issued January 26, 2021)**  
 Fayette County Groundwater Conservation District Rules Vol. 1260, Pg. 143  
 Vol. 1260, Pg. 143  
 Fayette Electric Cooperative Blanket Electrical Easement (No locative description) Vol. 235, Pg. 153  
 Fayette Water Supply Corp. 15 water line easement (No locative description) Vol. 926, Pg. 621  
 Vol. 926, Pg. 621  
 F.C.D.R.

**NOTE:** Location of underground gas pipelines is approximate only and is based solely on visible evidence found on the survey. Other underground facilities may exist on the property and actual location may differ from those shown herein.

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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 Professional Service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category II, Condition III Land Title Survey.

Kevin Von Minden, R.P.L.S.  
 Registration No. 4438  
 BERO ENGINEERING, INC.  
 L.P. Co., Ltd.  
 979-868-6474  
 February 11, 2021

