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TRACT 1: FAYETTE COUNTY, TEXAS
JOHN H. MOORE 1/2 LEAGUE, ABSTRACT NO. 71

DESCRIPTION OF A 13.67 ACRE TRACT OF LAND OUT OF THE JOHN H. MOORE 1/2 LEAGUE, ABSTRACT NO. 71, FAYETTE COUNTY, TEXAS AND BEING ALL OF THAT CALLED 11.246 ACRE TRACT OF LAND DESCRIBED AS TRACT ONE, ALL OF THAT CALLED 1.237 ACRE TRACT OF LAND DESCRIBED AS TRACT TWO IN A DEED DATED DECEMBER 1, 2010 FROM RICHARD W. FAJKUS, ET UX TO ROBERT H. TENNANT, ET UX, AS RECORDED IN VOLUME 1546, PAGE 257, OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS AND ALL OF THAT CALLED 1.180 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED NOVEMBER 29, 2012 FROM GLORIA HEINRICH, ET UX TO ROBERT H. TENNANT, ET UX, AS RECORDED IN VOLUME 1628, PAGE 301, OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 13.67 ACRE TRACT BEING DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found (Grid Coordinates: N 13,892,121.88 USft E 2,649,883.31 USft) for the Easterly corner of said parent 1.180 acre tract, being the common Southerly corner of said parent 1.237 acre tract, also being an common interior corner of a called 19.939 acre tract of land described as Tract One in a deed dated December 19, 2012 from Gloria Heinrich, et ux to Jarrett Fajkus, et ux, as recorded in Volume 1722, Page 812, Fayette County Official Records; also being the Southerly corner of the herein described tract;

THENCE North 87° 34' 29" West (called North 83° 11' 43" West) with a Northeast line of said 19.939 acre tract, being the common Southwest line of the herein described tract a distance of 387.67 feet (called 387.70') to 1/2 inch iron rod found for an exterior corner of the herein described tract, being an common interior corner of said 19.939 acre tract;

THENCE North 42° 45' 07" West (called North 38° 24' 32" West) with a Northeast line of said 19.939 acre tract, being the common Southwest line of the herein described tract and at 73.65 feet passing a 1/2 inch iron rod found and continuing for a total distance of 75.99 feet (called 75.30') to a 5/8 inch iron rod set w/cap in the Southeast line of the residue of a called 207 - 4/5 acre tract of land described in a deed dated October 16, 1951 from J. S. Burlett, et ux to Louis Dopslauf, as recorded in Volume 253, Page 587, Fayette County Deed Records for the Westerly corner of the herein described tract, being an common exterior corner of said 19.939 acre tract, from which an x-cut in concrete in the Northeast line of Janssen Lane for the Westerly corner of said 19.939 acre tract bears South 42° 53' 53" West a distance of 1761.68 feet;

THENCE North 42° 53' 53" East (called North 47° 17' 11" East) with the Southeast line of said 207 - 4/5 acre tract, being the common Northwest line of the herein described tract a distance of 221.98 feet (called 222.38') to a 1/2 inch iron rod found for the Northerly corner of said parent 1.180 acre tract, being the common Westerly corner of said parent 1.237 acre tract;

THENCE North 42° 57' 10" East (called North 47° 18' 13" East) continuing with the Southeast line of said 207 - 4/5 acre tract, being the common Northwest line of the herein described tract and at 30.39 feet passing a 60D nail found 1.14' East of said line and continuing for a total distance of 1484.32 feet to a point for the Northerly corner of the herein described tract, being the common Westerly corner of a called 50.665 acre tract of land described as Tract Three in a deed dated July 23, 1996, as recorded in Volume 959, Page 148, Fayette County Official Records, from which a 1/2 inch iron rod found bears North 46° 18' 10" West a distance of 0.27 feet, also from which a iron bar found for the Easterly corner of said residue of 207 - 4/5 acre tract, being the common Northerly corner of said 50.665 acre tract bears North 42° 57' 10" East 2197.10 feet;

THENCE South 46° 18' 10" East (called South 41° 53' 40" East) with the Southwest line of said 50.665 acre tract, being the common Northeast line of the herein described tract and at 339.77 feet passing a 1/2 inch iron rod found and continuing for a total distance of 369.77 feet to a 5/8 inch iron set w/cap for the Easterly corner of the herein described tract, being the common Northerly corner of the residue of a called 53.665 acre tract of land described in a deed dated March 26, 1980 from Estate of Nora Friemel, Deceased to Ivan Fajkus, et ux, as recorded in Volume 553, Page 148, Fayette County Deed Records;

THENCE South 42° 55' 00" West (called South 47° 18' 22" West) with the Northwest line of said residue of 53.665 acre tract, being the common Southeast line of the herein described tract and at 1231.83 feet passing a 3/8 iron rod found for the Westerly corner of said residue of 53.665 acre tract, being the common Northerly corner of said 19.939 acre tract, continuing with a Northwest line of said 19.939 acre tract for a total distance of 1455.28 feet (called 1455.28") to the POINT OF BEGINNING, containing 13.67 acres of land, more or less.

- Bearing Basis: Texas Lambert Grid, Texas South Central Zone, NAD 83/2011 (EPOCH: 2010)
- All distances are surface values, to obtain grid values multiply surface distances by a Combined Scale Factor of 0.99990372.
- Any reference to a 5/8" iron rod set w/cap is a 5/8" iron rebar 24" inches long and set with a 2" aluminum cap stamped "Frank Surveying Co - TX FIRM #10000100".

This metes and bound description and plat attached hereto represent an on-the-ground survey made under my supervision on February 16, 2016.

Matthew W. Loessin
Registered Professional Land Surveyor No. 5953
Project No. 2016020114
Word File: 2016020114_13.67_acre_m&b.docx
ACAD File: 2016020114.dwg

Date: 02/19/2016



Matthew W. Loessin

TRACT 2: : Easement Estate Only:

THIS tract is intended to have access to and from Janssen Lane by a 30.00 foot wide road easement surveyed on this same day, said easement being part of that certain tract conveyed to Gloria Fajkus as recorded in volume 789, page 510 of the Deed Records of Fayette County, Texas, said easement being described as follows;

BEGINNING at a point on the Northeast line of Janssen Lane, said point being the South corner of a Ambrey Wallace tract (volume 938, page 189), the West corner of the parent tract and the West corner hereof;

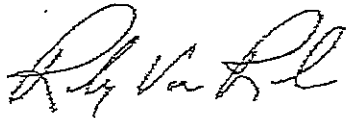
THENCE with the Southeast line of the Wallace tract and the Southeast line of a Louis Dopalauf tract North 45 deg. 32 min. 33 sec. East 2011.27 feet to a 1/2" iron rod set for the West corner of the above described 11.24 acre tract and the North corner hereof;

THENCE with the Southwest line of the 11.24 acre tract South 48 deg. 09 min. 24 sec. East 30.06 feet to a point for the East corner hereof;

THENCE across the parent tract South 45 deg. 32 min. 33 sec. West 2013.86 feet to a point in the Northeast line of Janssen Lane for the South corner hereof;

THENCE with the Northeast line of Janssen Lane North 44 deg. 27 min. 27 sec. West 30.00 feet to the PLACE OF BEGINNING.

I hereby certify that this land description represents the facts as found during an on the ground survey made under my direct supervision on June 25, 2002 and that it substantially conforms to the current standards and specifications for a Category 1A, Condition IV Survey.



Rocky Von Roesler
Registered Professional Land Surveyor
Number 4702

