

SURVEY MAP OF:


60.343 ACRES OF LAND OUT OF THE JOHN O'BAR SURVEY, ABSTRACT NO. 255, THE C.E.P.I. AND M. COMPANY SURVEY, ABSTRACT NO. 159, AND THE CHARLES G. BRYANT SURVEY, ABSTRACT NO. 129, ALL IN FAYETTE COUNTY, TEXAS, AND BEING THAT SAME (60.000 ACRE) TRACT OF LAND CONVEYED TO ELLIOTT KOEHN AND AVA KOEHN IN A DEED AS RECORDED IN VOLUME 431 PAGE 484 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS. LOCATED ON WEST SEDAN ROAD, WEST OF WEIMAR.


SEE ACCOMPANYING FIELD NOTE DESCRIPTION
HEARITIGE SURVEYING CO.
 727 West Point Loop, West Point, Texas 78963
 C 230124 (979)242-3485

NOTES: 1) This survey was prepared without the benefit of a title commitment, and all of the easements, restrictions, and other matters of record which affect this tract may NOT be shown hereon.

THE STATE OF TEXAS *
 COUNTY OF FAYETTE *

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property has access to and from a dedicated road. This property is located in Zone X (other areas determined to be outside the 1% annual flood hazard) according to the Federal Emergency Management Agency Flood Insurance Rate Map 480815 0001, Dated October 17, 2006. THIS the 12th day of JULY, A.D. 2022.

BY 
 Timothy D. Hearitige
 Reg. Professional Surveyor



revised 8-25-2022

HEARITIGE SURVEYING, CO.

TIM. D. HEARITIGE
727 West Point Loop
West Point, Texas 78963

Registered Professional Land Surveyor No. 5036
Licenced State Land Surveyor
Phone (979)242-3485

July 13, 2022

Tract 1

FIELD NOTE DESCRIPTION OF 20.114 ACRES OF LAND OUT OF THE JOHN O'BAR SURVEY, ABSTRACT NO. 255, THE C.E.P.I. AND M. COMPANY SURVEY, ABSTRACT NO. 159, AND THE CHARLES G. BRYANT SURVEY, ABSTRACT NO. 129, ALL IN FAYETTE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (60.000 ACRE) TRACT OF LAND CONVEYED TO ELLIOTT KOEHN AND AVA KOEHN IN A DEED AS RECORDED IN VOLUME 431 PAGE 484 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the interior of West Sedan Road, (County Road No. 485) and being at the most northeasterly corner of that certain (60 acre) tract of land conveyed to Elliott Koehn and Ava Koehn in a deed as recorded in Volume 431 Page 464 of the Deed Records of Fayette County, Texas, also being at the most southeasterly corner of that certain (Second Tract-38.5 acre) tract of land conveyed to Kenneth E. Hollas and Adela Hollas in a deed as recorded in Volume 367 Page 591 of the Deed Records of Fayette County, Texas, and also being in the westerly line of that certain (Tract Five-50.00 acre) tract of land conveyed to the Eugene E. Kainer and Darlene Kainer Family Trust, in a deed as recorded in Volume 1918 Page 757 of the Official Records of Fayette County, Texas, and being for the most northeasterly corner of this tract, and from which a 4" pipe fence corner post in the westerly line of West Sedan Road, bears **S 89 deg. 41' 17" W 40.00 feet**,

THENCE, with the easterly line of the Koehn tract, and the westerly line of the Kainer tracts, being in the interior of West Sedan Road, **S 00 deg. 15' 18" W 50.00 feet**, to a point in the interior of the West Sedan Road, being for the most easterly southeast corner of this tract, and from the most easterly southeast corner of the Koehn tract, bears **S 00 deg. 15' 18" W 50.00 feet**, and **S 00 deg. 15' 18" W 626.75 feet**,

THENCE, leaving the easterly line of the Koehn tract, **S 89 deg. 41' 17" W**, passing a 1/2" iron rod set in the westerly right-of-way line of West Sedans Road at 40.00 feet, and continuing on the same course another 1182.94 feet, for a total distance of **1222.94 feet**, to a 1/2" iron rod set in the interior of the Koehn tract, **S 00 deg. 28' 04" E 564.47 feet**, to a 1/2" iron rod set in the interior of the Koehn tract, being for the most southerly southeast corner of this tract, and **S 89 deg. 48' 29" W 1329.40 feet**, to a 1/2" iron rod set in westerly line of the Koehn tract, also being the most easterly line of that certain (Tract 5-26.67 acre) tract of land conveyed to The Edwin and Janet Schmitt Family Trust in a deed as recorded in Volume 1533 Page 286 of the Official Records of Fayette County, Texas, and being for the most southwesterly corner of this tract, and from which a 1/2" iron rod found at the most southwesterly corner of the Koehn tract, bears **S 00 deg. 28' 04" E 572.23 feet**,

THENCE, with the common line between the Koehn tract, and the Schmitt tracts, **N 00 deg. 28' 04" W 611.69 feet**, to a 1/2" iron rod set at the base of a fence corner post, being at the most northwesterly corner of the Koehn tract, also being the most southwesterly corner of that certain (First Tract-75 acre) tract of land conveyed to Kenneth E. Hollas and Adela Hollas in a deed as recorded in Volume 367 Page 591 of the Deed Records of Fayette County, Texas, and being in the easterly line of that certain (Tract 1-37.2 acre) tract of land conveyed to The Edwin and Janet Schmitt Family Trust in a deed as recorded in Volume 1533 Page 286 of the Official Records of Fayette County, Texas, and being for the most northwesterly corner of this tract, and from which a 1/2" iron rod found at the base of a fence corner post at the most northeasterly corner of the Schmitt (37.2 acre) tract, bears **N 00 deg. 28' 04" W 460.76 feet**, and from that iron rod a fence corner in the southerly right-of-way line of Peters Road (County Road No. 482), bears **N 00 deg. 11' 23" E 1482.01 feet**,

THENCE, with the common line between the Koehn tract, and the Hollas tracts, **N 89 deg. 41' 17" E**, passing said 4" pipe fence corner post in the westerly right-of-way line of West Sedan Road at 2512.96 feet, and continuing on the same course another 40 feet, for a total distance of **2552.96 feet**, to the **PLACE OF BEGINNING**, in all containing **20.114 acres** of land.

SURVEYED: July 12, 2022

BY:

Timothy D. Hearitige
Registered Professional Land Surveyor No. 5036



see accompanying map no. C 225134

HEARITIGE SURVEYING, CO.

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July 13, 2022

Tract 2

FIELD NOTE DESCRIPTION OF 20.114 ACRES OF LAND OUT OF THE JOHN O'BAR SURVEY, ABSTRACT NO. 255, THE C.E.P.I. AND M. COMPANY SURVEY, ABSTRACT NO. 159, AND THE CHARLES G. BRYANT SURVEY, ABSTRACT NO. 129, ALL IN FAYETTE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (60.000 ACRE) TRACT OF LAND CONVEYED TO ELLIOTT KOEHN AND AVA KOEHN IN A DEED AS RECORDED IN VOLUME 431 PAGE 484 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a point in the interior of West Sedan Road, (County Road No. 485) and being at the most northeasterly corner of that certain (60 acre) tract of land conveyed to Elliott Koehn and Ava Koehn in a deed as recorded in Volume 431 Page 464 of the Deed Records of Fayette County, Texas, also being at the most southeasterly corner of that certain (Second Tract-38.5 acre) tract of land conveyed to Kenneth E. Hollas and Adela Hollas in a deed as recorded in Volume 367 Page 591 of the Deed Records of Fayette County, Texas, and also being in the westerly line of that certain (Tract Five-50.00 acre) tract of land conveyed to the Eugene E. Kainer and Darlene Kainer Family Trust, in a deed as recorded in Volume 1918 Page 757 of the Official Records of Fayette County, Texas, and from which a 4" pipe fence corner post in the westerly line of West Sedan Road, bears **S 89 deg. 41' 17" W 40.00 feet**,

THENCE, with the easterly line of the Koehn tract, and the westerly line of the Kainer tracts, being in the interior of West Sedan Road, **S 00 deg. 15' 18" W 50.00 feet**, to a point in the interior of the West Sedan Road, being for the most northeasterly southeast and **PLACE OF BEGINNING** of the tract herein described,

THENCE, continuing with the easterly line of the Koehn tract, and the westerly line of the Kainer tracts, being in the interior of West Sedan Road, **S 00 deg. 15' 18" W 50.00 feet**, to a point in the interior of the West Sedan Road, being for the most easterly southeast corner and **PLACE OF BEGINNING** of the tract herein described, and from the most easterly southeast corner of the Koehn tract, bears **S 00 deg. 15' 18" W 626.75 feet**,

THENCE, leaving the easterly line of the Koehn tract, **S 89 deg. 41' 17" W**, passing a 1/2" iron rod set in the westerly right-of-way line of West Sedans Road at 40.00 feet, and continuing on the same course another 1132.31 feet, for a total distance of **1172.31 feet**, to a 1/2" iron rod set in the interior of the Koehn tract, and **S 00 deg. 28' 04" E 1086.81 feet**, to a 1/2" iron rod set in the westerly south line of the Koehn tract, being for the most southerly southeast corner of this tract, also being in the most westerly north line of that certain (Tract 10-39.84 acre) tract of land conveyed to the Eugene E. Kainer and Darlene Kainer Family Trust, in a deed as recorded in Volume 1918 Page 757 of the Official Records of Fayette County, Texas, and being for the most southerly southeast corner of this tract, and from which a 1/2" iron rod found at the most westerly southwest corner of that certain (15.50 acre) tract of land conveyed to Paul A. Trieschman and Carolyn Trieschman in a deed as recorded in Volume 982 Page 316 of the Official Records of Fayette County, Texas, bears **N 89 deg. 48' 29" E 205.07 feet**,

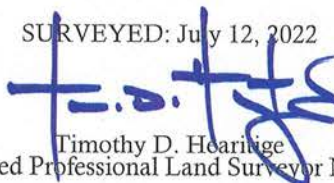
THENCE, with the common line between the Koehn tract, and the Kainer tract, **S 89 deg. 48' 29" W 1379.40 feet**, to a 3/8" iron rod found at the base of a fence corner post, being at the most southwesterly corner of the Koehn tract, also being in the easterly line of that certain (Tract 5-26.67 acre) tract of land conveyed to The Edwin and Janet Schmitt Family Trust in a deed as recorded in Volume 1533 Page 286 of the Official Records of Fayette County, Texas, and being at the most southwesterly corner of that certain

THENCE, with the common line between the Koehn tract, and the Schmitt tracts, **N 00 deg. 28' 04" W 572.23 feet** to a 1/2" iron rod set for the most westerly northwest corner of this tract, and from which a 1/2" iron rod set at the most northeasterly corner of the Koehn tract, bears **N 00 deg. 28' 04" W 611.69 feet**,

THENCE, leaving the common line between the Koehn tract, and the Schmitt tracts, and through the interior of the Koehn tract, **N 89 deg. 48' 29" E 1329.40 feet** to a 1/2" iron rod set in the interior of the Koehn tract, **N 00 deg. 28' 04" W 564.47 feet** to a 1/2" iron rod set in the interior of the Koehn tract, and **N 89 deg. 41' 17" E**, passing a 1/2" iron rod set in the westerly right-of-way line of West Sedan Road at 1182.94 feet, and continuing on the same course another 40 feet, for a total distance of **1222.94 feet**, to the **PLACE OF BEGINNING**, in all containing **20.114 acres** of land.

SURVEYED: July 12, 2022

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see accompanying map no. C 225134