



# HEARITIGE SURVEYING, CO.

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## 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**,

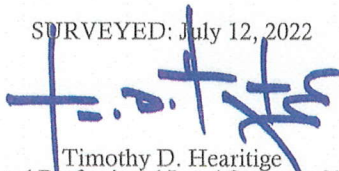
**THENCE**, leaving the easterly line of the Koehn tract, **S 89 deg. 41' 17" W**, passing a 1/2" iron rod set in the westerly right-of-way line of West Sedans Road at 40.00 feet, and continuing on the same course another **1182.94 feet**, for a total distance of **1222.94 feet**, to a 1/2" iron rod 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:



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see accompanying map no. C 225134