

# PLAT OF SURVEY



SCALE: 1" = 200'

## W. RUSSELL SURVEY A-89

REMAINDER OF A  
CALLED 55.221 ACRE  
ROBERT STINNETT AND WIFE,  
MARCY STINNETT  
TO  
THE 1864 COMPANY, LLC  
JULY 28, 2022  
VOLUME 2058, PAGE 543

CALLLED 57.80 ACRE  
FIRST TRACT  
LYNETTE TREYBIG  
HAMILTON  
TO  
HARVEY J. TREYBIG  
SEPTEMBER 29, 2004  
VOL. 1285, PG. 230

CALLLED 47.80 ACRE  
SECOND TRACT  
LYNETTE TREYBIG  
HAMILTON  
TO  
HARVEY J. TREYBIG  
SEPTEMBER 29, 2004  
VOL. 1285, PG. 230

1/2" IR Set  
1/2" IR Fnd. bears:  
S 49°11'51" E - 60.00'

(Coil Overall):  
S 49°11'42" E - 101.488'

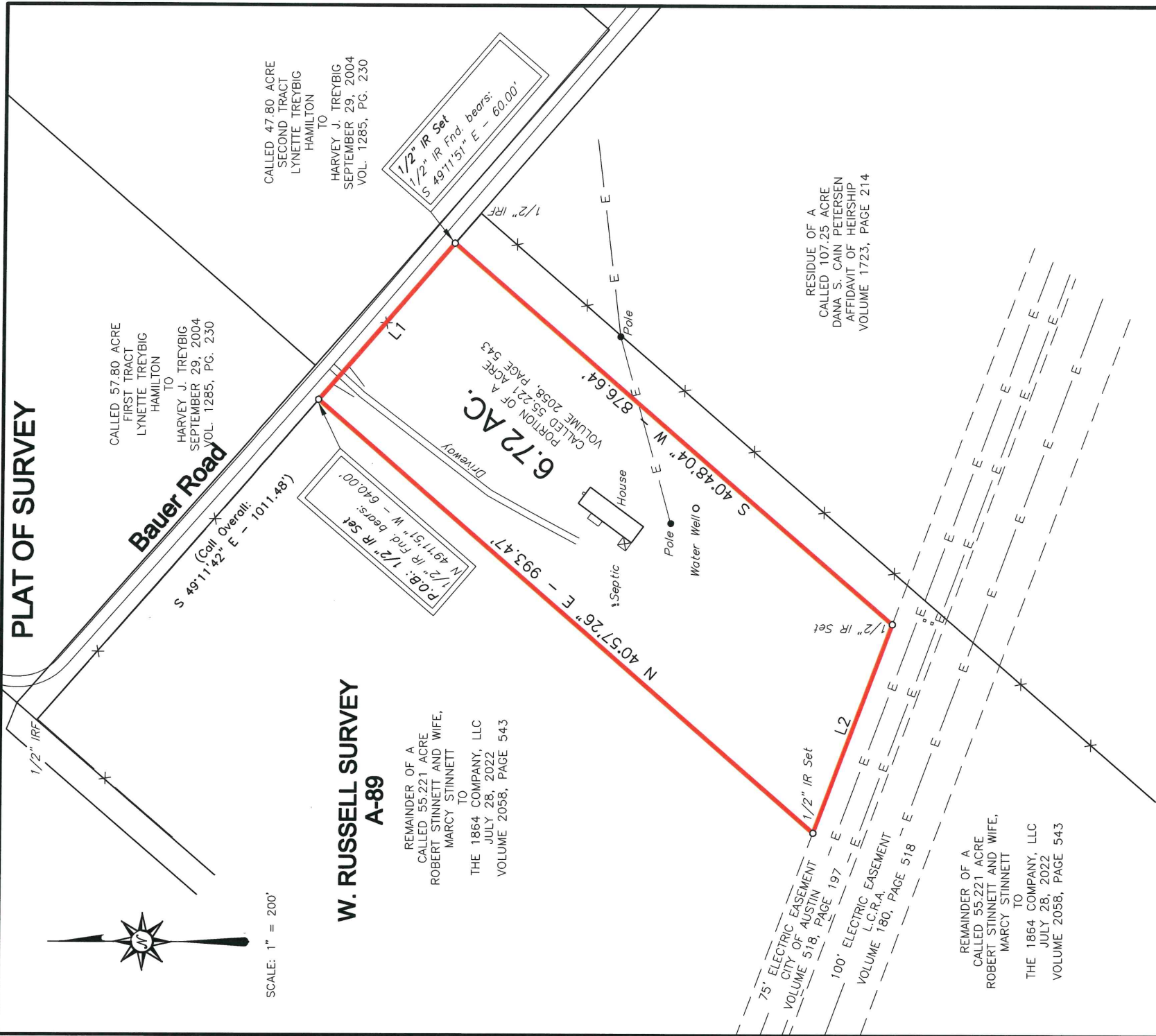
P.O.B.: 1/2" IR Set  
1/2" IR Fnd. bears:  
N 49°11'51" W - 640.00'

6.72 AC.  
PORTION OF ACRE  
CALLED 55.221 ACRE  
VOLUME 2058, PAGE 543

RESIDUE OF A  
CALLED 107.25 ACRE  
DANA S. CAIN PETERSEN  
AFFIDAVIT OF HEIRSHIP  
VOLUME 1723, PAGE 214

REMAINDER OF A  
CALLED 55.221 ACRE  
ROBERT STINNETT AND WIFE,  
MARCY STINNETT  
TO  
THE 1864 COMPANY, LLC  
JULY 28, 2022  
VOLUME 2058, PAGE 543

75' ELECTRIC EASEMENT  
CITY OF AUSTIN  
VOLUME 518, PAGE 197  
100' ELECTRIC EASEMENT  
L.C.R.A.  
VOLUME 180, PAGE 518



LINE	BEARING	DISTANCE
L1	S 49°11'51" E	311.59'
L2	N 69°35'17" W	335.30'

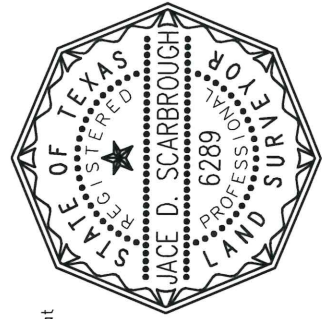


The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX South Central Zone - NAD 83)

I, Jace D. Scarbrough, do hereby state that this plat represents a survey made on the ground under my supervision during the month of August, 2022.

GIVEN UNDER MY HAND & SEAL, this the 24th day of August, 2022.

*Jace D. Scarbrough*  
JACE D. SCARBROUGH - R.P.L.S. No. 6289



NOTE: APPROVAL TO SURVEY OUT THE TRACT SHOWN HEREON BY METES AND BOUNDS, RATHER THAN BY GOING THROUGH THE PLATTING PROCESS, WAS GIVEN BY THE COUNTY JUDGE IN LETTER DATED AUGUST 11, 2022.

NOTE: FIELD NOTES TO ACCOMPANY THIS PLAT.

NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.



**JDS SURVEYING, INC.**  
WWW.JDSSURVEYING.COM  
**PROFESSIONAL SURVEYING & MAPPING**  
T.B.P.E.L.S. Firm Registration No. 10194118  
159 W. Main, Van, TX 75790 - Phone: (903) 963-2333

**LEGEND**  
Barbed Wire Fence — x —  
Powerline — E —  
IRS  
IRF

DRAWN BY: SJ  
SURVEYED BY: DP  
DATE: 08-24-2022  
FILE NO: 3277  
TRACT 4

**PLAT OF SURVEY**  
**6.72 AC. LOCATED IN THE**  
**W. RUSSELL SURVEY, A-89**  
**FAYETTE COUNTY, TEXAS**

# JDS SURVEYING, INC.

T.B.P.E.L.S. Firm Registration No. 10194118  
159 W. MAIN - VAN, TX 75790 – Phone: (903) 963-2333

## 6.72 ACRES

All that certain lot, tract or parcel of land located within the W. Russell Survey, Abstract No. 89 of Fayette County, Texas, being a portion of a called 55.221 acre tract as described in a deed from Robert Stinnett and wife, Marcy Stinnett to the 1864 Company, LLC, dated July 28, 2022 and recorded in Volume 2058, Page 543 of the Official Public Records of Fayette County, Texas, and this 6.72 acre tract being more fully described as follows:

**BEGINNING** at a 1/2" Iron Rod Set in the Southwest line of Bauer Road, from which a 1/2" Iron Rod Found in Southeast line of the residue of a called 116.58 acre tract as described in a deed from Weston Bauer, et al to Weston Bauer, dated December 5, 1964 and recorded in Volume 365, Page 215 and being at the North corner of said 55.221 acre tract, bears North 49 deg. 11 min. 51 sec. West, a distance of 640.00 feet;

**THENCE** South 49 deg. 11 min. 51 sec. East, with the Southwest line of said Bauer Road, a distance of 311.59 feet to a 1/2" Iron Rod Set for corner, from which a 1/2" Iron Rod Found at the East corner of said 55.221 acre tract, bears South 49 deg. 11 min. 51 sec. East, a distance of 60.00 feet;

**THENCE** across said 55.221 acre tract, the following three (3) courses and distances:


South 40 deg. 48 min. 04 sec. West, a distance of 876.64 feet to a 1/2" Iron Rod Set for corner;

North 69 deg. 35 min. 17 sec. West, a distance of 335.30 feet to a 1/2" Iron Rod Set for corner;

North 40 deg. 57 min. 26 sec. East, a distance of 993.47 feet to the **POINT OF BEGINNING AND CONTAINING 6.72 ACRES OF LAND.**

See Map No. 3277-Tract 4 prepared in conjunction with these field notes. The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX South Central Zone - NAD 83). I, Jace D. Scarbrough, do hereby state that the field notes hereon were prepared from a survey made on the ground under my supervision during the month of August, 2022.

**GIVEN UNDER MY HAND & SEAL, this the 24th day of August, 2022.**

  
Jace D. Scarbrough  
Registered Professional Land Surveyor  
State of Texas No. 6289

