

PLAT OF SURVEY



CALLED 28.397 ACRE
 SEDALIA BAUER ULLRICH AND
 DOUGLAS ULLRICH
 TO
 LORALI BAUER SCHULTZ AND
 NORMAN SCHULTZ
 OCTOBER 27, 2010
 VOLUME 1541, PAGE 92

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

SCALE: 1" = 200'

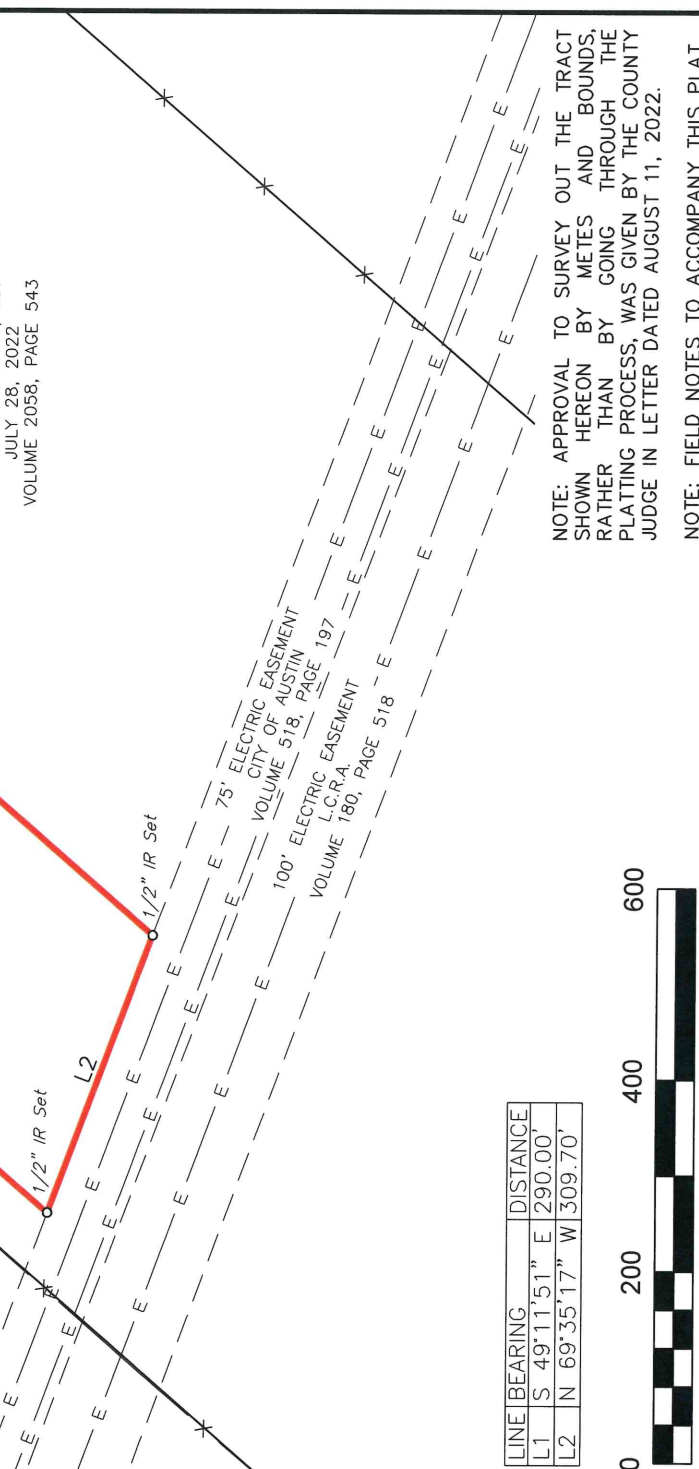
W. RUSSELL SURVEY A-89

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

RESIDUE OF A
 CALLED 116.58 ACRE
 WESTON BAUER, ET AL
 TO
 WESTON BAUER
 DECEMBER 5, 1964
 VOLUME 365, PAGE 215

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

Bauer Road



LINE	BEARING	DISTANCE
L1	S 49°11'51" E	290.00'
L2	N 69°35'17" W	309.70'

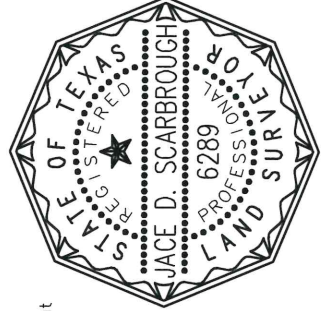


The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX South Central Zone - NAD 83)

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 - 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.JDSURVEYING.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 —

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

DRAWN BY: SU	SCALE: 1" = 200'
SURVEYED BY: DP	REF: BAGWELL
DATE: 08-24-2022	FILE NO: 3277
	TRACT 2

JDS SURVEYING, INC.

T.B.P.E.L.S. Firm Registration No. 10194118

159 W. MAIN - VAN, TX 75790 – Phone: (903) 963-2333

7.69 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 7.69 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 60.00 feet;

THENCE South 49 deg. 11 min. 51 sec. East, with the Southwest line of said Bauer Road, a distance of 290.00 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 661.59 feet;

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


South 40 deg. 57 min. 26 sec. West, a distance of 1,101.37 feet to a 1/2" Iron Rod Set for corner;

North 69 deg. 35 min. 17 sec. West, a distance of 309.70 feet to a 1/2" Iron Rod Set for corner;

North 40 deg. 57 min. 26 sec. East, a distance of 1,209.28 feet to the **POINT OF BEGINNING AND CONTAINING 7.69 ACRES OF LAND.**

See Map No. 3277-Tract 2 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

