

PLAT OF SURVEY

W. RUSSELL SURVEY A-89

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

Bauer Road
S 49°11'42" E - 1011.48'
1/2" IR Set

P.O.B.: 1/2" IR Fnd.
1/2" IR Fnd. bears:
S 49°11'51" E - 1011.59'

SCALE: 1" = 300'

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

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

16.02 AC.
PORTION OF A
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

CALLED 144.5 ACRE
LOYAL JEFFERSON CALLEY,
INDEPENDENT EXECUTOR OF THE
ESTATE OF CECILIA ROXANNA
TRENT CALLEY
TO
LOYAL JEFFERSON CALLEY
FEBRUARY 14, 2012
VOLUME 1596, PAGE 601

S. BROWNE SURVEY A-22

Point in Lake
1/2" IR Fnd. bears:
S 48°49'44" E - 1517.68'

(Coil Overall: N 48°49'54" W - 1017.90')

LINE	BEARING	DISTANCE
L1	S 49°11'51" E	60.00'
L2	S 69°35'17" E	477.55'
L3	N 48°49'44" W	507.20'

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.

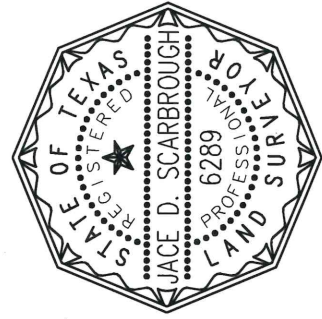


The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX South Central Zone - NAD 83)

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



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 —
- IRON ROD SET
- IRON ROD FOUND

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

DRAWN BY: SJ SCALE: 1" = 300'

SURVEYED BY: DP REF: BAGWELL

DATE: 08-24-2022 FILE NO: 3277

TRACT 1

JDS SURVEYING, INC.

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

16.02 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 16.02 acre tract being more fully described as follows:

BEGINNING at a 1/2" Iron Rod Found in the 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 the Southwest line of Bauer Road and being at the North corner of said 55.221 acre tract, 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 1,011.59 feet;

THENCE South 49 deg. 11 min. 51 sec. East, with the Southwest line of said Bauer Road, a distance of 60.00 feet to a 1/2" Iron Rod Set for corner;

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 1,209.28 feet to a 1/2" Iron Rod Set for corner;

South 69 deg. 35 min. 17 sec. East, a distance of 477.55 feet to a 1/2" Iron Rod Set for corner;

South 40 deg. 57 min. 22 sec. West, passing a 1/2" Iron Rod Set for reference at 1,003.35 feet and continuing for a total distance of 1,327.77 feet to a Point in a lake and being in the Northeast line of a called 144.5 acre tract as described in a deed from Loyal Jefferson Calley, Independent Executor of the Estate of Cecilia Roxanna Trent Calley to Loyal Jefferson Calley, dated February 14, 2012 and recorded in Volume 1596, Page 601 and the common line of said W. Russell Survey and the S. Browne Survey, Abstract No. 22, from which a 1/2" Iron Rod Found at the South corner of the residue of a called 107.25 acre tract to Dana S. Cain Peterson in an Affidavit of Heirship recorded in Volume 1723, Page 214, bears South 48 deg. 49 min. 44 sec. East, a distance of 1,517.68 feet;

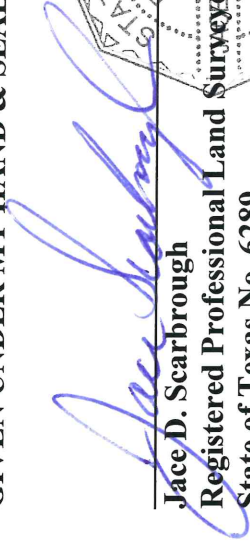
THENCE North 48 deg. 49 min. 44 sec. West, with the Northeast line of said 144.5 acre tract and said survey line, a distance of 507.20 feet to a Point in said lake and being at the South corner of the residue of said 116.58 acre tract;

16.02 ACRES

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THENCE North 40 deg. 57 min. 26 sec. East, with the Southeast line of the residue of said 116.58 acre tract, a distance of 2,367.40 feet to the POINT OF BEGINNING AND CONTAINING 16.02 ACRES OF LAND. See Map No. 3277-Tract 1 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

