

FAYETTE COUNTY, TEXAS

HENRY AUSTIN SURVEY

ABSTRACT NO. 7

August William Etlinger, Jr.
15.10 Acres
Volume 1738, Page 578
Official Records

Mary Jane Royal Trust
Remainder of 909.44 Acres
Volume 1298, Page 834
Official Records

Michael M. Loessin
59.936 Acres
Volume 529, Page 245
Deed Records

Jeremy R. Turlington, et ux
10.50 Acres
Volume 1738, Page 552
Official Records

Laurie Marino
11.15 Acres
Volume 2008, Page 86
Official Records

James Clark Jr.
44.02 Acres
Volume 1872, Page 516
Official Records

Charles R. Trefny
Volume 1718, Page 36 Official Records
Volume 822, Page 162 Deed Records

SEYDLER ROAD

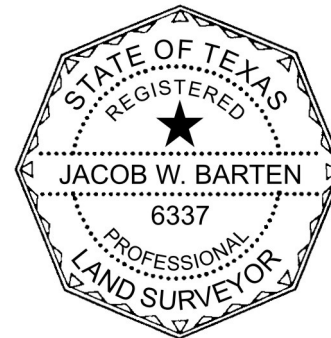
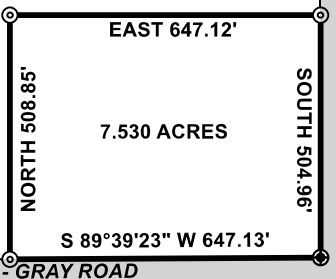
BEYER - GRAY ROAD



Project No. 110221-090
Date: November 8, 2021

LEGEND	
	Found 1/2" Iron Rod
	Found 3/8" Iron Rod
	Found 5/8" Iron Rod
	Found 2" Pipe Post
	Found 4" Pipe Post
	Found Wooden Corner Post
	Set 1/2" Iron Rod
	Wire Fence

Survey plat of a 7.530 acre tract of land located in the Henry Austin Survey, Abstract No. 7 in Fayette County, Texas; and being a part or portion of that land described in Deed dated December 8, 2014 from Charles Theodore Trefny and wife, Donna G. Trefny to Charles Russell Trefny, recorded in Volume 1718, Page 36 of the Fayette County Official Records; Said land also being described as 92.65 acres in Modification Agreement dated March 26, 1991 between Charles T. Trefny, et ux and the First State Bank, recorded in Volume 822, Page 162 of the Fayette County Deed Records.



This survey was performed without the benefit of a title commitment.

This property is subject to the easements, restrictions, covenants, and conditions, which may be applicable.

This property is subject to the rights of the public to any area located within a public roadway, street, or alley.

All fences are shown in their approximate location.

This survey was performed without the benefit of an abstract of title.

This is a boundary survey only, and does not show improvements or easements.

All original prints paid for by the client and supplied to the client remain the property of the client. Texas Land Systems retains copyright to all survey documents and depictions produced. No part of this document may be reproduced or altered.

This survey is valid for this transaction from Charles Russell Trefny only, and shall not be used for any further conveyance or transaction without written verification by Texas Land Systems.

This survey is considered an unofficial document unless having an original signature and seal of surveyor.

Legal description to accompany this plat.

By the acceptance and use of this plat you, hereby acknowledge that you have read, understand and agree with the above notes.

TEXAS LAND SYSTEMS

Surveying & Mapping

3554 FM 109 Columbus, Texas 78934
Phone: (979) 732 - 2086
Firm Registration No. 10193708

I, Jacob W. Barten, Registered Professional Land Surveyor No. 6337 of Colorado County, Texas hereby state that this plat represents the results of an on the ground survey, performed under my supervision.

Jacob W. Barten, RPLS 6337

TEXAS LAND SYSTEMS
Surveying & Mapping

STATE OF TEXAS

PROJECT NO. 110221-090

COUNTY OF FAYETTE

DATE: NOVEMBER 8, 2021

Being a 7.530 acre tract of land located in the Henry Austin Survey, Abstract No. 7 in Fayette County, Texas; and being a part or portion of that land described in Deed dated December 8, 2014 from Charles Theodore Trefny and wife, Donna G. Trefny to Charles Russell Trefny, recorded in Volume 1718, Page 36 of the Fayette County Official Records; Said land also being described as 92.65 acres in Modification Agreement dated March 26, 1991 between Charles T. Trefny, et ux and the First State Bank, recorded in Volume 822, Page 162 of the Fayette County Deed Records, to which reference is made for all purposes; said 7.530 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 4" pipe post found in the North line of Beyer-Gray Road for the Southeast corner of the parent tract, same being the Southeast corner of the herein described tract.

THENCE with the South line of the parent tract, same being the North line of said road, **S89°39'23"W** a distance of **647.13 feet** to a ½" iron rod set for the Southwest corner of the herein described tract.


THENCE NORTH a distance of **508.85 feet** to a ½" iron rod set for the Northwest corner of the herein described tract.

THENCE EAST a distance of **647.12 feet** to a ½" iron rod set in the West line of Beyer-Gray Road for the Northeast corner of the herein described tract.

THENCE with the West line of Beyer-Gray Road, **SOUTH** a distance of **504.96 feet** to the **PLACE OF BEGINNING** containing 7.530 acres of land.

This survey is valid for this transaction only. All original prints paid for by the client and supplied to the client remain the property of the client. Texas Land Systems retains copyright to all survey documents produced. No part of this document may be reproduced or altered.

Survey Plat accompanies this metes and bounds description.



Jacob W. Barten

R.P.L.S. 6337

Firm Registration No. 10193708



Restrictive Covenants

1. No manufactured homes, single wide homes, double wide homes, prefabricated homes or the like shall be placed, constructed, erected or stored on the Property. Only newly constructed "stick built" housing or barndominium are allowed to be built, constructed or utilized on the Property.
2. No further subdividing of the property in any manner shall be allowed or permitted.
3. No professional business or commercial activity shall be constructed upon the property except an owner may conduct business activities within a residence so long as: (I) the existence or operation of the business activity is not apparent or detectable by sight. (II) the business activity is consistent with the residential character of the property and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of the neighboring properties.