



120.207 ACRES OF LAND OUT OF THE WILLIAM BROOKFIELD LEAGUE, ABSTRACT NO. 20, AND THE JASPER A. SARGENT LEAGUE, ABSTRACT NO. 91, BOTH IN FAYETTE COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN (73.3 ACRES) TRACT OF LAND CONVEYED TO EUGENE A. KRISTYNIK IN A DEED AS RECORDED IN VOLUME 283 PAGE 374 OF THE DEED RECORD OF FAYETTE COUNTY, TEXAS, AND ALL OF THAT CERTAIN (ACRE) TRACT OF LAND CONVEYED TO WILLIE MAE KRISTYN IN A DEED AS RECORDED IN VOLUME 466 PAGE 508 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS. LOCATED AT 3424 DUBINA WEIMAR ROAD, NORTHEAST OF DUBINA.

SEE ACCOMPANYING FIELD NOTE DESCRIPTIONS

THE STATE OF TEXAS *
COUNTY OF FAYETTE *

The undersigned does hereby certify that a survey was this day on the ground of the property legally described herein and is correct and that there are no boundary line conflicts, encroachments, shortages in or overlapping of improvements, visible utility lines, or roads in place, except shown hereon, and said property has access to and from a dedicated road. No portion of this property is located in a special flood hazard area, and tract lies wholly within Zone X (areas determined to be outside the 1% chance of flood) according to the Federal Emergency Management Agency Flood Insurance Rate Map 480815 0600 C, Dated October 17, 2006. THIS the 4th day of APRIL, A.D., 2014.

BY *[Signature]*

HEARITIGE SURVEYING CO.

HEARITIGE SURVEYING, CO.

TIM. D. HEARITIGE
727 West Point Loop
West Point, Texas 78963

Registered Professional Land Surveyor No. 5036
Licenced State Land Surveyor
Phone (979)242-3485

September 18, 2014

Tract 4-23.887 Acres

FIELD NOTE DESCRIPTION OF 23.887 ACRES OF LAND OUT OF THE WILLIAM BROOKFIELD LEAGUE, ABSTRACT NO. 20, AND BEING A PORTION OF THOSE CERTAIN (FIRST TRACT-66 ACRE AND SECOND TRACT-4.1ACRE) TRACTS OF LAND CONVEYED TO EUGENE A. KRISTYNIK IN A DEED AS RECORDED IN VOLUME 283 PAGE 374 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 1" iron pipe found in the southerly right-of-way line of the Dubina Weimar Road (County Road No. 481) and being at the most northerly northeast corner of that certain (25 acre) tract of land conveyed to Willie Mae Kristynik in a deed as recorded in Volume 465 Page 508 of the Deed Records of Fayette County, Texas, and also being at the most northwesterly corner of that certain (74.155 acre) tract of land conveyed to Renee Elain Dworzczyk, Roger Wayne Barton, and Beverly Ann Smith in a deed as recorded in Volume 1392 Page 482 of the Official Records of Fayette County, Texas, and being the northwesterly corner of that certain (19.155 acre) tract conveyed to Johnny A. Barton and Ruth Ann Barton in a deed as recorded in Volume 1149 Page 434 of the Official Records of Fayette County, Texas, said (19.155 acre) tract being the westerly portion of the (74.155 acre) tract,

THENCE, leaving the southerly right-of-way line of the Dubina Weimar Road, and with the common line between the Kristynik tract and the Dworzczyk tract, **SOUTH 1088.55 feet** to a 1" iron pipe found at the base of a fence corner post at the most southwesterly corner of the Dworzczyk tract and continuing **SOUTH**, crossing the Kristynik tract, another **40.55 feet** to a ½" iron rod set in the northerly line of that certain (12.50 acre) tract of land conveyed to Joseph Mazoch in a deed as recorded in Volume 1483 Page 602 of the Official Records of Fayette County, Texas,

THENCE, with the common line between the Kristynik tract and the Mazoch tract, **S 89 deg. 25' 09" E 140.98 feet** to a ½" iron rod found at the base of a fence corner post, being in the westerly line of that certain (First Tract-66 acre) tract of land conveyed to Eugene A. Kristynik in a deed as recorded in Volume 283 Page 374 of the Deed Records of Fayette County, Texas,

THENCE, with the westerly line of the Kristynik (66 acre) tract, being easterly line of the Mazoch tract, **S 00 deg. 40' 19" W** at **483.91 feet** passing a ½" iron rod found at the most northeasterly corner of that certain (12.50 acre) tract of land conveyed to Annie G. Baresh in a deed as recorded in Volume 1483 Page 587 of the Official Records of Fayette County, Texas and continuing **S 00 deg. 40' 19" W** another **238.59 feet** to a ½" iron rod set and another **245.84 feet** to a ½" iron rod found at the base of a fence corner post at the most northeasterly corner of that certain (12.50 acre) tract of land conveyed to Charlie J. Mazoch in a deed as recorded in Volume 1483 Page 609 of the Official Records of Fayette County, Texas, and continuing **S 00 deg. 40' 19" W** another **485.42 feet** to a ½" iron rod found at the most northeasterly corner of that certain (12.50 acre) tract of land conveyed to Margaret M. McGown in a deed as recorded in Volume 1483 Page 595 of the Official Records of Fayette County, Texas, and continuing **S 00 deg. 40' 19" W** another **249.16 feet** to a ½" iron rod set for the most northwesterly and **PLACE OF BEGINNING** of the tract herein described

THENCE, leaving said common line, and over and across the Kristynik (66 acre) tract, **S 89 deg. 30' 28" E 1144.79 feet** to a ½" iron rod set in the westerly line of that certain (25 acre) tract of land conveyed to David Wanjura, Victor Wanjura, jr, Donald Wanjura, and Gladys Wanjura Lebleu in a deed as recorded in Volume 938 Page 353 of the Official Records of Fayette County, and being for the most northeasterly corner of this tract,

THENCE, with the common line between the Kristynik (66 acre) tract and the Wanjura tract, **S 00 deg. 30' 25" W 554.36 feet** to a ½" iron rod set at the base of a fence corner post, being in the northerly line of that certain (First Tract-50 acre) tract of land conveyed to Edward C. Wick and Jean L. Wick in a deed as recorded in Volume 1031 Page 412 of the Official Records of Fayette County, Texas, and being for the most southeasterly corner of this tract,

THENCE, with the common line between the Kristynik (66 acre) tract and the Wick tract, **N 89 deg. 06' 32" W 1123.49 feet** to a ½" iron rod set at the base of a fence corner post at the most northwesterly corner of the Wick tract being for the most southerly southwest corner of this tract,

THENCE, leaving the common line between the Kristynik (66 acre) tract and the Wick tract, **N 01 deg. 11' 18" E 92.72 feet** to a ½" iron rod set in the interior of the Kristynik (66 acre) tract, and being for an interior corner of this tract,

THENCE, **N 89 deg. 38' 40" W 1387.43 feet** to a ½" iron rod set in the easterly right-of-way line of F.M. 1383, being in the westerly line of that certain (Second Tract-4.1acre) tract of land conveyed to Eugene A. Kristynik in a deed as recorded in Volume 283 Page 374 of the Deed Records of Fayette County, Texas, and being for the most southwesterly corner of this tract,

THENCE, with the easterly right-of-way line of F.M. 1383, **N 04 deg. 36' 41" E 769.30 feet** to a ½" iron rod found at the base of a fence corner post at the most southwesterly corner of that certain (2.76 acre) tract of land conveyed to Johnnie J. Baresh and Annie G. Baresh in a deed as recorded in Volume 1478 Page 170 of the Official Records of Fayette County, Texas, and being for the most northerly northwest corner of this tract,

THENCE, leaving the easterly right-of-way line of F.M. 1383, and with the common line between the Kristynik (4.1 acre) and the Baresh (2.76 acre) tract, **S 89 deg. 35' 22" E 189.72 feet** to a ½" iron rod set in the westerly line of the Charlie Mazoch tract, and being for the most westerly northeast corner of this tract,

THENCE, with the easterly line of the Kristynik (4.1 acre) tract, being the westerly line of the Charlie Mazoch tract, **S 00 deg. 24' 36" W** passing the common westerly corner between the Charlie Mazoch tract and the McGowan tract at about 98.6 feet, and continuing on the same course for a total distance of **547.82 feet** to a 60d nail found in the top of a fence corner post at the most southwesterly corner of the McGowan tract and being at the most westerly northwest corner of the Kristynik (66 acre) tract, and being for an interior angle of this tract,

THENCE, with the common line between the Kristynik (66 acre) tract and the McGowan tract, **S 89 deg. 38' 40" E 1118.62 feet** to a 60d nail found in the top of a fence corner post, and **N 00 deg. 40' 19" E 220.00 feet** to the **PLACE OF BEGINNING**, in all containing 23.887 acres of land.

SURVEYED: April 4, 2011

BY:

Timothy D. Hearitige
Registered Professional Land Surveyor No. 5036
see accompanying map no. A 178088

EXHIBIT "A"



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