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- Trough
- Barndominium
- Well
- Gate
- Pens
- Cross Fence
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

STATE OF TEXAS
COUNTY OF FAYETTE

Land Description
138.83 Acres

BEING a tract or parcel containing 138.83 acres of land situated in the William Alley Survey, Abstract No. 2, Fayette County, Texas and being composed of the following tracts: (1) All of that land described as 37.170 acres in Deed dated July 28, 2004 from Brandt Children's Farms to Ervin E. Brandt and Arline P. Watson, recorded in Volume 1276, Page 382, Fayette County Official Records, and (2) Part of that land described as 230 acres in Deed dated April 21, 1936 from Geo. F. Brandt, et ux to Arthur H. Brandt, recorded in Volume 167, Page 291, Fayette County Deed Records. Said 138.83 acre tract being described more particularly by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set for an original interior corner of the Brandt 230 acre tract and the South corner of the herein described tract, located at a point on the Southeast line of the William Alley Survey, said iron rod also being the East corner of the Elaine Finn 34.057 acre tract as described in Volume 729, Page 348, Deed Records;

THENCE along the Northeast line of the Finn tract, N 44°40'33" W a distance of 1481.81 feet to a 1/2" iron rod found for the North corner of the Finn tract and being the East corner of the Mark Mazoch 34.057 acre tract as described in Volume 995, Page 42, Official Records;

THENCE along the Northeast line of the Mark Mazoch 34.057 acre tract; N 44°46'23" W a distance of 1239.01 feet to a 1" bolt found for the original South corner of the Brandt 37.170 acre tract and being an angle point of the herein described tract;

THENCE continuing along the Northeasterly line of the Mazoch property, which now includes another Mark Mazoch tract containing 34.057 acres (Vol. 729, Pg. 352, D.R.), common with the Southwesterly line of the Brandt 37.170 acre tract, the following calls:

- N 44°44'58" W a distance of 1494.14 feet to an axle found for common corner, and
- S 68°28'00" W a distance of 300.85 feet to an axle found for a common corner, and
- N 86°08'19" W a distance of 102.85 feet to a 1/2" iron rod found for a North corner of the Mazoch tract and being the East corner of the Martin Brandt 17.19 acre tract as described in Volume 602, Page 958, Deed Records;

THENCE along the common boundary between the Brandt 37.170 acre tract and the Martin Brandt tract, N 62°44'52" W a distance of 286.84 to a 3/8" iron rod found for corner;

THENCE continuing along said common boundary, N 02°14'16" W a distance of 23.35 feet to a 3/4" pipe found for an Easterly corner of the Martin Brandt tract and being a Southwesterly corner of the Richard Jones, et al 122.504 acre tract as described in Volume 1276, Page 447, Official Records, also being a West corner of the herein described tract;

THENCE along the common boundary between the 122.504 acre tract and the Brandt 37.170 acre tract,
• N 23°53'47" E a distance of 116.43 feet to a point in the center of Williams Creek for the Northwest corner of the original 37.170 acre tract and the Northwest corner of the herein described tract, also being a Southwesterly corner of the Jones tract;

THENCE down the center of Williams Creek with its meanders, which is also the Southern boundary of the Jones 122.504 acre tract, the following calls:

- S 75°39'45" E a distance of 149.89 feet, and
- S 82°43'38" E a distance of 148.67 feet, and
- N 77°55'07" E a distance of 139.05 feet, and
- N 89°27'17" E a distance of 154.98 feet; and
- N 86°16'04" E a distance of 246.88 feet, and
- S 81°53'16" E a distance of 511.52 feet, and
- N 88°41'48" E a distance of 187.86 feet, and
- S 73°08'00" E a distance of 189.38 feet, and
- S 70°57'49" E a distance of 348.01 feet, and
- N 70°51'38" E a distance of 84.02 feet, and
- N 80°30'52" E a distance of 410.11 feet, and
- N 78°50'11" E a distance of 249.25 feet, and
- N 80°28'12" E a distance of 298.14 feet, and
- N 64°50'23" E a distance of 352.78 feet, and
- N 71°11'07" E a distance of 122.48 feet to its intersection with the Southwesterly bank of the Colorado River and being the upper Northeast corner of the herein described tract;

THENCE along the Southwesterly bank of the Colorado River, the following calls:
• S 64°07'27" E a distance of 118.85 feet to a point for corner, and
• S 72°31'18" E a distance of 343.44 feet to a point for corner, and
• S 69°03'23" E a distance of 254.25 feet to a point for corner, and
• S 70°30'43" E a distance of 177.62 feet to a point for an Easterly exterior corner of the herein described tract and being the North corner of the Ore Neil Brandt Frerichs 110 acre tract as described in Volume 406, Pages 193 and 198, Deed Records;

THENCE along the common boundary between the Frerichs 110 acre tract and the Brandt 230 acre tract, S 42°42'45" W, at 173.20 feet passing a 1/2" iron rod set for reference, in all a total distance of 1332.95 feet to a 1/2" iron rod set for an interior corner of the Brandt 230 acre tract and being the West corner of said 110 acre tract;

THENCE continuing along the common boundary of the Frerichs 110 acre tract and said 230 acre tract, S 45°00'00" E a distance of 1662.40 feet to a 1/2" iron rod set on the Southeast line of the William Alley Survey for a Southeasterly exterior corner of the herein described tract and being N 45° 00' 00".W a distance of 565.98 feet from the East corner of the Brandt 230 acre tract;

THENCE along the Southeast line of the William Alley Survey, which crosses the original 230 acre tract, S 45°42'00" W a distance of 1359.08 to the POINT OF BEGINNING, containing 138.63 acres of land.

TOGETHER WITH the use of a road easement (width varies from 40 feet to 60 feet) containing 2.96 acres situated in the S.A. Pugh Survey, Abstract No. 85, Fayette County which extends on, over and across a 230 acre tract as recorded in Volume 167, Page 291, Fayette County Deed Records. Said 2.96 acre easement being described more particularly by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found on the Northeast right of way line of F.M. Highway 155 for the occupied South corner of the Brandt 230 acre tract and being the West corner of the Alfred Frerichs 37.10 acre tract as described in Volume 237, Page 238, Deed Records, also being the South corner of the herein described easement;

THENCE along the Northeast line of F.M. Highway 155, N 37°36'34" W a distance of 40.09 feet to a 1/2" iron rod set for the West corner of the herein described easement;

THENCE leaving said highway and crossing the original 230 acre tract, the following calls:

- N 48°30'00" E a distance of 1556.10 feet to a 1/2" iron rod set for angle corner, and
- N 13°53'11" E a distance of 977.16 feet to a 1/2" iron rod set for angle corner, and
- N 45°00'00" W a distance of 97.48 feet to a 1/2" iron rod set on the Southeast line of a 138.63 acre tract which was surveyed out of the Brandt lands and described this same day, said iron rod also being on the Southwest line of the William Alley Survey and the Northwest line of the S.A. Pugh Survey;

THENCE along the Southeast line of said 138.63 acre tract, being the Southeast line of the Alley Survey and the Northwest line of the S.A. Pugh Survey, N 45°42'00" E a distance of 60.00 feet to a 1/2" iron rod set for a Southeast corner of said 138.63 acre tract and being the North corner of the herein described tract, also being on the Southwest line of the Ore Frerichs 110 acre tract and on a Northeast line of the original 230 acre tract;

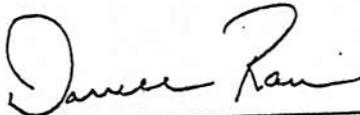
THENCE along the Northeast line of the Brandt 230 acre tract and the Southwest line of the Frerichs 110 acre tract, S 45°00'00" E a distance of 130.62 feet to a 1/2" iron rod set for angle corner;

THENCE crossing the original 230 acre tract and along a line which is 30 feet Northwest of the Northwest boundary of the Robert Watson 3.00 acre tract (Vol. 1127, Pg. 850, O.R.); S 13°53'11" W a distance of 994.52 feet to a 1/2" iron rod set on the Southeast line of the original 230 acre tract for an Easterly exterior corner of the herein described tract;

THENCE along the common boundary between the Brandt 230 acre tract and the Frerichs 37.10 acre tract, S 48°30'00" W (Basis of Bearings – Record Deed Call) 1606.49 to the POINT OF BEGINNING, containing 2.96 acres within this easement.

Notes:

(1) Survey plat to accompany this description.



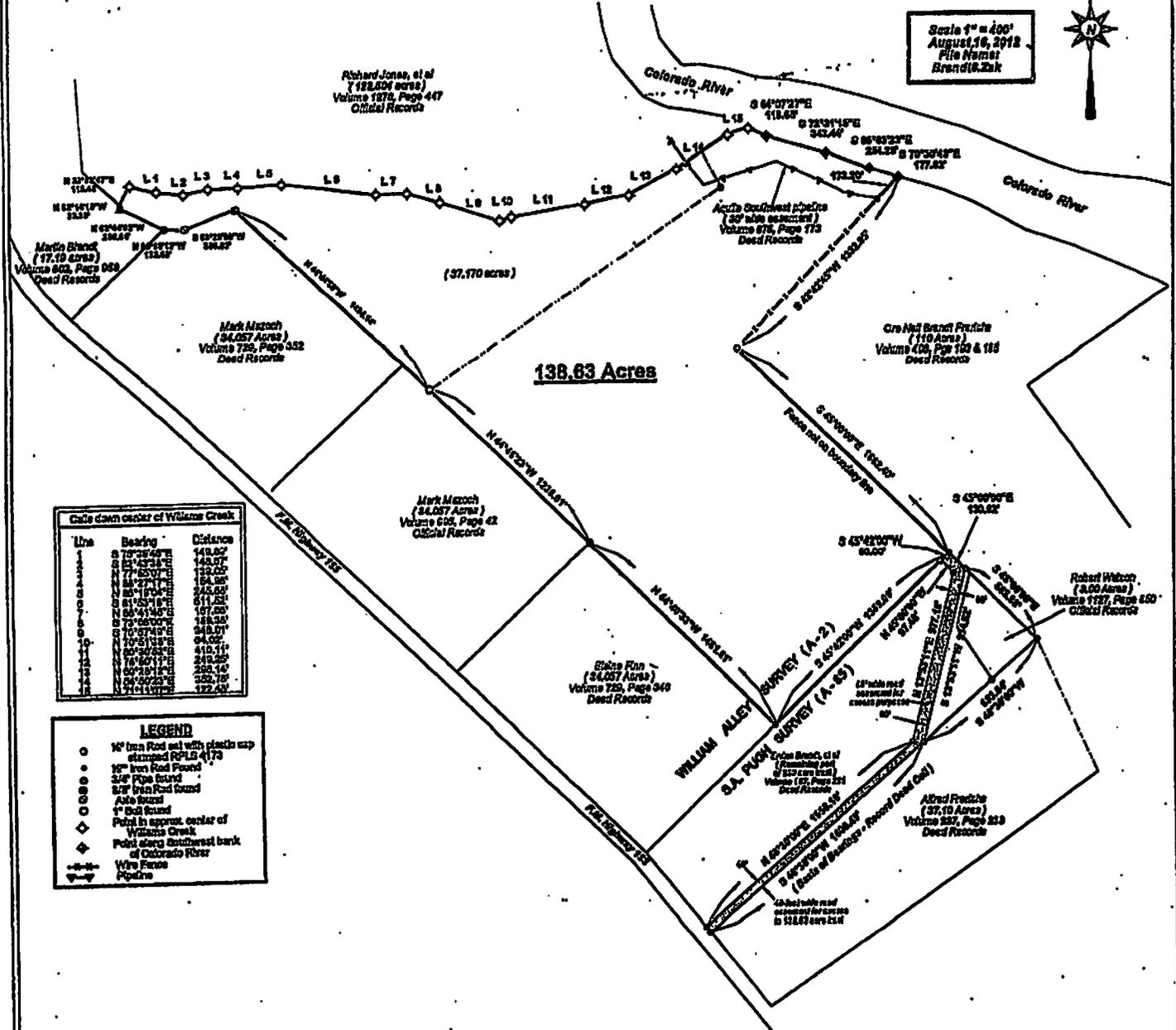
Darrell D. Rau
Registered Professional Land Surveyor
Registration No. 4173

Date: August 16, 2012



FAYETTE COUNTY, TEXAS
WILLIAM ALLEY SURVEY
ABSTRACT NO. 2

Scale 1" = 400'
August 16, 2012
File Name:
Brandt.Rak



Call down order of Williams Creek

Line	Bearing	Distance
1	S 72° 32' 49\"	142.62'
2	S 82° 43' 34\"	145.07'
3	N 77° 45' 37\"	122.00'
4	N 82° 17' 04\"	154.98'
5	S 81° 02' 18\"	242.63'
6	N 88° 41' 40\"	611.03'
7	N 73° 28' 00\"	107.00'
8	S 10° 37' 49\"	188.33'
9	N 79° 13' 18\"	248.01'
10	N 79° 13' 18\"	64.02'
11	N 79° 13' 18\"	64.02'
12	N 79° 13' 18\"	242.63'
13	S 81° 02' 18\"	242.63'
14	N 77° 45' 37\"	122.00'
15	N 82° 17' 04\"	154.98'
16	S 72° 32' 49\"	142.62'

LEGEND

- 1/2" Iron Rod with plastic cap
- 1/2" Iron Rod Found
- 1/2" Pipe found
- 3/4" Iron Rod found
- Aste found
- 1" Nail found
- Point in approx. center of Williams Creek
- Point along southern bank of Colorado River
- Wire Fence
- Pipeline

- Notes
- (1) This property is subject to the rights of the public to any area located within a public roadway, street or alley.
 - (2) All fence lines are shown in their general locations and may not represent an exact location of the section fence.
 - (3) This survey was completed without the benefit of an abstract of title, easements and restrictions which may be applicable.
 - (4) This property is subject to any and all easements, restrictions, covenants, conditions and restrictions which may be applicable.
 - (5) This survey was prepared without the benefit of a title commitment.
 - (6) This property is subject to the changes in boundary caused by the terrace of erosion, accretion and accretion of Williams Creek and the Colorado River and to the rights of the State of Texas in that area located within the boundaries of Williams Creek & the Colorado River.
 - (7) This survey is valid for this transaction only.
 - (8) Property and easement description to accompany this plat.

Survey Plat of a 138.63 acre tract of land situated in the William Alley Survey, Abstract No. 2, Fayette County, Texas together with the use of a road easement (width varies) containing 2.66 acres situated in the S.A. Pugh Survey, Abstract No. 88, Fayette County, Texas. Said 138.63 acre tract and easement being composed of the following tracts: (1) All of that land described as 37.170 acres in Deed dated July 28, 2004 from Brandt Children's Farms to Ervin E. Brandt and Ailina P. Watson, recorded in Volume 1276, Page 382, Fayette County Official Records, and (2) Part of that land described as 230 acres in Deed dated April 21, 1936 from Geo. F. Brandt, et ux to Arthur H. Brandt, recorded in Volume 187, Page 291, Fayette County Deed Records.

Rau Surveying
2012 Hwy. 71
P.O. Box 811, Colton, Texas 75224
Phone (214) 720-4420 Fax (214) 720-4420

I, Darrel D. Rau, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was the day made on the ground, under my supervision, of the property described herein.

Darrel D. Rau
Darrel D. Rau, Registration No. 4192

