

SCALE: 1"=200'

LEGEND

- ⊙ - 1/2" Iron rod found
- - 1/2" Iron rod set
- E - Overhead electric line
- ⊕ - Utility Pole
- X - Wire fence line

NOTE: Subject tract is designated Unshaded ZONE "X" according to F.E.M.A. Flood Insurance Rate Map No. 48149C0475C & 48149C0300C dated October 17, 2006.

Bearings, distances and coordinates shown hereon are "GRID" based on the Texas State Plane Coordinate System - South Central Zone - NAD 83 (2011).

Convergence = +01'08"03"  
Combined Factor = 0.99989126

\*The Northeasterly line of the Klimicek deed (Vol. 1060, Pg. 395 F.C.O.R.) calls to follow a ravine and a branch. The deed description does not contain any metes and bounds calls along the ravine or the branch. Since the time of the original survey (Vol. 111, Pg. 540 F.C.O.R.) dated August 1920, several ponds have been constructed filling in and altering the location of the branch. Portions of the ravine have also been filled in and a defined channel for the branch or ravine cannot be determined. The current deed for the adjoining Michael Giles 55.369 acre tract (Vol. 1783, Pg. 406 F.C.O.R.) comprised of the (original) 4.27 acre Clovis Heimsath tract (Vol. 559, Pg. 380 F.C.O.R.) & the (original) 49.72 Clovis Heimsath tract (Vol. 444, Pg. 334 F.C.O.R.) call to follow an existing fence between the tracts in their deeds and define the boundary between the two tracts. Since the original location of the ravine and the branch cannot be determined on the ground the best available evidence of boundary line between the tracts is the fenced and monumented Westerly line of the Giles tract which was held for this survey.\*

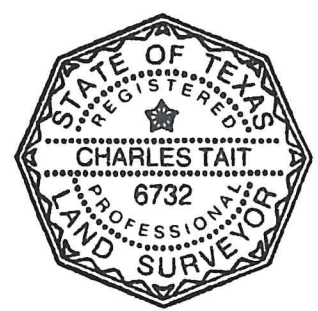
EASEMENTS/ MATTERS OF RECORD (Commonwealth Land Title Insurance Company; GF No. CO=20-300 issued January 28, 2021 and effective January 13, 2021.

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|---|--|
| Fayette County Groundwater Conservation District Rules Vol. 1293, Pg. 142<br>Vol. 1384, Pg. 493<br>F.C.O.R.   | State of Texas Right-of-way Deed Vol. 304, Pg. 42<br>F.C.O.R.<br>(Located within the right-of-way of "F.M. Highway 2503".)   |
| Flood Damage Prevention Regulations Vol. 1822, Pg. 706<br>F.C.O.R.  | Intralex Gas Company 50' Pipeline Easement Vol. 420, Pg. 574<br>F.C.O.R.<br>(Easement affects Tract Four and does not directly affect the subject tract.)                  |
| United Producers Pipe Line Company Blanket Pipeline Easement Vol. 82, Pg. 333<br>C.C.O.R.<br>(Affects Tract One located in Colorado County and does not directly affect the subject tract.) | Aquila Southwest Pipeline Corporation 30' Pipeline Easement Vol. 1028, Pg. 4<br>F.C.O.R.<br>(Easement affects Tract Three and does not directly affect the subject tract.) |
| Fayette Electric Cooperative Blanket Electric Easement Vol. 233, Pg. 142<br>Vol. 235, Pg. 91<br>Vol. 235, Pg. 89<br>F.C.O.R.  |  |

Line Table		
Line #	Bearing	Distance
L1	N46° 08' 12"E	159.73
L2	N53° 00' 32"E	390.93
L3	N58° 40' 24"E	119.40
L4	S24° 22' 26"E	123.11
L5	N73° 00' 29"E	73.28
L6	N81° 22' 14"E	77.12
L7	N85° 37' 41"E	288.35
L8	N52° 31' 54"E	100.06
L9	S73° 30' 31"E	158.01
L10	S03° 44' 33"W	162.38
L11	S04° 39' 21"E	170.43
L12	S06° 21' 36"W	308.04
L13	S25° 41' 16"W	364.79



PLAT SHOWING THE SURVEY OF A 98.721 ACRE TRACT SITUATED IN THE J.M. BURTON 3/4 LEAGUE A-25, IN FAYETTE COUNTY, TEXAS AND BEING THAT SAME TRACT DESCRIBED AS 102 3/4 ACRES IN A DEED FROM ANNIE KLIMICEK TO CHARLES KLIMICEK AND THERESA BUTLER, DATED APRIL 26, 1999 AND RECORDED IN VOLUME 1060, PAGE 395 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY



STATE OF TEXAS  
COUNTY OF FAYETTE

I, Charles Tait, a Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of the survey, and that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition III TSPS Land Title Survey.

*Charles Tait*

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April 26, 2022