



SCALE, IN FEET
 0' 50' 100' 200'

IT 170 ACRES
 OTTO L. FUCHS, JR.
 VOL. 377, PG. 544 D.R.F.C.

**JAMES BEARDSLEE LEAGUE
 A-13**

BOUNDARY SURVEY MAP
FAYETTE COUNTY, TEXAS
JOB NO. 2837
MAP SHEET 2 OF 3

MAP KEY:

CONTROL MONUMENT AS SHOWN \odot

1/2 INCH STEEL ROD MONUMENT SET \bullet

OVERHEAD ELECTRIC LINE $---$

BARBED WIDE FENCE $---$

ELECTRIC POLE \odot

NOTE: ALL BEARINGS AND COORDINATES SHOWN HEREON REFER TO THE TEXAS PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE, AS DETERMINED FROM THE CARLINE TRIANGULATION STATION.
GRID DISTANCE SCALE FACTOR: 0.99997
GRID ANGLE: 01 DEG. 08' 55"
THETA ANGLE: 01 DEG. 08' 55"
STATION COORDINATES X = 2,737,311.92 FEET
Y = 843,164.64 FEET

NOTE: POSITIONAL TOLERANCE: 1:10,000 FEET + 0.10 OF A FOOT

NOTE: IN ADDITION TO THE MAP SHOWN HEREON, A LAND DESCRIPTION OF SUBJECT 0.750 OF AN ACRE TRACT, ASSIGNED JOB NO. 2837-1, HAS BEEN PREPARED AND MADE A PART HEREOF.

NOTE: THE SUBJECT PROPERTY SHOWN HEREON IS NOT IN FLOOD "A", AS PER U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FAYETTE COUNTY, TEXAS, COMMUNITY - PANEL NO. 480815 0003 A, DATED EFFECTIVE JANUARY 31, 1978.

NOTE: THE PARENT TRACT IS DESCRIBED AS 1-1/2 ACRES IN A DEED FROM ELIZABETH FUCHS, EXECUTRIX OF THE ESTATE OF OTTO F. FUCHS TO ARTHUR POHL, DATED DECEMBER 14, 1944, RECORDED IN VOLUME 194, PAGE 497 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS.

THIS IS TO CERTIFY THAT THE MAP SHOWN HEREON WAS PREPARED FROM AN ON THE GROUND SURVEY, MADE BY THE UNDERSIGNED, AND THAT SAID SURVEY CONFORMS TO THE STANDARDS AND SPECIFICATIONS OF A CATEGORY 1A, CONDITION IV SURVEY, OF THE MINIMUM PRACTICE STANDARDS ADOPTED BY THE TEXAS BOARD OF LAND SURVEYING.

DATE OF SIGNATURE AUGUST 8, 1996.

MARTIN MAKOWSKY
REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 1815
302 CENTENNIAL STREET * P. O. BOX 37
CARLINE, TEXAS 78932
PHONE 409-278-3429 * 409-542-7107 * 409-567-7107

EXCEPTIONS WHICH APPLY:

- (1.) CERTAIN RIGHTS OF INGRESS AND EGRESS GRANTED IN A CERTAIN RIGHT OF WAY EASEMENT BY O. F. FUCHS AND ELIZABETH FUCHS TO TEXAS POWER AND LIGHT COMPANY, DATED OCTOBER 28, 1936, RECORDED IN VOLUME 168, PAGE 336 - 337 DEED RECORDS OF FAYETTE COUNTY, TEXAS.
 - (2.) SUBJECT LAND IS INCLUDED IN AN AREA DESCRIPTION CONTAINED IN A PETITION FOR ORGANIZATION OF LEB, FAYETTE, COLORADO COUNTIES, CUMMINS CREEK WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1, SMITTED JANUARY 5, 1956, RECORDED IN VOLUME 286, PAGE 370 ET SEQ OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS.
 - (3.) SUBJECT LAND IS INCLUDED IN AN AREA DESCRIPTION CONTAINED IN AN ORDER CONFIRMING ORGANIZATION OF DISTRICT, REDEFINING BOUNDARIES AND DESIGNATING NAME, APPROVED AND ADOPTED SEPTEMBER 27, 1956, RECORDED IN VOLUME 291, PAGE 148 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS.
 - (4.) SUBJECT LAND IS INCLUDED IN AN AREA DESCRIPTION CONTAINED IN AN ORDER UPON HEARING AND GRANTING PETITION TO CREATE LEB, FAYETTE, COLORADO COUNTIES, CUMMINS CREEK WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1, APPROVED AUGUST 8, 1956, RECORDED IN VOLUME 291, PAGE 625 ET SEQ OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS.
 - (5.) AN OVERHEAD ELECTRICAL LINE, OWNED BY BLUEBONNET ELECTRIC COOPERATIVE, INC., AND AN UNDERGROUND TELEPHONE CABLE, OWNED BY INDUSTRY TELEPHONE COMPANY, WHICH TRAVERSE ALONG OR NEAR THE NORTH BOUNDARY OF SUBJECT PROPERTY.
- EXCEPTION WHICH DOES NOT APPLY:
- (1.) THAT CERTAIN TRACT NO. 1, SAID TO CONTAIN 0.30 ACRE, MORE OR LESS AND THAT CERTAIN TRACT NO. 2, SAID TO CONTAIN 0.36 OF AN ACRE, MORE OR LESS, DESCRIBED IN AN OATH AND REPORT OF JURY OF VIEW, UNDER OTTO FUCHS, ON PAGE 55, OF VOLUME 144 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS.
- PHYSICAL ADDRESS: 1731 STATE LOOP 458
CARLINE, TEXAS 78932

JOB NO 2837	MAP SHEET 3 OF 3
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