

# FAYETTE COUNTY, TEXAS HENRY AUSTIN SURVEY ABSTRACT NO. 7

August William Ellinger, Jr.  
13.10 Acres  
Volume 1738, Page 578  
Official Records

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

Jeremy R. Tarlington, et ux  
10.30 Acres  
Volume 1738, Page 552  
Official Records

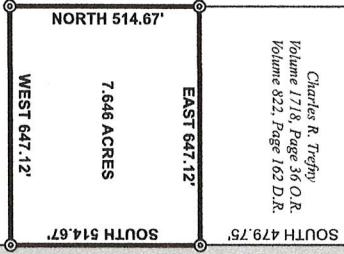
James Clark, Jr.  
44.02 Acres  
Volume 1872, Page 516  
Official Records

Michael M. Loessin  
59,936 Acres  
Volume 529, Page 245  
Deed Records

Laurie Martha  
11.13 Acres  
Volume 2008, Page 86  
Official Records

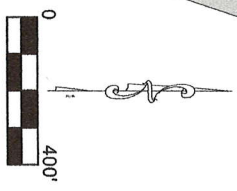
Charles R. Treffly  
Volume 1718, Page 36 O.R.  
Volume 822, Page 162 D.R.

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

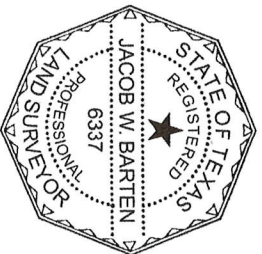


LEGEND	
○	Found 1/2" Iron Rod
●	Found 3/8" Iron Rod
⊙	Found 5/8" Iron Rod
⊕	Found 2" Pipe Post
⊗	Found 4" Pipe Post
⊘	Found Wooden Corner Post
⊖	Set 1/2" Iron Rod
-X-	Wife Fence

Survey plat of a 7.646 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 Treffly and wife, Donna G. Treffly to Charles Russell Treffly, 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. Treffly, et ux and the First State Bank, recorded in Volume 822, Page 162 of the Fayette County Deed Records.



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



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 improvement 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 Treffly 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  
COUNTY OF FAYETTE

PROJECT NO. 110221-090  
DATE: NOVEMBER 8, 2021

*Being a 7.646 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 7.646 acre tract being more particularly described by metes and bounds as follows:*

**COMMENCING** at a ½" iron rod found in the West line Beyer-Gray Road for the Southeast corner of an 11.15 acre tract of land conveyed to Laurie Marino in Volume 2008, Page 86 of the Fayette County Official Records.

**THENCE** with the West line of Beyer-Gray Road, **SOUTH** a distance of **479.75 feet** to a ½" iron rod set for the Northeast corner and **POINT OF BEGINNING** of the herein described tract.

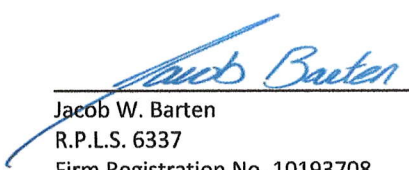
**THENCE** continuing with the West line of said road, **SOUTH** a distance of **514.67 feet** to a ½" iron rod set for the Southeast corner of the herein described tract.

**THENCE WEST** a distance of **647.12 feet** to a ½" iron rod set for the Southwest corner of the herein described tract.

**THENCE NORTH** a distance of **514.67 feet** to a ½" iron rod found for the Southeast corner of a 44.02 acre tract of land conveyed to James Clark Jr., in Volume 1872, Page 516 of the Fayette County Official Records, same being the Northwest corner of the herein described tract.

**THENCE EAST** a distance of **647.12 feet** to the **PLACE OF BEGINNING** containing 7.646 acres of land.

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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.



# FAYETTE COUNTY, TEXAS HENRY AUSTIN SURVEY ABSTRACT NO. 7

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13.10 Acres  
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Official Records

Jeremy R. Darlington, et ux  
10.50 Acres  
Volume 1738, Page 532  
Official Records

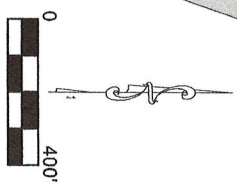
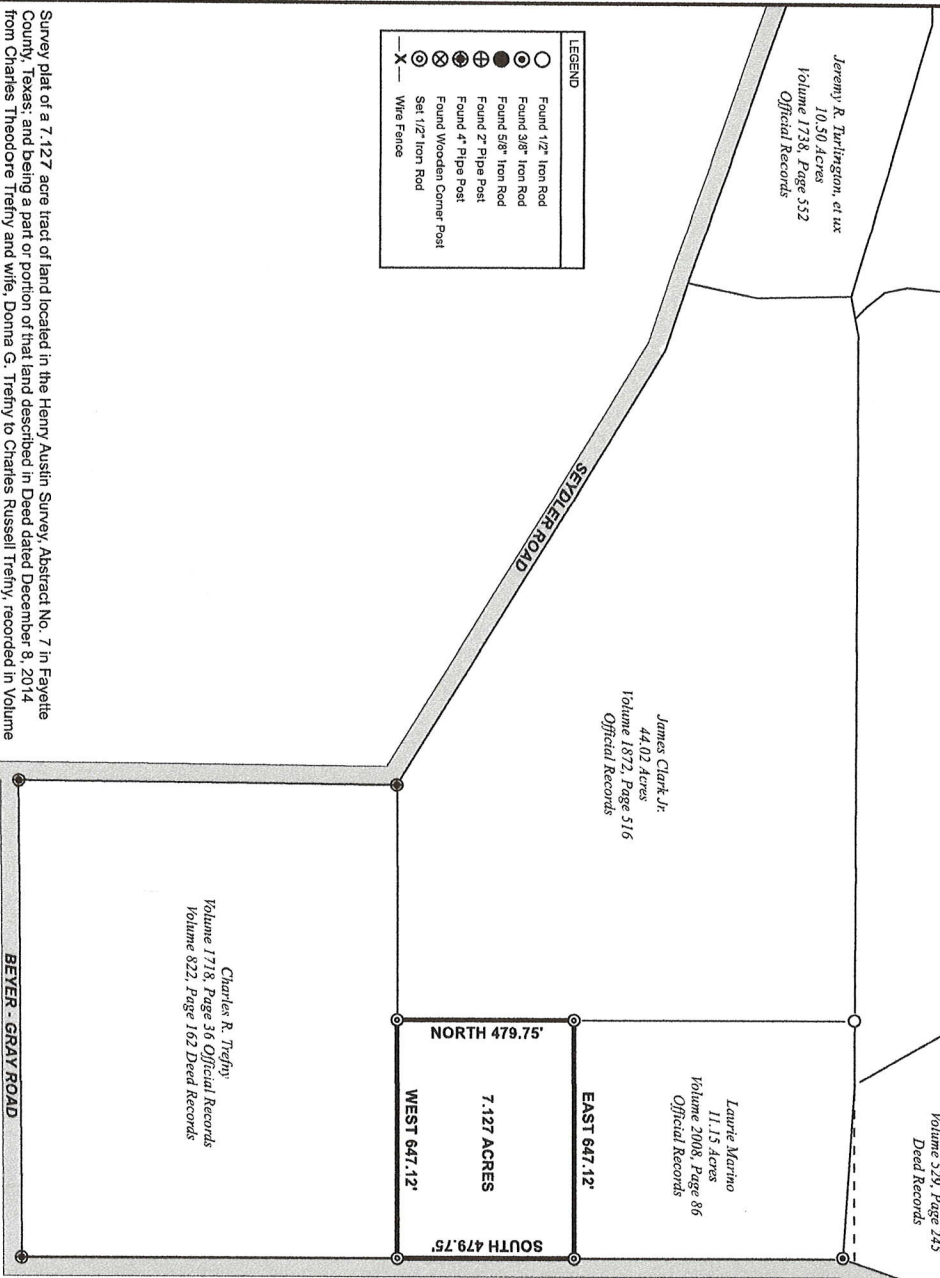
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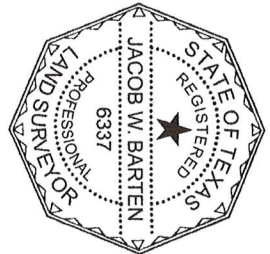
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Volume 2008, Page 86  
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Charles R. Treffly  
Volume 1718, Page 36 Official Records  
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⊗	Found 4" Pipe Post
⊘	Found Wooden Corner Post
⊙	Set 1/2" Iron Rod
-X-	Wire Fence



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



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TEXAS LAND SYSTEMS  
Surveying & Mapping

STATE OF TEXAS  
COUNTY OF FAYETTE

PROJECT NO. 110221-090  
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*Being a 7.127 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 7.127 acre tract being more particularly described by metes and bounds as follows:*

**BEGINNING** at a ½" iron rod found in the West line Beyer-Gray Road for the Southeast corner of an 11.15 acre tract of land conveyed to Laurie Marino in Volume 2008, Page 86 of the Fayette County Official Records, same being the Northeast corner of the herein described tract.

**THENCE** with the West line of Beyer-Gray Road, **SOUTH** a distance of **479.75 feet** to a ½" iron rod set for the Southeast corner of the herein described tract.

**THENCE WEST** a distance of **647.12 feet** to a ½" iron rod found for the Southeast corner of a 44.02 acre tract of land conveyed to James Clark Jr., in Volume 1872, Page 516 of the Fayette County Official Records, same being the Southwest corner of the herein described tract.

**THENCE** with the East line of the Clark tract, **NORTH** a distance of **479.75 feet** to a ½" iron rod found for the Southwest corner of the 11.15 acre Marino tract, same being the Northwest corner of the herein described tract.

**THENCE** with the South line of the Marino tract, **EAST** a distance of **647.12 feet** to the **PLACE OF BEGINNING** containing 7.127 acres of land.

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Survey Plat accompanies this metes and bounds description.

  
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Jacob W. Barten  
R.P.L.S. 6337  
Firm Registration No. 10193708



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