

- LEGEND
- - 1/2" iron rod found (or as noted)
 - - 1/2" iron rod set
 - E — Overhead electric line
 - U — Utility pole
 - — Telephone pedestal
 - X — Wire fence line

Bearings, distances and coordinates shown herein are "AS-BUILT" based on the Texas State Plane Coordinate System - South Central zone - NAD 83 (2011).
Convergence = +010'24"
Combined Factor = 0.99988301

NOTE: A portion of the Subject Tract (as shown) is designated ZONE "A" according to F.E.M.A. Flood Insurance Risk Map No. 48145004100, dated October 17, 2005. Remainder of Subject Tract is designated unshaded ZONE "X".

PLAT SHOWING THE SURVEY AND DIVISION OF A 100.036 ACRE TRACT SITUATED IN THE FAYETTE COUNTY SCHOOL LAND SURVEY, A-182, IN FAYETTE COUNTY, TEXAS AND BEING THAT SAME TRACT ORIGINALLY DESCRIBED AS 98.63 ACRES IN A DEED FROM ANNIE LOU SYNNOTT TO DORIS LIDIAK, ET AL, DATED AUGUST 4, 2010 AND RECORDED IN VOLUME 1531, PAGE 10 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY.

STATE OF TEXAS
COUNTY OF FAYETTE

I, Kevin Von Minden, 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 III, Condition II TSPS Standard Land Survey.

Kevin Von Minden, R.P.L.S.
Registration No. 4438
BEFCO ENGINEERING, INC.
Firm No. 10001000
Lubbock, Texas
879-968-6414
March 27, 2023
Revised 03/29/23



STATE OF TEXAS
COUNTY OF FAYETTE

DORIS LIDIAK, ET AL
TRACT 3
48.630 ACRES

All that certain tract or parcel of land containing **48.630 acres** situated in the Fayette County School Land Survey, A-182, in Fayette County, Texas, being part of that tract originally described as 96.13 acres ("First Tract") and all of that tract described as 2-1/2 acres ("Second Tract") in a deed from Annie Synnott to Doris Lidiak, et al, dated August 4, 2010 and recorded in Volume 1531, Page 10 of the Official Records of Fayette County, said **48.630 acre** tract being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod set at the location of a 1/2" iron rod found in 1997 survey in the North line of "Lidiak Road" (County maintained public roadway) for the Southwest corner of the (called) 48.885 acre Geraldine Dvorak tract (Vol. 1215, Pg. 65 F.C.O.R.), the Southeast corner of said 96.13 acre Lidiak, et al, tract, the Southeast corner of the tract herein described and the **PLACE OF BEGINNING**, said point having a coordinate value of North = 13,848,698.44 feet and East = 2,635,402.64 feet according to the Texas State Plane Coordinate System - South Central Zone - NAD 83(2011);

Thence **South 87 degrees 38 minutes 23 seconds West, 1,022.41 feet** along said North line of "Lidiak Road" and South line of said (called) 96.13 acre Lidiak, et al, tract to a 1/2" iron rod set for the Southwest corner of the tract herein described;

Thence **North 02 degrees 01 minute 29 seconds West, 2,074.41 feet** to a 1/2" iron rod set in the common line between said 96.13 acre Lidiak, et al, tract and the (called) 101.85 acre Gerald Schmidt tract (Vol. 994, Pg. 44 F.C.D.R.) for the Northwest corner of the tract herein described;

Thence **North 87 degrees 32 minutes 29 seconds East, 1,019.10 feet** along the common line between said 96.13 acre Lidiak, et al, tract, said 2-1/2 acre Lidiak, et al, tract and the (called) 101.85 acre Gerald Schmidt tract to a 1/2" iron rod set for the original common corner of said 2-1/2 acre Lidiak, et al, tract, said Schmidt tract, the (called) 99.5 acre Rodney Bell tract (Vol. 1217, Pg. 559 F.C.O.R.) and the (called) 48.895 acre Geraldine Dvorak tract (Vol. 1215, Pg. 65 F.C.O.R.), also being the Northeast corner of the tract herein described, from which 1/2" iron rods found bear North 02 degrees 06 minute 59 seconds West, 2,107.96 feet and North 87 degrees 32 minutes 29 seconds East, 18.19 feet;

DORIS LIDIAC, ET AL
48.630 ACRES - TRACT 3"
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Thence **South 02 degrees 06 minutes 59 seconds East, 2,076.15 feet** along the common line between said Lidiak, et al, tract and said Dvorak tract to the **PLACE OF BEGINNING** and containing **48.630 acres.**

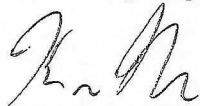
Bearings, distances and coordinates used herein are "GRID" based on the Texas State Plane Coordinate System - South Central Zone - NAD 83(2011). Convergence = +01 degree 01 minutes 23 seconds. Convergence = 0.99988301.

STATE OF TEXAS

COUNTY OF FAYETTE

I, Kevin Von Minden, a Registered Professional Land Surveyor, do hereby certify the foregoing field notes to be true and correct to the best of my knowledge and belief.

BEFCO ENGINEERING, INC.
Firm No. 10001700
Consulting Engineering & Land Surveying



Kevin Von Minden, R.P.L.S.
Registration No. 4438
March 27, 2023
BEFCO Job No. 23-8715(3)

