
HEARITIGE SURVEYING, CO.

TIM. D. HEARITIGE
727 West Point Loop
West Point, Texas 78963

Registered Professional Land Surveyor No. 5036
Licenced State Land Surveyor
Phone (979)242-3485

January 23, 2024

FIELD NOTE DESCRIPTION OF 0.979 ACRES OF LAND OUT OF THE WILLIAM M. EVANS 1/3 LEAGUE, ABSTRACT NO. 174, IN FAYETTE COUNTY, TEXAS, AND BEING THAT SAME (1.0 ACRE) TRACT OF LAND CONVEYED TO RAYMOND KELLY IN A DEED AS RECORDED IN VOLUME 744 PAGE 633 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS. AND BEING THAT SAME (1.0 ACRE) TRACT OF LAND DESCRIBED IN A DEED AS RECORDED IN VOLUME 224 PAGE 196 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod set at the most southerly corner of that certain (1 acre) tract of land conveyed to Raymond Kelly in a deed as recorded in Volume 744 Page 633 of the Deed Records of Fayette County, Texas, and being that same (1 acre) tract of land conveyed to Howard B. Bratcher in deeds recorded in Volume 392 Page 152; Volume 392 Page 153; Volume 392 Page 154; Volume 392 Page 155; all of the Deed Records of Fayette County, Texas, and being that same (1 acre) tract of land conveyed to Betty Bratcher in a deed as recorded in Volume 224 Page 196 of the Deed Records of Fayette County, Texas, and being in the interior of that certain (162 acre) tract of land conveyed to the Flatonia State Bank in a deed as recorded in Volume 159 Page 294 of the Deed Records of Fayette County, Texas, and being for the most southerly corner of the tract herein described, and from which a fence corner post in the northwesterly right-of-way line of F.M. 154, bears **S 48 deg. 19' 20" E 317.36 feet**, and from that fence corner a ½" iron rod found at the base of a fence corner post bears **S 41 deg. 45' 09" W 15.21 feet**, and from that iron rod, another ½" iron rod found at the base of a fence corner post bears **S 42 deg. 59' 03" W 1774.41 feet**,

THENCE, with the southwesterly line of the Kelly tract, being in the interior of the Bank tract, **N 48 deg. 20' 49" W 100.00 feet** to a ½" iron rod set at the base of a fence corner post, being at the most southwesterly corner of the Kelly tract, and being in the easterly line of that certain (36 acre) tract of land conveyed to Michael L. Robbins in a deed as recorded in Volume 1162 Page 504 of the Official Records of Fayette County, Texas, and being for the most southwesterly corner of this tract, and from which a ½" iron rod found at the base of a fence corner post bears **S 64 deg. 04' 46" W 17.21 feet**,

THENCE, with the common line between the Kelly tract and the Robbins tract, **N 01 deg. 20' 09" E 266.67 feet** to a ½" iron rod set for the most northwesterly corner of the Kelly tract, also being at the most southwesterly corner of that certain (1 acre) tract of land conveyed to Gabriel Espinosa, in a deed as recorded in Volume 1765 Page 458 of the Official Records of Fayette County, Texas, also being that same (1 acre) tract of land conveyed to Lucy Howard Butler in a deed as recorded in Volume 253 Page 401 of the Deed Records of Fayette County, Texas, and being that same (1 acre) tract of land conveyed to Henry Bratcher in a deed as recorded in Volume 230 Page 213 of the Deed Record of Fayette County, Texas, and being for the most northwesterly corner of this tract, and from which a ½" iron rod found at the base of a fence corner post bears **N 01 deg. 20' 09" E 265.27 feet**, and from that iron rod another ½" iron rod found at the base of a fence corner post bears **N 01 deg. 33' 03" E 128.94 feet**,

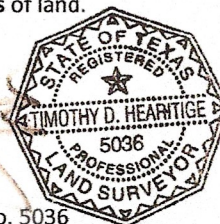
THENCE, with the common line between the Kelly tract and the Espinoza tract, **S 56 deg. 47' 03" E 269.44 feet** to a ½" iron rod set for the most easterly corner of the Kelly tract, being in the interior of the Bank tract, and being in the southwesterly line of that certain (1 acre) tract of land conveyed to the Muldoon Baptist Church in a deed as recorded in Volume 191 Page 113 of the Deed Records of Fayette County, Texas, and being for the most easterly corner of this tract,

THENCE, with the southeasterly line of the Kelly tract, being in the interior of the Bank tract, **S 40 deg. 14' 02" W 242.94 feet** to the **PLACE OF BEGINNING**, in all containing **0.979 acres** of land.

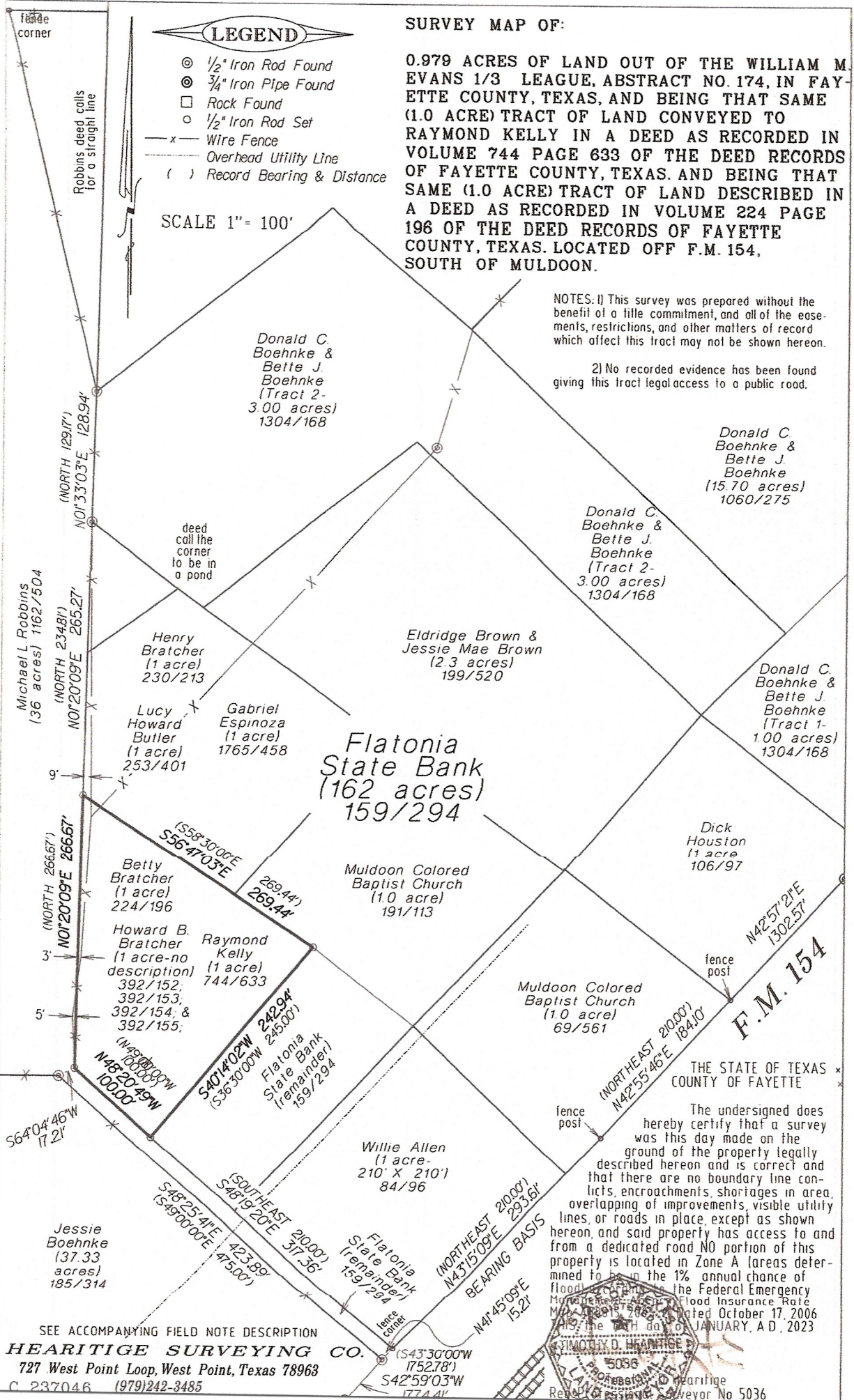
SURVEYED: January 17, 2024

BY:

Timothy D. Hearitige
Registered Professional Land Surveyor No. 5036



see accompanying map no. C 237046



LEGEND

- ⊙ 1/2" Iron Rod Found
- ⊙ 3/4" Iron Pipe Found
- Rock Found
- 1/2" Iron Rod Set
- x- Wire Fence
- - - Overhead Utility Line
- () Record Bearing & Distance

SCALE 1" = 100'

SURVEY MAP OF:

0.979 ACRES OF LAND OUT OF THE WILLIAM M. EVANS 1/3 LEAGUE, ABSTRACT NO. 174, IN FAYETTE COUNTY, TEXAS, AND BEING THAT SAME (1.0 ACRE) TRACT OF LAND CONVEYED TO RAYMOND KELLY IN A DEED AS RECORDED IN VOLUME 744 PAGE 633 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS. AND BEING THAT SAME (1.0 ACRE) TRACT OF LAND DESCRIBED IN A DEED AS RECORDED IN VOLUME 224 PAGE 196 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS. LOCATED OFF F.M. 154, SOUTH OF MULDOON.

NOTES: 1) This survey was prepared without the benefit of a title commitment, and all of the easements, restrictions, and other matters of record which affect this tract may not be shown hereon.
2) No recorded evidence has been found giving this tract legal access to a public road.

Michael L Robbins
(136 acres) 1162/504

(NORTH 129.17')
NO 1° 33' 03" E 128.94'

(NORTH 234.81)
NO 1° 20' 09" E 265.27'

(NORTH 266.67')
NO 1° 20' 09" E 266.67'

(NORTH 100.00')
N 46° 20' 49" W 100.00'

Jessie Boehnke
(37.33 acres)
185/314

Henry Bratcher
(1 acre)
230/213

Lucy Howard Butler
(1 acre)
253/401

Betty Bratcher
(1 acre)
224/196

Howard B. Bratcher
(1 acre-no description)
392/152,
392/153,
392/154, &
392/155.

Raymond Kelly
(1 acre)
744/633

Flatonja State Bank
(remainder)
159/294

Willie Allen
(1 acre)
210' x 210'
84/96

Flatonja State Bank
(remainder)
159/294

Donald C. Boehnke & Bette J. Boehnke
(Tract 2-3.00 acres)
1304/168

Eldridge Brown & Jessie Mae Brown
(2.3 acres)
199/520

Donald C. Boehnke & Bette J. Boehnke
(Tract 2-3.00 acres)
1304/168

Donald C. Boehnke & Bette J. Boehnke
(15.70 acres)
1060/275

Donald C. Boehnke & Bette J. Boehnke
(Tract 1-1.00 acres)
1304/168

Dick Houston
(1 acre)
106/97

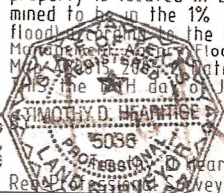
Muldoon Colored Baptist Church
(1.0 acre)
69/561

Muldoon Colored Baptist Church
(1.0 acre)
191/113

Flatonja State Bank
(162 acres)
159/294

THE STATE OF TEXAS
COUNTY OF FAYETTE

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property has access to and from a dedicated road NO portion of this property is located in Zone A (areas determined to be in the 1% annual chance of flooding) of the Federal Emergency Management Agency Flood Insurance Rate Map dated October 17, 2006 and the 1% A.A. of JANUARY, A.D. 2023



SEE ACCOMPANYING FIELD NOTE DESCRIPTION
HEARITIGE SURVEYING CO.
727 West Point Loop, West Point, Texas 78963
C. 237046 (979)242-3485

(S43°30'00"W 1752.78')
(S42°59'03"W 1774.41')

(NORTH EAST 20.00')
N 43° 15' 09" E 293.61'
BEARING BASIS
N 41° 45' 09" E 152.21'

F.M. 154
N 42° 57' 21" E 1302.57'

found corner

Robbins deed calls for a straight line

deed call the corner to be in a pond

fence post

fence post

fence corner