

# BENJAMIN GREENVILLE SURVEY A - 50 FAYETTE COUNTY, TEXAS



Line #	Length	Direction
L1	359.48'	S41°40'00"W
L2	387.24'	N48°15'17"W
L3	224.84'	S41°45'15"W

Ricky Meinen  
called 100.00 acres  
Vol.890, Pg.913  
D.R.F.C.

Huber Land & Cattle, LLC  
called 106.742 acres  
Vol.1856, Pg.5  
O.R.F.C.

**23.189 Acres**  
Being the remainder  
of that certain  
called 25.21 acres  
tract of land to  
Linda Mueck  
in Vol.1871, Pg.377  
O.R.F.C.

### LEGEND

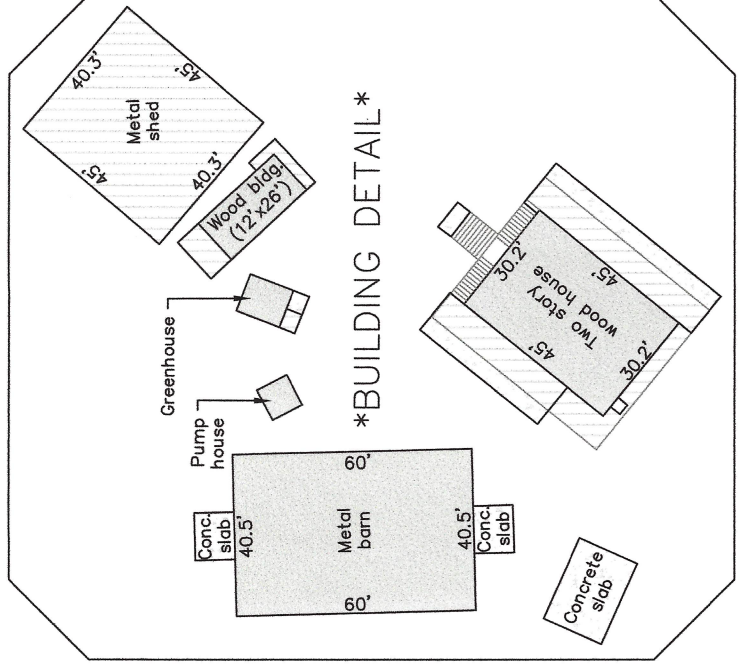
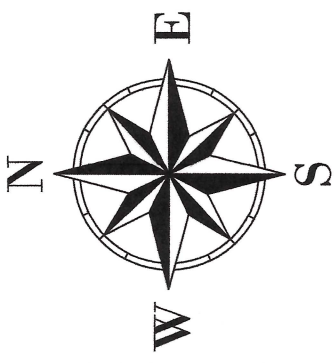
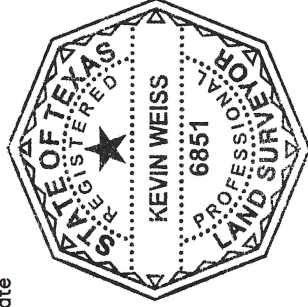
- O.R.F.C. = Official Records of Fayette Co.
- D.R.F.C. = Deed Records of Fayette Co.
- P.O.B. = Point of Beginning
- R.O.W. = Right-of-Way
- I.R. = Iron Rod
- Esmt. = Easement
- Fnd. = Found
- E— = Overhead electrical line
- X— = Barbed wire fence
- ⊙ = Buried cable marker
- ⊙ = Sanitary tank
- ⊙ = Fnd. 1/2" I.R. (unless otherwise noted)

I, Kevin Weiss, Registered Professional Land Surveyor No. 6851, do hereby certify that this survey was made on the ground of the property legally described hereon, is correct, and I have observed no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments at ground level, or overlapping of improvements, easements, or apparent rights of way, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.

All bearings and distances are based on State Plane Coordinate System, Texas South Central Zone, NAD 1983.

*Kevin Weiss*

Kevin Weiss, RPLS No. 6851 May 7, 2021  
**APEX SURVEYING, LLC**  
 203 South Jackson Street  
 Brenham, Texas 77833  
 979-661-6964  
 TBPELS No. 10194649



\*BUILDING DETAIL\*

\*TRACT DETAIL #1\*  
Susan King  
called 2.00 acres  
Vol.1975, Pg.51  
O.R.F.C.

\*TRACT DETAIL #2\*  
Robert & Michelle Sternenberg  
called 5.00 acres  
Vol.1543, Pg.664  
O.R.F.C.

\*SEE BUILDING DETAIL\*

### EASEMENTS

This survey was prepared with  
Bluebonnet Abstract and Title, LLC  
Commitment for Title Insurance  
GF No. 21-1068-FAY

- 10k) R.O.W. esmt. to Fayette Electric Co-op (227/461)[Blanket]
- 10q) R.O.W. esmt. to Lower Colorado River Authority (733/639)
- 10y) Esmt. to Colorado Valley Tele Co-op (1480/70)[Blanket]
- 10z) Esmt. to M2E3 LLC (1905/33)

**BOUNDARY AND IMPROVEMENT SURVEY**  
OF A 23.189 ACRES TRACT OF LAND OUT OF THE BENJAMIN GREENVILLE SURVEY, A-50, FAYETTE COUNTY, TEXAS.

Surveyed For: John & Kathleen Utsey

FILE NO.:	21-044
SCALE:	1"=200'
SURVEYOR:	K. WEISS
SURVEY DATE:	05-07-21