

SURVEY MAP OF:

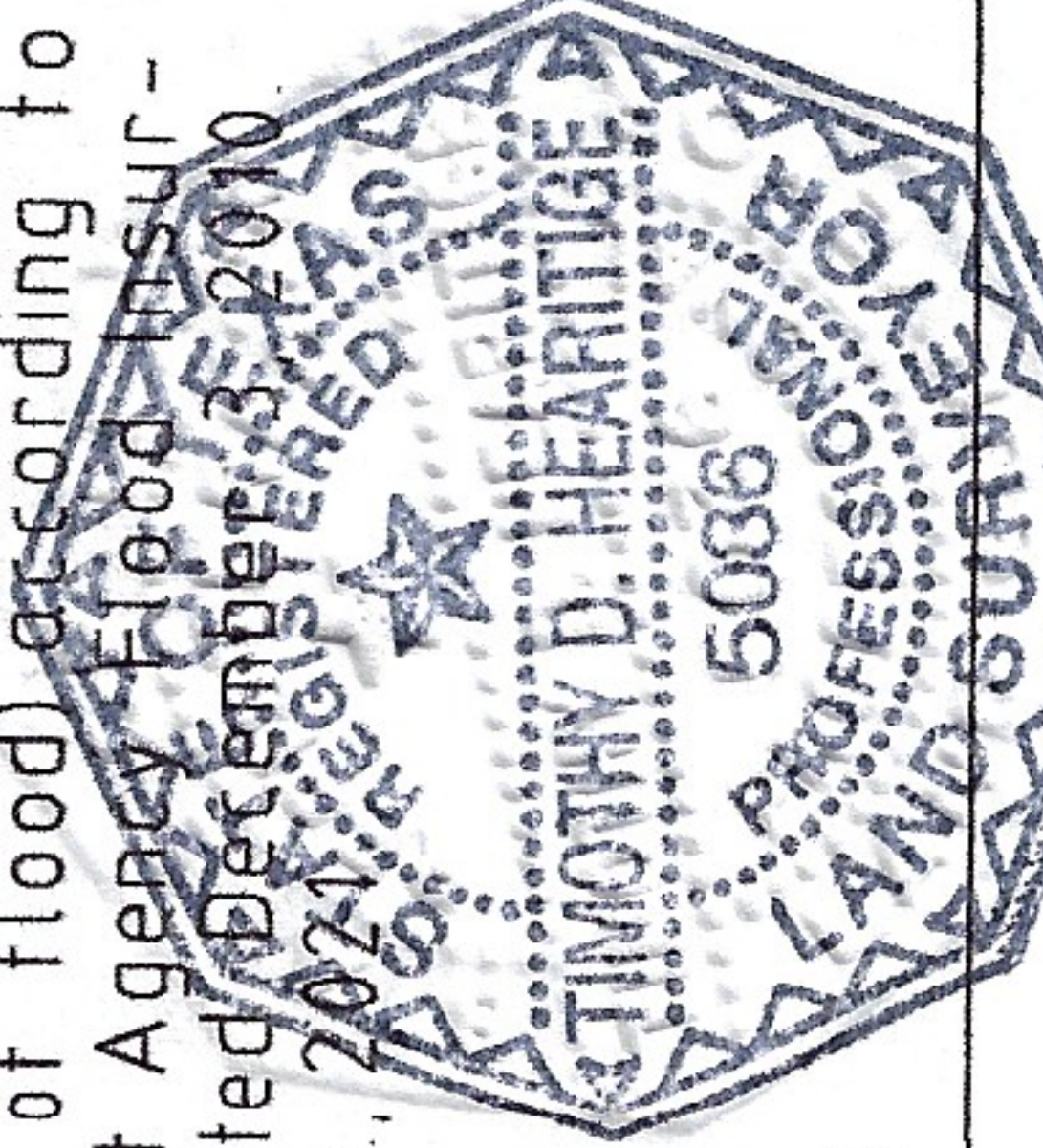
1.583 ACRES OF LAND OUT OF THE JOSEPH M. EVERETT 480 ACRE SURVEY, ABSTRACT NO. 207, IN GONZALES COUNTY, TEXAS, AND BEING THAT SAME (1.500 ACRE) TRACT OF LAND CONVEYED TO SHIRLEY NAGELMUELLER IN A DEED AS RECORDED IN VOLUME 1312 PAGE 596 OF THE OFFICIAL PUBLIC RECORDS OF GONZALES COUNTY, TEXAS, LOCATED AT 5590 WEST HIGHWAY 90A NORTHWEST OF SHINER.

LEGEND

- ⊙ 1/2" Iron Rod Found
- ⊗ 5/8" Iron Rod Found
- ⊚ 3/4" Iron Pipe Found
- Concrete Monument Found
- 1/2" Iron Rod Set
- x— Wire Fence
- ||— Wood Fence
- Overhead Utility Line
- () Record Bearing & Distance

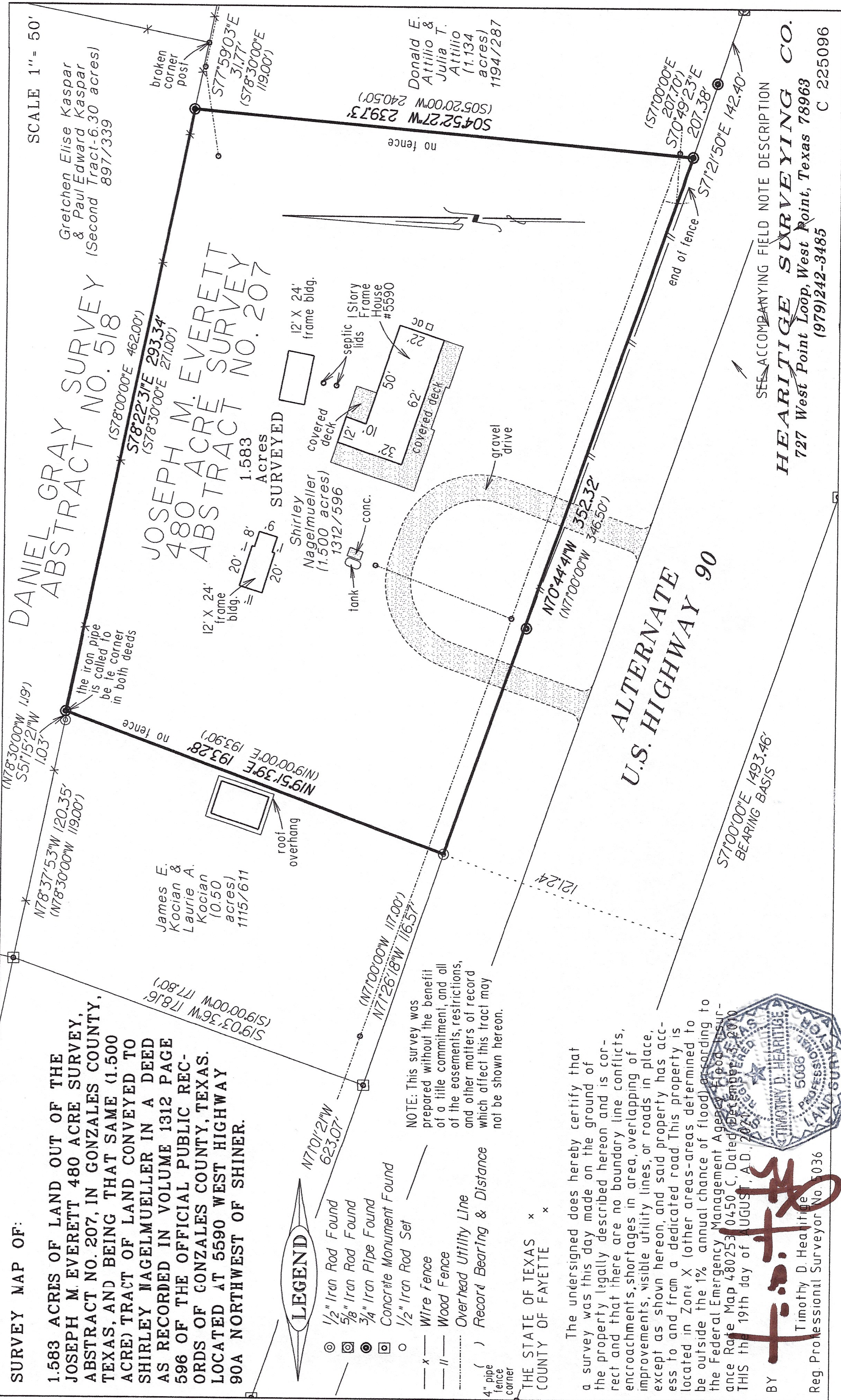
THE STATE OF TEXAS x x
COUNTY OF FAYETTE

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. This property is located in Zone X (other areas-areas determined to be outside the 1% annual chance of flood) according to the Federal Emergency Management Agency Flood Insurance Rate Map 480253-0450-C, Dated December 15, 2010. THIS the 19th day of AUGUST, A.D. 2020.



BY **T.D. Hearlidge**
Timothy D. Hearlidge
Reg. Professional Surveyor No. 5086

NOTE: 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.



SEE ACCOMPANYING FIELD NOTE DESCRIPTION

HEARLIDGE SURVEYING CO.
727 West Point Loop, West Point, Texas 78963
(979)242-3485 C 225096

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

August 23, 2021

FIELD NOTE DESCRIPTION OF 1.583 ACRES OF LAND OUT OF THE JOSEPH M. EVERETT 480 ACRE SURVEY, ABSTRACT NO. 207, IN GONZALES COUNTY, TEXAS, AND BEING THAT SAME (1.500 ACRE) TRACT OF LAND CONVEYED TO SHIRLEY NAGELMUELLER IN A DEED AS RECORDED IN VOLUME 1312 PAGE 596 OF THE OFFICIAL PUBLIC RECORDS OF GONZALES COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/4" iron pipe found in the northeasterly right-of-way line of Alternate U.S. Highway 90, being at the most southeasterly corner of that certain (1.500 acre) tract of land conveyed to Shirley Nagelmueller in a deed as recorded in Volume 1312 Page 596 of the Official Public Records of Gonzales County, Texas, and being at the most southwesterly corner of that certain (1.134 acre) tract of land conveyed to Donald E. Attilio and Julia T. Attilio in a deed as recorded in Volume 1194 Page 287 of the Official Public Records of Gonzales County, Texas, and being for the most southeasterly corner of the tract herein described, and from which another 3/4" iron pipe found bears **S 70 deg. 49' 23" E 207.38 feet**, and from that pipe a concrete monument found bears **S 71 deg. 21' 50" E 142.40 feet**,

THENCE, with the northeasterly right-of-way line of Alternate U.S. Highway 90, being the southwesterly line of the Nagelmueller tract, **N 70 deg. 44' 41" W 352.32 feet**, to a 1/2" iron rod found at the most southwesterly corner of the Nagelmueller tract, and being at the most southeasterly corner of that certain (0.50 acre) tract of land conveyed to James E. Kocian and Laurie A. Kocian in a deed as recorded in Volume 1115 Page 611 of the Official Public Records of Gonzales County, Texas, and being for the most southwesterly corner of this tract, and from which another concrete monument found bears **N 71 deg. 26' 18" W 116.57 feet**, and from which another concrete monument found bears **N 71 deg. 01' 21" W 623.07 feet**,

THENCE, leaving the northeasterly right-of-way line of Alternate U.S. Highway 90, and with the common line between the Nagelmueller tract, and the Kocian tract, **N 19 deg. 51' 39" E 193.28 feet**, to a 3/4" iron pipe found at the most northwesterly corner of the Nagelmueller tract, and being at the most northeasterly corner of the Kocian tract, and being in the southwesterly line of that certain (Second Tract 6.30 acre) tract of land conveyed to Gretchen Elise Kaspar and Paul Edward Kaspar in a deed as recorded in Volume 897 Page 339 of the Official Public Records of Gonzales County, Texas, and being for the most northwesterly corner of this tract, and from which a 1/2" iron rod found bears **S 51 deg. 15' 21" W 1.03 feet**, and from that iron rod a concrete monument found bears **N 78 deg. 37' 53" W 120.35 feet**,

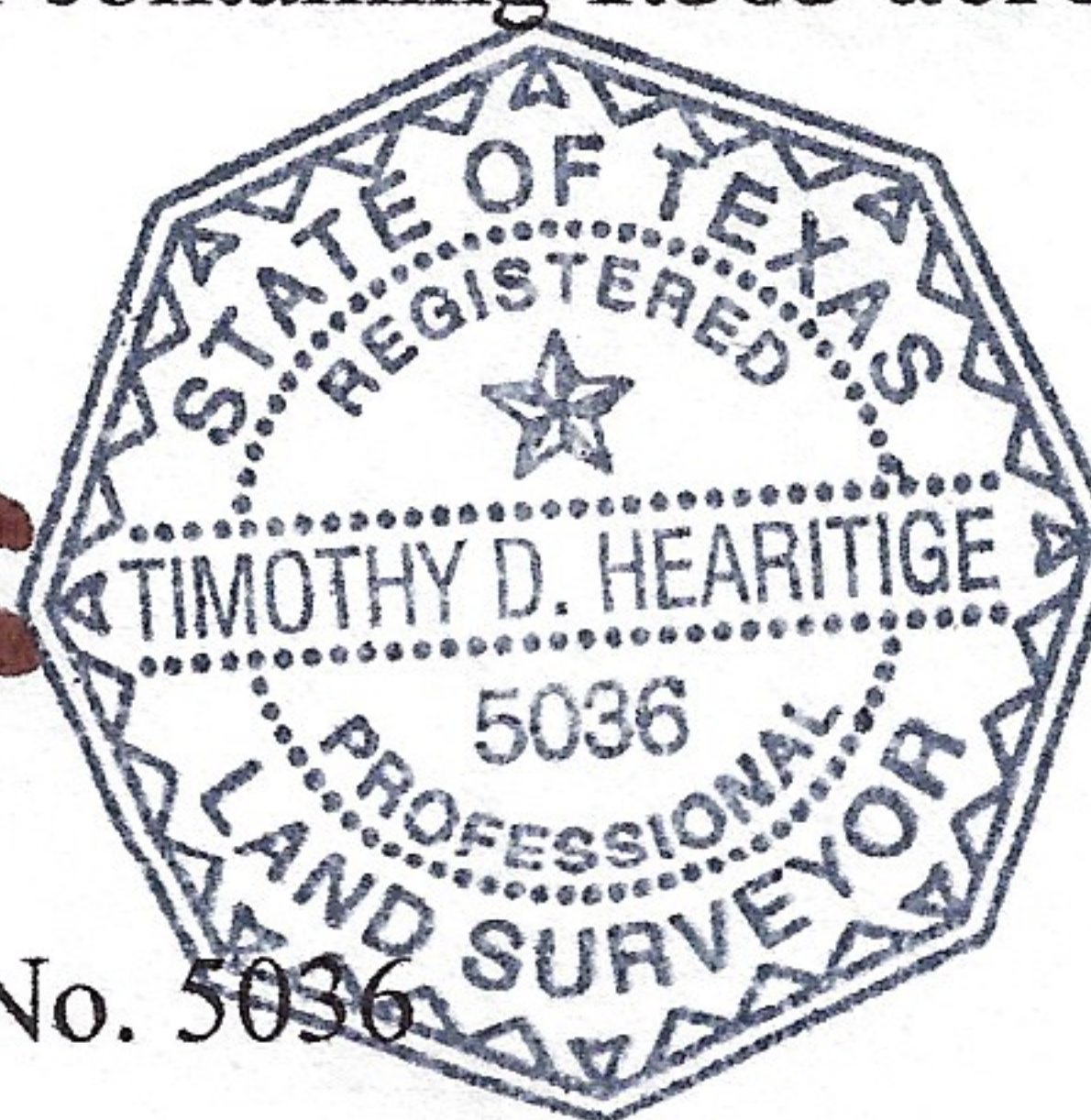
THENCE, with the common line between the Nagelmueller tract, and the Kaspar tract, **S 78 deg. 22' 31" W 293.34 feet**, to a 3/4" iron pipe found at the most northeasterly corner of the Nagelmueller tract, and being at the most northwesterly corner of the Attilio tract, and being for the most northeasterly corner of this tract,

THENCE, with the common line between the Nagelmueller tract, and the Attilio tract, **S 04 deg. 52' 27" W 239.73 feet**, to the **PLACE OF BEGINNING**, in all containing **1.583 acres** of land.

SURVEYED: August 19, 2021

BY:

Timothy D. Hearitige
Registered Professional Land Surveyor No. 5036



see accompanying map no. C 225096

HEARITIGE SURVEYING, CO.

Tim. D. Hearitige R.P.L.S. No. 5036 L.S.L.S.
727 West Point Loop, West Point Texas 78963
Phone No. (979) 242-3485

DATE	DESCRIPTION	CHARGES	CREDITS	BALANCE
8/23/2021	SURVEY MAP OF: 1.583 ACRES OF LAND OUT OF THE JOSEPH M. EVERETT 480 ACRE SURVEY, ABSTRACT NO. 207, IN GONZALES COUNTY, TEXAS, AND BEING THAT SAME (1.500 ACRE) TRACT OF LAND CONVEYED TO SHIRLEY NAGELMUELLER IN A DEED AS RECORDED IN VOLUME 1312 PAGE 596 OF THE OFFICIAL PUBLIC REC- ORDS OF GONZALES COUNTY, TEXAS. LOCATED AT 5590 WEST HIGHWAY 90A NORTHWEST OF SHINER.	\$950.00		
		TAX		\$ 64.13
	TOTAL DUE			\$1014.13

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