

Bearings, distances and coordinates shown hereon are "GRID" based on the Texas State Plane Coordinate System - South Central Zone - NAD 83 (2011).

Convergence = +00°59'53"
Combined Factor = 0.99990997

NOTE: Subject tract is designated unshaded ZONE "X" according to F.E.M.A. Flood Insurance Rate Map No. 48149C0230C dated October 17, 2006.

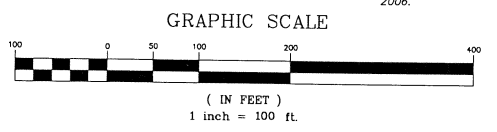
SURVEY RELATED SCHEDULE "B" ITEMS
(Westcor Land Title Insurance Company GF# FA-23-231 effective June 13, 2023 and issued June 15, 2023)

Fayette County Groundwater Conservation District Rules
Vol. 1260, Pg. 142,
Vol. 1384, Pg. 493
F.C.D.R.

Texas Pipeline Co.
Blanket Pipeline easement
(no locative description)
Vol. 139, Pg. 5
F.C.D.R.

Fayette Electric Cooperative
Blanket utility easement
(no locative description)
Vol. 176, Pg. 185
F.C.D.R.

Texas Sand & Gravel Co.
Easement for railroad spur
Vol. 212, Pg. 275
F.C.D.R.
(No visible evidence of railroad currently on subject tract)



- LEGEND
- ⊙ - 1/2" Iron rod found
 - - 1/2" Iron rod set
 - E — Overhead electric line
 - Utility Pole
 - Telephone pedestal
 - X — Wire fenceline

PLAT SHOWING THE SURVEY AND DIVISION OF A 26.858 ACRE TRACT SITUATED IN THE ANDREW CASTLEMAN LEAGUE, A-30, IN FAYETTE COUNTY, TEXAS, BEING ALL OF THAT TRACT DESCRIBED AS 27-1/2 ACRES IN A DEED FROM GEORGIA BELOTA TO DENNIS BELOTA AND BEVERLY KRUPPA DATED NOVEMBER 12, 2014 AND RECORDED IN VOLUME 1716, PAGE 859 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 1A, Condition III TSPS Land Title Survey.

Kevin Von Minden, R.P.L.S.
Registration No. 4438
BEFCO ENGINEERING, INC.
Firm No. 10001700
La Grange, Texas
979-968-6474
April 5, 2023
Revised 06/28/23

