

# HEARITIGE SURVEYING, CO.

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727 West Point Loop  
West Point, Texas 78963

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December 14, 2022

**FIELD NOTE DESCRIPTION OF 44.000 ACRES OF LAND OUT OF THE NORMAN WOODS 3/4 LEAGUE, ABSTRACT NO. 319, AND THE J.C. DUFF LEAGUE, ABSTRACT NO. 167, BOTH IN FAYETTE COUNTY, TEXAS, AND BEING A PORTION OF THOSE SAME (TRACT ONE-44.710 ACRE AND TRACT TWO-52.20 ACRE) TRACTS OF LAND CONVEYED TO MICHAEL VAN YOUNG, RICHARD LEE YOUNG AND TAMMY YVONNE POTTER, AS TRUSTEES OF THE JOHN W. YOUNG, IRREVOCABLE TRUST IN A DEED AS RECORDED IN VOLUME 1848 PAGE 964 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING FOR REFERENCE** at a point in the interior of Young Lane, being at the most southwesterly corner of that certain (Tract One 44.710 acre) tract of land conveyed to Michael Van Young, Richard Lee Young, and Tammy Yvonne Potter, as trustees of the John W. Young Irrevocable Trust, in a deed as recorded in Volume 1848 Page 964 of the Official Records of Fayette County, Texas, and from which a 1/2" iron rod found at the base of a fence corner post in the easterly right-of-way line of Young Lane bears S 88 deg. 33' 48" E 29.19 feet,

THENCE, with the westerly line of the Young (44.710 acre) tract, being in the interior of Young Lane, N 00 deg. 15' 47" E 549.79 feet, to a point in the interior of Young Lane, being for the most southwesterly corner and **PLACE OF BEGINNING** of the tract herein described, and from which a 1/2" iron rod set in the easterly right-of-way line of Young Lane bears N 87 deg. 05' 36" E 32.82 feet,

THENCE, continuing with the westerly line of the Young (44.710 acre) tract, being in the interior of Young Lane, N 00 deg. 15' 47" E 249.74 feet, to a 1/2" iron rod set at a gate at the northerly terminus of Young Lane, and continuing with the westerly line of the Young (44.710 acre) tract, N 00 deg. 15' 47" E, passing a 1/2" iron rod found at 1502.75 feet, and continuing on the same course another 25 feet, for a total distance of 1527.75 feet, to a point in the center of Mulberry Creek, being the northwesterly corner of the Young (44.710 acre) tract, and being in the southerly line of that certain (Second Tract -480.94 acre) tract of land conveyed to the Marilyn Moore Davis Trust in a deed as recorded in Volume 1716 Page 891, of the Official Records of Fayette County, Texas, and being that same (480.94 acre) tract described in a deed as recorded in Volume 443 Page 84 of the Deed Records of Fayette County, Texas, and being for the most northwesterly corner of the tract herein described,

THENCE, with the center of Mulberry Creek, being the northerly line of the Young (44.710 acre) tract, and the northerly line of that certain (Tract Two-52.20 acre) tract of land conveyed to Michael Van Young, Richard Lee Young, and Tammy Yvonne Potter, as trustees of the John W. Young Irrevocable Trust, in a deed as recorded in Volume 1848 Page 964 of the Official Records of Fayette County, Texas, and being the southerly line of the Davis Trust tract, and also being the southerly line of that certain (144.75 acre) tract of land conveyed to the Botta Ruthie J Cook Farm, l.l.c., a Texas Limited Liability Company, in a deed as recorded in Volume 2021 Page 60 of the Official Records of Fayette County, Texas, and being that same (144.75 acre) tract described in a deed as recorded in Volume 299 Page 55 of the Deed Records of Fayette County, Texas, of the deed records of Fayette County, Texas, the following sixteen (16) courses (numbered 1-16):

- 1) S 57 deg. 28' 05" E 187.73 feet,
- 2) S 80 deg. 30' 59" E 52.04 feet,
- 3) N 83 deg. 49' 11" E 38.95 feet,
- 4) S 87 deg. 48' 11" E 34.65 feet,
- 5) S 53 deg. 08' 24" E 65.99 feet,
- 6) S 31 deg. 28' 15" E 101.03 feet,
- 7) S 46 deg. 42' 41" E 75.85 feet,
- 8) S 67 deg. 45' 01" E 129.03 feet,
- 9) N 90 deg. 00' 00" E 75.52 feet,
- 10) N 61 deg. 04' 03" E 51.41 feet,
- 11) N 26 deg. 36' 07" E 90.04 feet,
- 12) N 44 deg. 04' 55" E 63.27 feet,
- 13) N 63 deg. 14' 08" E 104.67 feet,
- 14) N 83 deg. 13' 44" E 116.66 feet,
- 15) S 76 deg. 24' 03" E 200.34 feet,
- 16) S 63 deg. 27' 11" E 119.36 feet, to a point in the center Mulberry Creek, being for the most northeasterly corner of this tract,

THENCE, leaving the center of Mulberry Creek, S 00 deg. 15' 47" W, passing a 1/2" iron rod set at 190.00 feet, and continuing on the same course another 1080.92 feet, for a total distance of 1270.92 feet, to a 1/2" iron rod set in the interior of the Young (52.20 acre) tract, S 70 deg. 07' 16" W 493.01 feet, to a 1/2" iron rod set in the interior of the Young (44.710 acre) tract, being north a gravel drive, S 79 deg. 22' 46" W 561.02 feet, to a 1/2" iron rod set north of a gravel drive, and S 87 deg. 05' 36" W 266.40 feet, to the **PLACE OF BEGINNING**, in all containing 44.000 acres of land.

SURVEYED: October 20, 2022

BY:

Timothy D. Hearitige

Registered Professional Land Surveyor No. 5036

see accompanying map no. C 232090





Marilyn Moore Davis Trust  
(Second Tract-480.94 acres)  
1716/891 & 443/84

Botta Ruthie J Cook Farm, I.L.C.  
a Texas Limited Liability Company  
(144.75 acres)  
2021/60  
& 299/55

**LEGEND**

- ⊙ 1/2" Iron Rod Found
- 1/2" Iron Rod Set
- x — Wire Fence
- - - Existing Utility Line
- ( ) Record Bearing & Distance

SCALE 1" = 350'

W.K. PAULBIG SURVEY  
 ABSTRACT NO. 266  
 Henry Lee Darilek & Eugenie Louise Darilek (46.34 acres) 613/368  
 Darilek deed calls for an angle at the end of the road  
 (N01°34'00"W 1532.80') (NORTH 065.28')  
 (S00°32'00"W 489.90') (S00°05'03"W 489.03')  
 Delores Smolik (9.27 acres) 713/325  
 (S00°15'45"E 388.88') (S00°52'51"W 388.06')  
 Richard Max Huth & Sandra R. Huth (23.17 acres) 1444/457  
 (S00°30'29"W 725.96') (S00°45'19"W 725.96')

YOUNG LANE  
 (N01°15'47"E 1887.79953')  
 (S00°00'00"W 1987.50') (S04°57'07"W 2003.73')

HENRY LEE DARILEK & EUGENIE LOUISE DARILEK (46.34 acres) 613/368  
 (N01°34'00"W 1532.80') (NORTH 065.28')

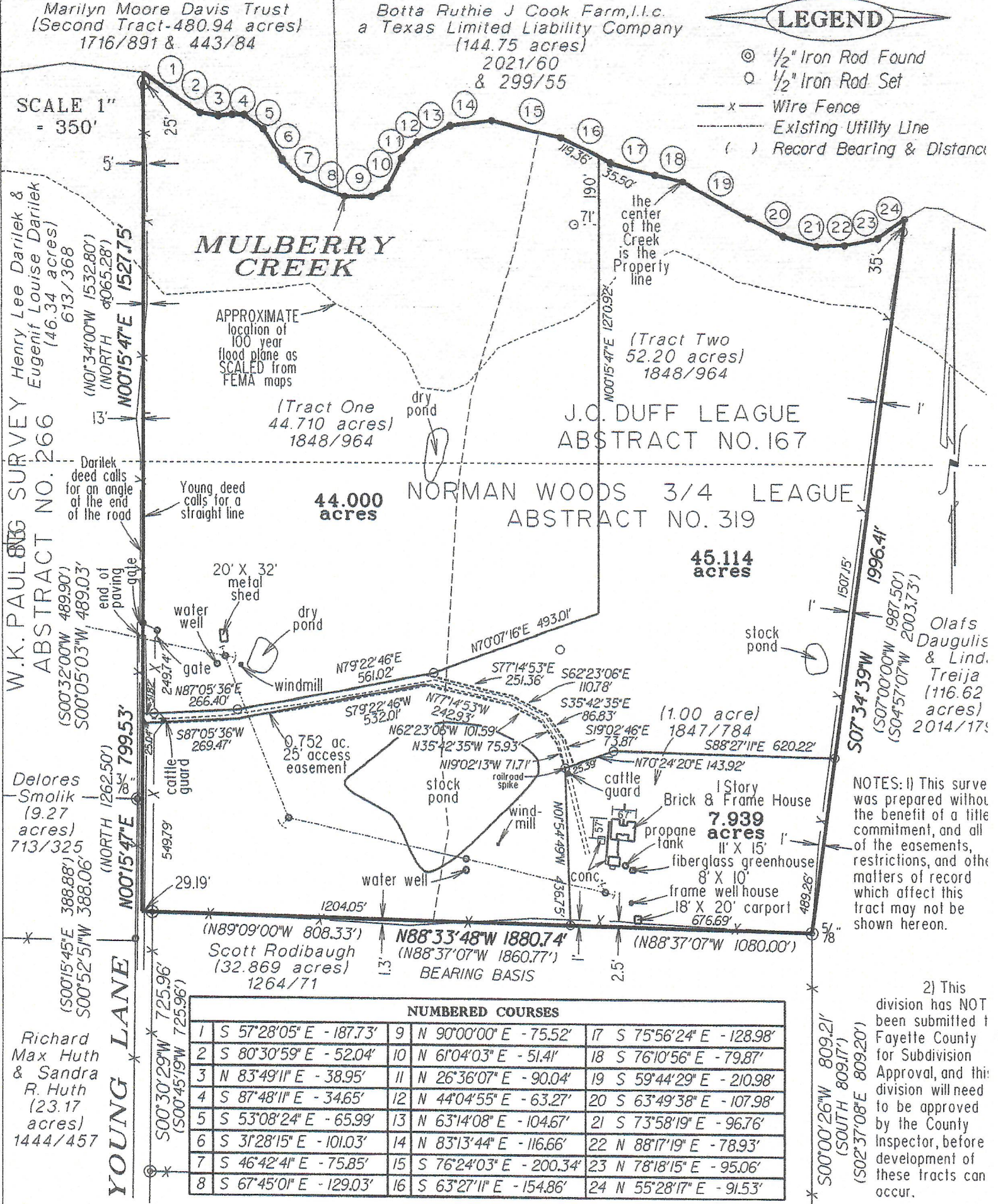
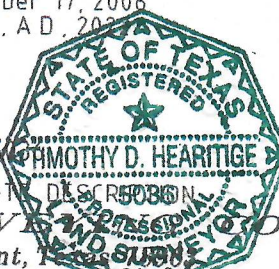
DELORES SMOLIK (9.27 acres) 713/325  
 (S00°15'45"E 388.88') (S00°52'51"W 388.06')

RICHARD MAX HUTH & SANDRA R. HUTH (23.17 acres) 1444/457  
 (S00°30'29"W 725.96') (S00°45'19"W 725.96')

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 A portion of this property is located in Zone A (areas determined to be inside the 1% annual chance of flood) according to the Federal Emergency Management Agency Flood Insurance Rate Map 480815 0550 C, Dated October 17, 2006 THIS the 20th day of OCTOBER, A.D. 2022

BY  
 Timothy D Hearitige  
 Reg Professional Surveyor No 5000  
 SEE ACCOMPANYING FIELD NOTES  
**HEARITIGE SURVEYING & CONSULTING**  
 727 West Point Loop, West Point, Texas 75783  
 C 232090 (979)242-3485 revised 11-04-2022



| NUMBERED COURSES |                         |                            |
|------------------|-------------------------|----------------------------|
| 1                | S 57°28'05" E - 187.73' | 9 N 90°00'00" E - 75.52'   |
| 2                | S 80°30'59" E - 52.04'  | 10 N 61°04'03" E - 51.41'  |
| 3                | N 83°49'11" E - 38.95'  | 11 N 26°36'07" E - 90.04'  |
| 4                | S 87°48'11" E - 34.65'  | 12 N 44°04'55" E - 63.27'  |
| 5                | S 53°08'24" E - 65.99'  | 13 N 63°14'08" E - 104.67' |
| 6                | S 31°28'15" E - 101.03' | 14 N 83°13'44" E - 116.66' |
| 7                | S 46°42'41" E - 75.85'  | 15 S 76°24'03" E - 200.34' |
| 8                | S 67°45'01" E - 129.03' | 16 S 63°27'11" E - 154.86' |
|                  |                         | 17 S 75°56'24" E - 128.98' |
|                  |                         | 18 S 76°10'56" E - 79.87'  |
|                  |                         | 19 S 59°44'29" E - 210.98' |
|                  |                         | 20 S 63°49'38" E - 107.98' |
|                  |                         | 21 S 73°58'19" E - 96.76'  |
|                  |                         | 22 N 88°17'19" E - 78.93'  |
|                  |                         | 23 N 78°18'15" E - 95.06'  |
|                  |                         | 24 N 55°28'17" E - 91.53'  |

**SURVEY MAP OF:**

**97.053 ACRES OF LAND OUT OF THE NORMAN WOODS 3/4 LEAGUE, ABSTRACT NO. 319, AND THE J.C. DUFF LEAGUE, ABSTRACT NO. 167, BOTH IN FAYETTE COUNTY, TEXAS, AND BEING THOSE SAME (TRACT ONE-44.710 ACRE AND TRACT TWO-52.20 ACRE) TRACTS OF LAND CONVEYED TO MICHAEL VAN YOUNG, RICHARD LEE YOUNG AND TAMMY YVONNE POTTER, AS TRUSTEES OF THE JOHN W. YOUNG, IRREVOCABLE TRUST IN A DEED AS RECORDED IN VOLUME 1848 PAGE 964 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, INCLUDING THAT CERTAIN (1.00 ACRE) TRACT OF LAND CONVEYED TO MICHAEL VAN YOUNG, RICHARD LEE YOUNG, AND TAMMY YVONNE POTTER IN A DEED AS RECORDED IN VOLUME 1847 PAGE 784 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS LOCATED AT 2310 YOUNG LANE.**

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) This division has NOT been submitted to Fayette County for Subdivision Approval, and this division will need to be approved by the County Inspector, before development of these tracts can occur.