



SYMBOL LEGEND

- P- - Overhead Power Line
- - Guy Wire
- // - Wood Fence
- XXX- - Wrought Iron Fence
- XX- - Chainlink Fence
- X- - Wire Fence
- * - Fire Hydrant
- - Power Pole
- - Telephone Pedestal
- ⊕ - Water Valve
- ⊗ - Water Meter
- - Set Iron Rod w/TPS Cap
- - Fnd Iron Rod

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

- 1) Right of Way to Edna R. Kristen Mensik and husband, John Mensik per Vol. 115, Pg. 96, D.R.F.C.T. (Does affect / shown hereon)
- 2) Right of Way to Adolph J. Kristek per Vol. 115, Pg. 98, D.R.F.C.T. (Does not affect)
- 3) Right of Way to Amalie Kristek Kana and husband, Jos. Kana, per Vol. 115, Pg. 100, D.R.F.C.T. (Does not affect)
- 4) Right of Way to John Baca, per Vol. 150, Pg. 395, D.R.F.C.T. (Does affect / shown hereon)
- 5) Right of Way to John E. Mensik, per Vol. 160, Pg. 466, D.R.F.C.T. (Does affect / shown hereon)
- 6) Right of Way Easement to Fayette Electric Cooperative, Inc. per Vol. 221, Pg. 48, D.R.F.C.T. (Blanket)
- 7) Right of Way to State of Texas per Vol. 225, Pg. 111, D.R.F.C.T. (Deed is for FM 155 / provides access to property)
- 8) Telecommunications Easement to Colorado Valley Telephone Cooperative, Inc., per Vol. 1456, Pg. 707 O.R.F.C.T. (Blanket)

BOUNDARY & IMPROVEMENT SURVEY

BEING a 10.804 acre tract of land situated in the Spencer Pugh Survey, Abstract Number 85, Fayette County, Texas, being a portion of that certain called 64.827 acre tract described in instrument to 43RD Place Developers, LLC., recorded under Instrument Number 21-08323 of the Official Records of Fayette County, Texas (O.R.F.C.T.), said 10.804 acre tract being more particularly described by attached metes and bounds description.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel Number 48149C0445C having an effective date of 10/17/2006.

Job No.: 20630_10.804AC_TR6
 Scale: 1"=200'
 Date: 3/11/202
 Drawn By: AF/DED
 Checked By: MJW
 Field Crew: SS
 Revised:

Purchaser _____
 Address F.M. 155, Weimar, Tx 78962
 Lot _____, Block _____, Section _____
 Survey Spencer Pugh, A 85
 Area 10.804 Acres
 Subdivision _____
 Cabinet _____, Sheet _____, Records _____
 Fayette County, Texas

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, South Central Zone (4204)
 Basis of Bearings grid measurements.

**SPENCER PUGH SURVEY
 ABSTRACT No. 85**

BARBERA EICHER, ET AL
 CALLED 50-2/3 ACRES
 "THIRD TRACT"
 VOL. 1346, PG. 533
 O.R.F.C.T.

REMAINDER OF OF
 43RD PLACE DEVELOPERS, LLC.
 CALLED 64.827 ACRES
 INSTRUMENT No. 21-08323
 O.R.F.C.T.

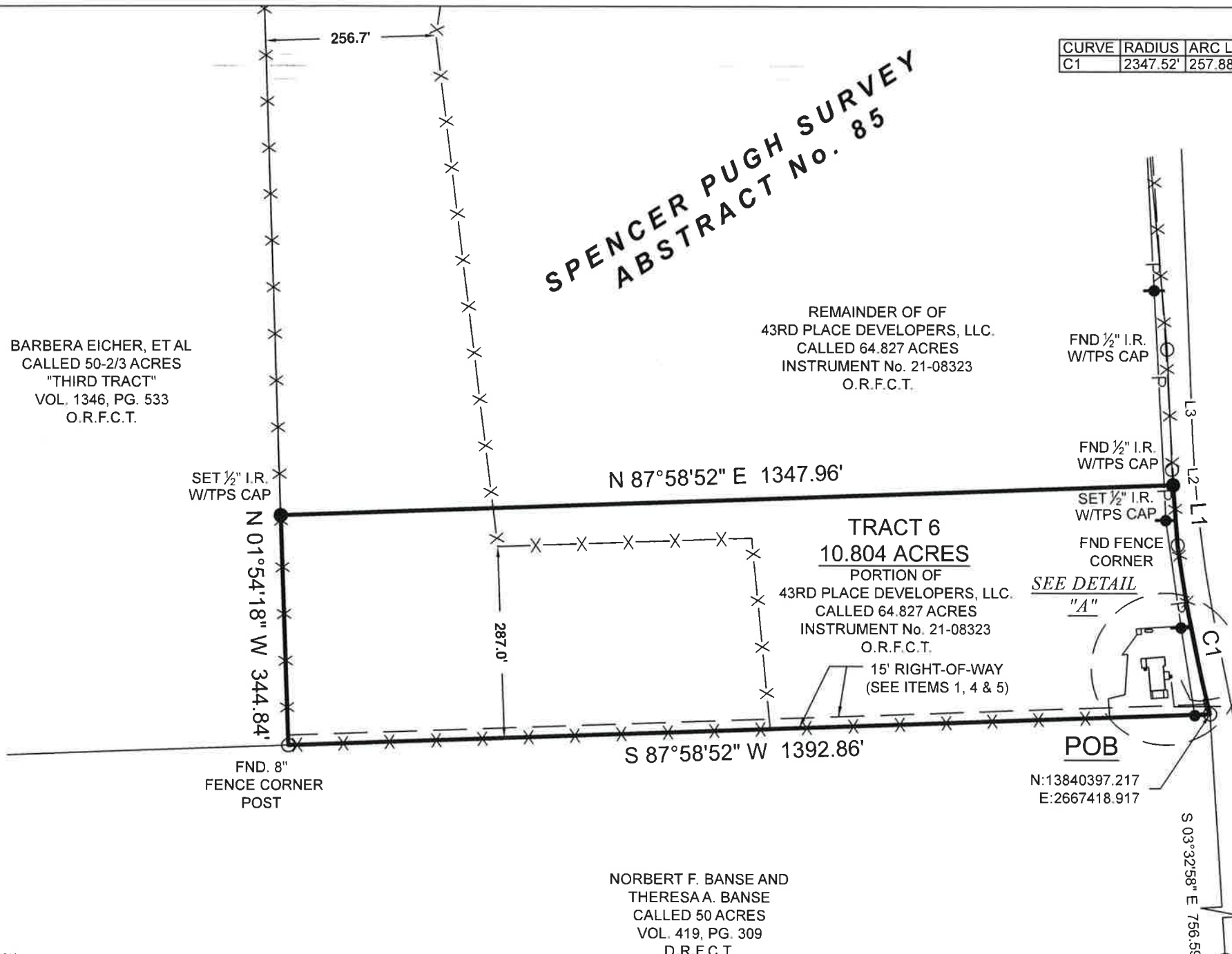
**TRACT 6
 10.804 ACRES**
 PORTION OF
 43RD PLACE DEVELOPERS, LLC.
 CALLED 64.827 ACRES
 INSTRUMENT No. 21-08323
 O.R.F.C.T.

15' RIGHT-OF-WAY
 (SEE ITEMS 1, 4 & 5)

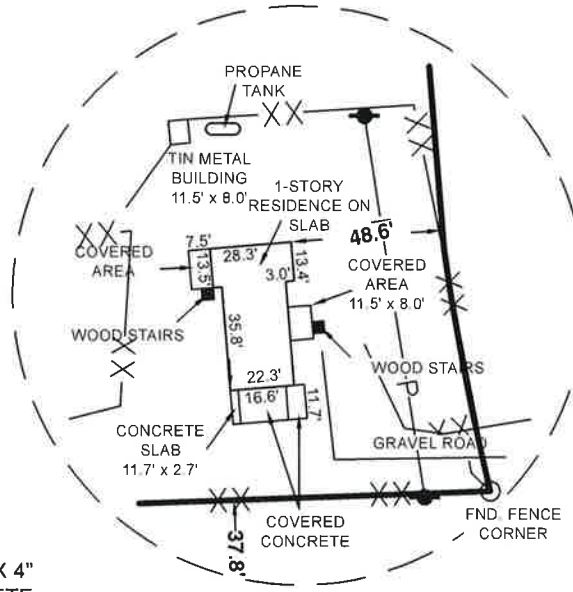
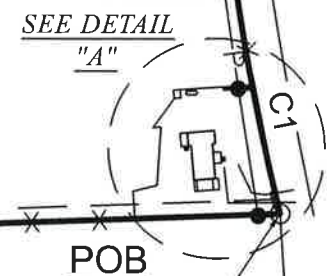
NORBERT F. BANSE AND
 THERESA A. BANSE
 CALLED 50 ACRES
 VOL. 419, PG. 309
 D.R.F.C.T.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2347.52'	257.88'	257.75'	S 11°00'51" E	6°17'39"

LINE	BEARING	DISTANCE
L1	S 04°30'11" E	90.34'
L2	N 04°30'11" W	23.45'
L3	N 02°19'26" W	180.20'

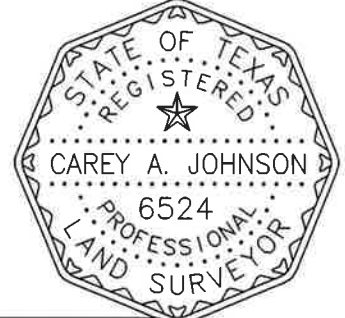


FARM TO MARKET ROAD 155



**DETAIL "A"
 NOT TO SCALE**

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



Carey A. Johnson
 Registered Professional Land Surveyor No. 6524

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