

- 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 not affect)
- 5) Right of Way to John E. Mensik, per Vol. 160, Pg. 466, D.R.F.C.T. (Does not affect)
- 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, Favette County, Texas, being a portion of that certain called 64 827 acre tact 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_TR5
Scale:	1"=200'
Date:	3/11/2022
Drawn By:	AF/DED
Checked B	y: MJW
Field Crew:	
Pavisad	,

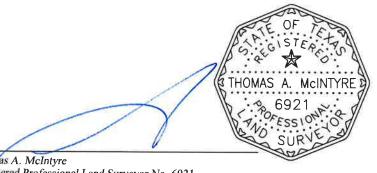
Purchaser_					
Address	F.M. 155, Weimar, Tx 78962				
Lot	_, Block	_, Section _			
Survey	Spencer Pugh		, A	85	
Area	10.804 Acres				
Subdivision					
Cabinet	, Sheet	,		Records	
Fayette		County, Te	xas	_	

FND: 8" FENCE CORNER

POST

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, South Central Zone (4204), NORBERT F. BANSE AND THERESA A BANSE CALLED 50 ACRES VOL. 419, PG. 309 D.R.F.C.T.

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.



BEARING

S 02°19'26" E S 04°30'11" E

N 56°58'40" N 88°05'42" E N 02°19'26" W N 05°11'26" W

S 04°30'11" E

S 02°19'26" E S 87°40'34" W

N 02°19'26" W N 87°40'34" E

SET ½" I.R. W/TPS CAP

W/TPS CAP

0.034 ACRES

30'x50' DRIVEWAY

EASEMENT

DETAIL "A" NOT TO SCALE

EASEMENT

DISTANCE

99.44'

62.41' 260.57' 80.76'

300.40

90.34' 30.00' 50.00'

30.00

FARM

70

MARKET ROAD POB

Thomas A. McIntyre Registered Professional Land Surveyor No. 6921

PROFESSIONAL SURVEYING, LLC 3032 N. FRAZIER STREET - CONROE, TX 77303 PH (936)756-7447 - FAX (936)756-7448 www.surveyingtexas.com

FIRM REGISTRATION No. 100834-00

Basis of Bearings grid measurements.

FND 1/2" I.R. WITPS CAP FARM 30'x50' DRIVEWAY .55 N 88°05'42" E 428.82' 70 SET 1/2" I.R. W/TPS CAP SET 1/2" I.R. MARKET FND 1/2" LR W/TPS CAP W/TPS CAP SET 1/2" I.R. SET 1/2" I.R. S 87°58'52" W 1347.96' W/TPS CAP W/TPS CAP ROAD S 01°54'18" FND FENCE CORNER 155