



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 not affect)
- 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 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)

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

TRACT 5
10.804 ACRES
PORTION OF
43RD PLACE DEVELOPERS, LLC,
CALLED 64.827 ACRES
INSTRUMENT No. 21-08323
O.R.F.C.T.

SPENCER PUGH SURVEY
ABSTRACT No. 85

LINE	BEARING	DISTANCE
L1	S 02°19'26" E	99.44'
L2	S 04°30'11" E	23.45'
L3	N 56°58'40" E	62.41'
L4	N 88°05'42" E	260.57'
L5	N 02°19'26" W	80.76'
L6	N 05°11'26" W	300.40'
L7	S 04°30'11" E	90.34'
L8	S 02°19'26" E	30.00'
L9	S 87°40'34" W	50.00'
L10	N 02°19'26" W	30.00'
L11	N 87°40'34" E	50.00'

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_TR5
Scale: 1"=200'
Date: 3/11/2022
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

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.

3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00

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

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

