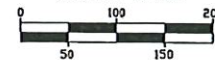


GRAPHIC SCALE



SCALE: 1"=100'

LEGEND

- ⊙ - 1/2" Iron rod found (or as noted)
- - 1/2" Iron rod set
- E — Overhead electric line
- ⊕ Utility Pole
- ^{UT} Telephone cable pullbox
- ^{FOC} Fiber optic cable pullbox
- X — Wire fence line

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

Convergence = +01'08"21"
Combined Factor = 0.999940521

NOTE: A portion of the subject tract (as-shown) is designated ZONE "A" according to F.E.H.A. Flood Insurance Rate Map No. 48149C0150C dated October 17, 2006. Remainder of the tract is designated unshaded ZONE X.

EASEMENTS/ MATTERS OF RECORD (Old Republic National Title Insurance Company; CF No. FA2-23-076 issued July 3, 2023 and effective June 29, 2023.

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

West End Water 15' Water line easement Vol. 587, Pg. 240 F.C.O.R. (Easement is to be centered on the as-installed water line.)

Cummins Creek Water Control and Improvement District No. 1 Petition for Organization Vol. 286, Pg. 370 Vol. 291, Pg. 148 Vol. 291, Pg. 625 F.C.O.R. Vol. 1842, Pg. 435 Vol. 1874, Pg. 160 Vol. 1976, Pg. 380 Vol. 2025, Pg. 172 F.C.O.R.

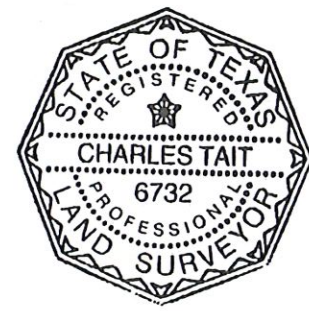
DEF Austin Gathering, LP 30' Pipeline easement Vol. 1262, Pg. 611 F.C.O.R. (Easement is located by specific description elsewhere on the parent tract and does not directly affect the subject tract.)

Flood Damage Prevention Regulations Vol. 1822, Pg. 706 F.C.O.R.

STATE OF TEXAS
COUNTY OF FAYETTE

I, Charles Tait, 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.

Charles Tait, R.P.L.S.
Registration No. 6732
BEFCO ENGINEERING, INC.
Firm No. 10001700
La Grange, Texas
979-968-6474
July 14, 2023



PLAT SHOWING THE SURVEY OF A 10.639 ACRE TRACT SITUATED IN THE WILLIAM H. JACK LEAGUE, A-57, IN FAYETTE COUNTY, TEXAS AND BEING THAT SAME TRACT DESCRIBED AS 10.58 ACRES IN A DEED FROM FRANCIS VERNELL ETZEL TO FRANCIS VERNELL ETZEL, REVOCABLE FAMILY TRUST, DATED AUGUST 1, 2016 AND RECORDED IN VOLUME 1787, PAGE 361 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY

Line Table		
Line #	Bearing	Distance
L1	S26° 55' 25"W	105.77
L2	S36° 20' 26"W	38.93
L3	S54° 19' 05"W	93.10
L4	S36° 55' 45"W	43.11
L5	S22° 57' 13"W	69.22
L6	S13° 13' 02"W	86.92
L7	S04° 42' 53"W	100.72
L8	S27° 36' 18"W	90.11
L9	S05° 36' 21"W	131.24
L10	S23° 31' 29"W	138.57
L11	S31° 17' 10"W	46.98
L12	S47° 17' 41"W	120.98

STATE OF TEXAS

AWS 2006 IRREVOCABLE TRUST

COUNTY OF FAYETTE

10.639 ACRES

All that certain tract or parcel of land containing **10.639 acres** situated in the William H. Jack League, A-57, in Fayette County, Texas and being that same tract described as 10.58 acres in a deed from Francis Vernell Etzel to Francis Vernell Etzel, Revocable Family Trust, dated August 1, 2016 and recorded in Volume 1787, Pg. 361 of the Official Records of Fayette County, said **10.639 acre** tract being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found at the base of a fence post in the apparent Southwest margin of "Kneip Road" (County maintained public roadway- no record right-of-way width), for the East corner of the (called) 25.28 acre Victoria Noble tract (Vol. 2052, Pg. 981 F.C.O.R.) Deed & (Vol. 749, Pg. 177 F.C.D.R.) Desc., the North corner of said Frances Vernell Etzel, Revocable Family Trust tract, the North corner of the herein described tract and the **PLACE OF BEGINNING**, said point having a coordinate value of N=13,938,704.68 feet and E= 2,700,685.18 feet according to the Texas State Plane Coordinate System - South Central Zone - NAD 83(2011);

Thence along the apparent Southwest margin of said "Kneip Road" as follows:

South 37 degrees 20 minutes 45 seconds East, 42.18 feet to a 1/2" iron rod set;

South 26 degrees 21 minutes 16 seconds East, 168.72 feet to a 1/2" iron rod set;

South 40 degrees 03 minutes 04 seconds East, 73.63 feet to a 1/2" iron rod set;

South 55 degrees 00 minutes 27 seconds East, 51.00 feet to a point where the apparent Southwest margin of said "Kneip Road" intersects the center of "Rocky Creek" for the North corner of a (called) 3.651 acre Jordan Larimore tract (Vol. 1756, Pg. 689 F.C.O.R.), the East corner of said Frances Vernell Etzel, Revocable Family Trust tract and the East corner of the herein described tract, from which a 1/2" iron rod set for witness bears North 55 degrees 00 minutes 27 seconds West, 19.10 feet;

Thence departing said "Kneip Road" along the center of said "Rocky Creek" as follows:

South 26 degrees 55 minutes 25 seconds West, 105.77 feet to a point;

South 36 degrees 20 minutes 26 seconds West, 38.93 feet to a point;

AWS 2006 IRREVOCABLE TRUST
10.639 ACRES
PAGE 2 OF 3

South 54 degrees 19 minutes 05 seconds West, 93.10 feet to
a point;

South 36 degrees 55 minutes 45 seconds West, 43.11 feet to
a point;

South 22 degrees 57 minutes 13 seconds West, 69.22 feet to
a point;

South 13 degrees 13 minutes 02 seconds West, 86.92 feet to
a point;

South 4 degrees 42 minutes 53 seconds West, 100.72 feet to
a point;

South 27 degrees 36 minutes 18 seconds West, 90.11 feet to
a point;

South 5 degrees 36 minutes 21 seconds West, 131.24 feet to
a point;

South 23 degrees 31 minutes 29 seconds West, 138.57 feet to
a point;

South 31 degrees 17 minutes 10 seconds West, 46.98 feet to
a point;

South 47 degrees 17 minutes 41 seconds West, 120.98 feet to
a point in the center of said "Rocky Creek" for an inside
corner of the (called) 140.000 acre Soper Family
Properties, LP tract (Vol. 1891, Pg. 400 F.C.D.R.), the
South corner of said Frances Vernell Etzel, Revocable
Family Trust tract and the South corner of the herein
described tract, from which a 1/2" iron rod found bears
North 48 degrees 31 minutes 33 seconds West, 153.41 feet;

Thence North 48 degrees 31 minutes 33 seconds West, departing
said "Rocky Creek", 601.43 feet along the common line between
said Soper Family Properties, LP tract and said Frances Vernell
Etzel, Revocable Family Trust tract to a 4" Cedar fence post
found for an angle point in said Soper Family Properties, LP
tract, the South corner of said Victoria Noble tract, the West
corner of said Frances Vernell Etzel, Revocable Family Trust
tract and the West corner of the herein described tract, from
which a 1/2" iron rod found bears North 41 degrees 50 minutes 33
seconds East, 1.97 feet;

Thence North 41 degrees 50 minutes 33 seconds East, 1,067.01
feet along the common line between said Victoria Noble tract and
said Frances Vernell Etzel, Revocable Family Trust tract to the
PLACE OF BEGINNING and containing 10.639 acres.

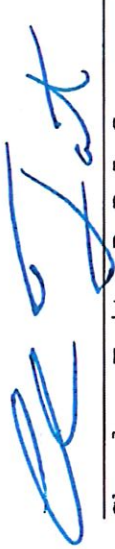
AWS 2006 IRREVOCABLE TRUST
10.639 ACRES
PAGE 3 OF 4

Bearings, distances and coordinates used herein are "GRID" based on the Texas State Plane Coordinate System - South Central Zone - NAD 83 (2011). Convergence = + 01 degree 08 minutes 21 seconds. Combined factor = 0.999940521.

STATE OF TEXAS
COUNTY OF FAYETTE

I, Charles Tait, a Registered Professional Land Surveyor, do hereby certify the foregoing field notes to be true and correct to the best of my knowledge and belief.

BEFCO ENGINEERING, INC.
Firm No. 10001700
Consulting Engineering & Land Surveying



Charles Tait, R.P.L.S.
Registration No. 6732
Date July 14, 2023
BEFCO Job No. 23-8792

