

SURVEY MAP OF:
155.73 ACRES OF LAND OUT OF THE JACOB STIFFLER LEAGUE AND LABOR, ABSTRACT NO. 287, IN FAYETTE COUNTY, TEXAS, AND BEING THAT SAME (155.73 ACRE) TRACT OF LAND CONVEYED TO DAME J. TOEPPERWEIN AND A. MOONYNE TOEPPERWEIN, AS TRUSTEES OF THE DALE J. AND A. MOONYNE TOPPERWEIN TRUST IN A DEED AS DESCRIBED AND RECORDED IN VOLUME 1934 PAGE 722 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING THAT SAME (155.73 ACRE) TRACT DESCRIBED IN VOLUME 800 PAGE 604 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, LOCATED AT 3750 THREE MILE ROAD, NORTH OF FLATONIA.

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. No portion of this property is located in Zone A and this property is wholly within Zone X, (areas determined to be outside the 1% annual chance of flood) according to the Federal Emergency Management Agency Flood Insurance Rate Map 480815 0375 C, Dated October 7, 2006. THIS the 27th day of JANUARY, A.D., 2021.

BY **F.A. HEARITGE**
 Timothy D. Hearitge
 Reg. Professional Surveyor No. 5036

LEGEND

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

Gladys Brown Johnson (Tract No. 2-100.64 acres) 378/59
 Pamela Svatek & Denise Berry, as trustees of the Mollie Etta Brown Irrevocable Trust (Tract One-100.64 acres) 1933/325

Bonnie L. Martein, as trustee of the Martein Living Trust (30.75 acres) 1374/532

SEE ACCOMPANYING FIELD NOTE DESCRIPTION
 NOTE: 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.

HEARITGE SURVEYING CO.
 727 West Point Loop, West Point, Texas 78963
 (979)242-3485
 C 220138

HEARITIGE SURVEYING, CO.

TIM. D. HEARITIGE
727 West Point Loop
West Point, Texas 78963

Registered Professional Land Surveyor No. 5036
Licenced State Land Surveyor
Phone (979)242-3485

January 29, 2021

FIELD NOTE DESCRIPTION OF 155.73 ACRES OF LAND OUT OF THE JACOB STIFFLER LEAGUE AND LABOR, ABSTRACT NO. 287, IN FAYETTE COUNTY, TEXAS, AND BEING THAT SAME (155.73 ACRE) TRACT OF LAND CONVEYED TO DALE J. TOEPPERWEIN AND A. MOONYNE TOEPPERWEIN, AS TRUSTEES OF THE DALE J. AND A. MOONYNE TOPPERWEIN TRUST IN A DEED AS DESCRIBED AND RECORDED IN VOLUME 1934 PAGE 722 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING THAT SAME (155.73 ACRE) TRACT DESCRIBED IN VOLUME 800 PAGE 604 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod set at the base of a fence corner post at the most southeasterly corner of that certain (155.73 acre) tract of land conveyed to Dale J. Toepperwein and A. Moonyne Toeppwerwein, as trustees of the Dale J. And A. Moonyne Toepperwein Trust in a deed as recorded in Volume 1934 Page 722 of the Official Records of Fayette County, Texas, being that same (155.73 acre) tract of land described Volume 800 Page 604 of the Official Records of Fayette County, Texas, and being in the westerly line of that certain (100.00 acre) tract of land conveyed to Charlotte Danzeiser and David Danzeiser in deeds as recorded in Volume 1030 Page Page 447 and Volume 1242 Page 838, both of the Official Records of Fayette County, Texas, being that tract described in Volume 536 Page 440 of the Deed Records of Fayette County, Texas, and being for the most southeasterly corner of the tract herein conveyed,

THENCE, with the southerly line of the Toepperwein tract, and the northerly line of that certain (81 acre) tract of land conveyed to Millard Brown in a deed as recorded in Volume 766 Page 620 of the Deed Records of Fayette County, Texas, being that same (81 acre) tract of land conveyed to Loretta Meyer and Charles Meyer in a will recorded in Volume 766 Page 435 of the Deed Records of Fayette County, Texas, and the northerly line of that certain (30.75 acre) tract of land conveyed to Bonnie L. Martein, as trustee of the Martein Living Trust, in a deed as recorded in Volume 1374 Page 532 of the Official Records of Fayette County, Texas, and the northerly line of that certain (Tract No. 2-100.64 acre) tract of land conveyed to Gladys Brown Johnson in a deed as recorded in Volume 378 Page 59 of the Deed Records of Fayette County, Texas, **N 89 deg. 55' 40" W 3377.80 feet**, to a ½" iron rod found at the base of a fence corner post at the most southwesterly corner of the Toepperwein tract, and being at the most southeasterly corner of that certain (93.06 acre) tract of land conveyed to Wayne E. Gosch in a deed as recorded in Volume 1072 Page 253 of the Official Records of Fayette County, Texas, and being that same (93.06 acre) tract of land described in Volume 800 Page 608 of the Deed Records of Fayette County, Texas, and being for the most southwesterly corner of this tract,

THENCE, with the common line between the Toepperwein tract and the Gosch tract, **N 01 deg. 31' 36" W**, passing a ½" iron rod found at the base of a fence corner post in the southerly southerly right-of-way line of Three Mile Road (County Road No. 196), at 1968.66 feet, and continuing on the same course another 20 feet for a total distance of **1988.66 feet** to a point in the approximate center of Three Mile Road, being for the most northwesterly corner of the Toepperwein tract, and being for the most northwesterly corner of this tract,

THENCE, with the northerly line of the Toepperwein tract, being in the approximate center of Three Mile Road, **S 89 deg. 36' 10" E 1069.22 feet**, **N 89 deg. 39' 13" E 1177.00 feet**, **N 86 deg. 58' 23" E 153.30 feet**, **N 89 deg. 22' 06" E 624.15 feet**, **N 72 deg. 20' 33" E 295.10 feet**, to a point for the most northerly northeast corner of the Toepperwein tract, and being for the most northerly northeast corner of this tract,

THENCE, leaving the approximate center of Three Mile Road, and with the easterly line of the Toepperwein tract, **S 31 deg. 21' 19" E**, passing a ½" iron rod found at the base of a fence corner post in the southerly right-of-way line of Three Mile Road (County Road No. 196), at 20 feet, and continuing on the same course another 196.06 feet for a total distance of **216.06 feet**, and **S 20 deg. 52' 47" E 42.40 feet**, to a ½" iron rod set at the base of a fence angle post, being in the fence along the easterly line of the Toepperwein tract, and being the fence along the westerly line of the Danzeiser tract, and being for an angle in the easterly line of this tract,

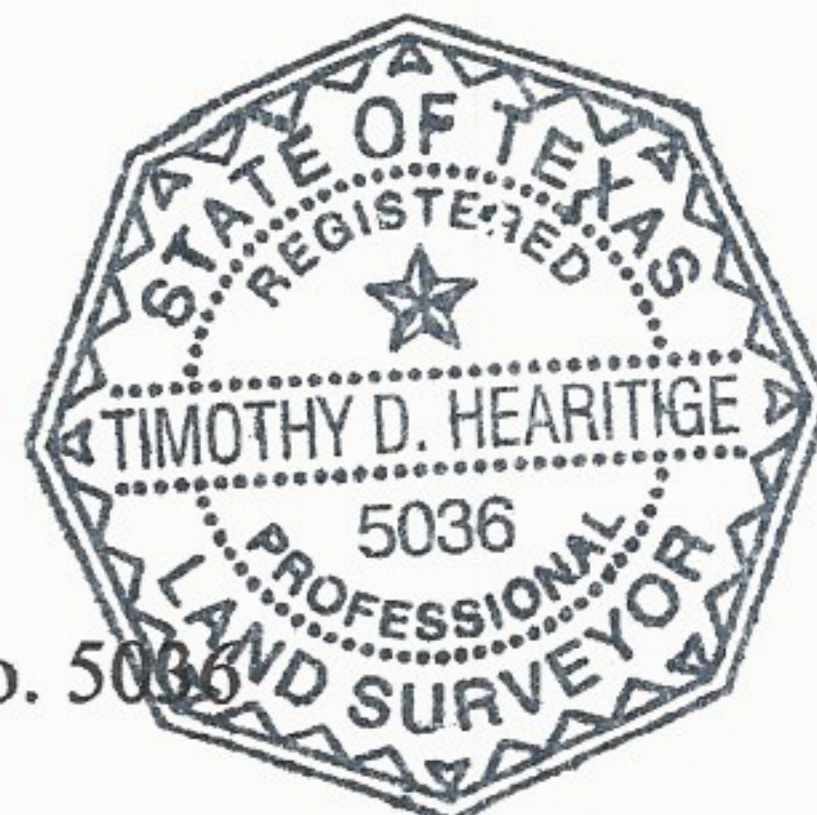
THENCE, continuing with the easterly line of the Toepperwein tract, **S 00 deg. 01' 06" W 921.05 feet**, to a ½" iron rod set and **S 00 deg. 03' 44" W 951.23 feet** to the **PLACE OF BEGINNING**, in all containing **155.950 acres** of land.

SURVEYED: January 29, 2021

BY:

Timothy D. Hearitige

Registered Professional Land Surveyor No. 5036



see accompanying map no. C 220138

HEARITIGE SURVEYING, CO.

Tim. D. Hearitige R.P.L.S. No. 5036 L.S.L.S.
727 West Point Loop, West Point Texas 78963
Phone No. (979) 242-3485

DATE	DESCRIPTION	CHARGES	CREDITS	BALANCE
2/02/2021	SURVEY MAP OF: 155.73 ACRES OF LAND OUT OF THE JACOB STIFFLER LEAGUE AND LABOR, ABSTRACT NO. 287, IN FAYETTE COUNTY, TEXAS, AND BEING THAT SAME (155.73 ACRE) TRACT OF LAND CONVEYED TO DAME J. TOEPPERWEIN AND A. MOONYNE TOEPPERWEIN, AS TRUSTEES OF THE DALE J. AND A. MOONYNE TOPPERWEIN TRUST IN A DEED AS DESCRIBED AND RECORDED IN VOLUME 1934 PAGE 722 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING THAT SAME (155.73 ACRE) TRACT DESCRIBED IN VOLUME 800 PAGE 604 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS. LOCATED AT 3750 THREE MILE ROAD, NORTH OF FLATONIA.	\$3000.00		
		TAX		\$ 202.50
	TOTAL DUE			\$3202.50