

FAYETTE COUNTY, TEXAS

JS COUNSEL SURVEY, ABSTRACT NO. 36

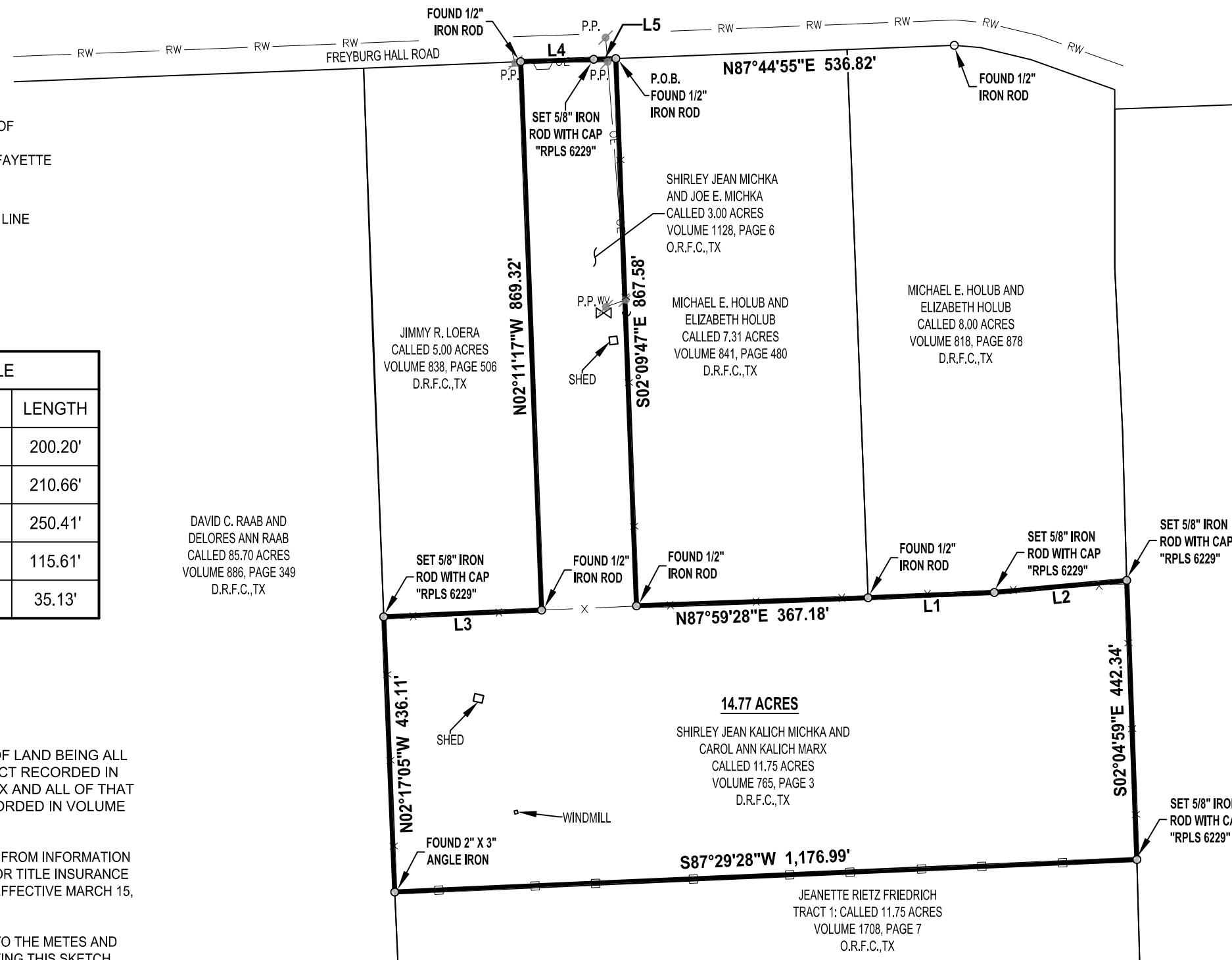
LEGEND

- P.P. = POWER POLE
- P.O.B. = POINT OF BEGINNING
- O.R.F.C., TX = OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS
- D.R.F.C., TX = DEED RECORDS OF FAYETTE COUNTY, TX
- WV = WATER VALVE
- OE — = OVERHEAD ELECTRIC LINE
- X — = BARBED WIRE FENCE
- □ — = HOG WIRE FENCE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°37'07"E	200.20'
L2	N84°48'39"E	210.66'
L3	N87°29'28"E	250.41'
L4	N88°08'13"E	115.61'
L5	N88°10'28"E	35.13'

NOTES:

- LAND SURVEY OF 14.77 ACRES OF LAND BEING ALL OF THAT CALLED 3.00 ACRE TRACT RECORDED IN VOLUME 1128, PAGE 6 O.R.F.C., TX AND ALL OF THAT CALLED 11.75 ACRE TRACT RECORDED IN VOLUME 765, PAGE 3 D.R.F.C., TX
- THIS SURVEY HAS BEEN PREPARED FROM INFORMATION CONTAINED IN THE COMMITMENT FOR TITLE INSURANCE REFERENCED IN GF NO. FA-22-145, EFFECTIVE MARCH 15, 2022
- THIS REFERENCE IS HEREIN MADE TO THE METES AND BOUNDS DESCRIPTION ACCOMPANYING THIS SKETCH



SCHEDULE B ITEMS:

- RIGHT OF WAY EASEMENT TO FAYETTE ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 646, PAGE 51 D.R.F.C., TX **AFFECTS SUBJECT PROPERTY. CANNOT BE SHOWN AS IT IS BLANKET IN NATURE**
- RIGHT OF WAY EASEMENT TO FAYETTE ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 476, PAGE 894 D.R.F.C., TX **DOE SNOT AFFECT SUBJECT PROPERTY**
- RIGHT OF WAY EASEMENT TO FAYETTE ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 671, PAGE 604 D.R.F.C., TX **AFFECTS SUBJECT PROPERTY. CANNOT BE SHOWN AS IT IS BLANKET IN NATURE**

OSCAR D. HINKEL, JR.
CALLED 36.43 ACRES
VOLUME 1759, PAGE 208
O.R.F.C., TX

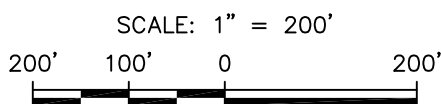


THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION IV LAND TITLE SURVEY

Donald Ray Hunter, Jr. 03/30/2022

DONALD RAY HUNTER JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6229

DATE SURVEYED: MARCH 15, 2022
BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), SOUTH CENTRAL ZONE, US SURVEY FEET.



ORIGINAL SHEET SIZE = 11" X 17"

LAND SURVEY OF 14.77 ACRES BEING ALL OF THAT CALLED 3.00 ACRE TRACT AND ALL OF THAT CALLED 11.75 ACRE TRACT				
PROPERTY ADDRESS 4744 FREYBURG HALL ROAD, SHULENBURG, TX 78956				
REV.	DATE	BY	DESCRIPTION	CHK.
PROJECT NO.		22-054		
DRAWN BY: KLH		DATE: 03/17/2022	DWG. NO.	REV.
CHECKED BY: DRH		DATE: 03/17/2022	22-054-001	0
SCALE: 1" = 200'		APP.: DRH		



PREPARED BY: HLS SERVICES, LLC
15803 ROSE PINE CT., CYPRESS, TX 77429
PHONE: (832) 690-9007
FIRM NO. 10194614

METES AND BOUNDS DESCRIPTION OF A 14.77 ACRE TRACT OF LAND BEING ALL OF THAT CALLED 3.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO SHIRLEY JEAN MICHKA AND JOE E. MICHKA RECORDED IN VOLUME 1128, PAGE 6 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS (O.R.F.C.,TX) AND ALL OF THAT CALLED 11.75 ACRE TRACT OF LAND DESCRIBED IN DEED TO SHIRLEY JEAN KALICH MICHKA AND CAROL ANN KALICH MARX RECORDED IN VOLUME 765, PAGE 3 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS (D.R.F.C.,TX) AND SITUATED IN THE JS COUNSEL SURVEY, ABSTRACT NO. 36 IN FAYETTE COUNTY, TEXAS. SAID 14.77 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found 1/2 inch iron rod in the south line of Freyburg Hall Road marking the northeast corner of said 3.00 acre tract and the northwest corner of a called 7.31 acre tract of land described in deed to Michael E. Holub and Elizabeth Holub recorded in Volume 841, Page 480 D.R.F.C.,TX;

THENCE with the east line of said 3.00 acre tract and the west line of said 7.31 acre tract **South 02 degrees 09 minutes 47 seconds East 867.58 feet** to a found 1/2 inch iron rod in the north line of said 11.75 acre tract marking the southeast corner of said 3.00 acre tract and the southwest corner of said 7.31 acre tract;

THENCE with the south line of said 7.31 acre tract and the north line of said 11.75 acre tract **North 87 degrees 59 minutes 28 seconds East 367.18 feet** to a found 1/2 inch iron rod marking the southeast corner of said 7.31 acre tract and the southwest corner of a called 8.00 acre tract of land described in deed to Michael E. Holub and Elizabeth Holub recorded in Volume 818, Page 878 D.R.F.C.,TX;

THENCE with south line of said 8.00 acre tract the following two (2) courses:

1. **North 87 degrees 37 minutes 07 seconds East 200.20 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229";
2. **North 84 degrees 48 minutes 39 seconds East 210.66 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" in the west line of a called 36.43 acre tract of land described in deed to Oscar D. Hinkel, Jr. recorded in Volume 1759, Page 208 O.R.F.C.,TX marking the southeast corner of said 8.00 acre tract;

THENCE with the east line of said 11.75 acre tract and the west line of said 36.43 acre tract **South 02 degrees 04 minutes 59 seconds East 442.34 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" marking the southeast corner of said 11.75 acre tract and the northeast corner of a called 11.75 acre tract of land described in deed to Jeanette Rietz Friedrich recorded in Volume 1708, Page 7 O.R.F.C.,TX;

THENCE with the south line of said Michka 11.75 acre tract and the north line of said Friedrich 11.75 acre tract **South 87 degrees 29 minutes 28 seconds West 1,176.99 feet** to a found 2 inch by 3 inch angle iron in the east line of a called 85.70 acre tract of land described in deed to David C. Raab and Delores Ann Raab recorded in Volume 886, Page 349 D.R.F.C.,TX;

THENCE with the east line of said 85.70 acre tract and the west line of said 11.75 acre tract **North 02 degrees 17 minutes 05 seconds West 436.11 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229" marking the northwest corner of said 11.75 acre tract and the southwest corner of a called 5.00 acre tract of land described in deed to Jimmy R. Loera recorded in Volume 838, Page 506 D.R.F.C.,TX;

THENCE with the south line of said 5.00 acre tract and the north line of said 11.75 acre tract **North 87 degrees 29 minutes 28 seconds East 250.41 feet** to a found 1/2 inch iron rod marking the southeast corner of said 5.00 acre tract and the southwest corner of said 3.00 acre tract

THENCE with the east line of said 5.00 acre tract and the west line of said 3.00 acre tract **North 02 degrees 11 minutes 17 seconds West 869.32 feet** to a found 1/2 inch iron rod in the south line of Freyburg Hall Road marking the northeast corner of said 5.00 acre tract and the northwest corner of said 3.00 acre tract;

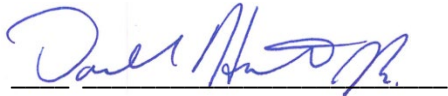
THENCE with south line of Freyburg Hall Road and the north line of said 3.00 acre tract the following two (2) courses:

JS Counsel Survey, Abstract No. 36
Fayette County, Texas
14.77 acres
Project No. 22-054

1. **North 88 degrees 08 minutes 13 seconds East 115.61 feet** to a set 5/8 inch iron rod with cap stamped "RPLS 6229";
2. **North 88 degrees 10 minutes 28 seconds East 35.13 feet** to the **POINT OF BEGINNING** of the herein described tract and containing 14.77 acres within these metes and bounds.

Reference is herein made to the sketch accompanying this metes and bounds description

Bearing Basis: All bearings shown herein are referenced to the Texas Coordinate System of 1983 (2011), Central Zone, U.S. Survey Feet derived from G.P.S. observations.



Donald Ray Hunter, Jr.
Registered Professional Land Surveyor
No. 6229 – State of Texas
Prepared by: HLS Services, LLC
15803 Ros Pine Ct., Cypress, Tx. 77429

