

STATE OF TEXAS

MARGIE VASEK

COUNTY OF FAYETTE

18.087 ACRES

All that certain tract or parcel of land containing 18.087 acres situated in the Alexander Thompson League, A-98, in Fayette County, Texas and being comprised of those same tracts described as the residual of 58 1/3 acres (First Tract) and a One acre (Second Tract) in a deed from Caroline Vasek, et al, to Lad Vasek and Margie Vasek, dated July 8, 1963 and recorded in Volume 352, Page 578 of the Deed Records of Fayette County, said **18.087 acre** tract being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found in the Northwest line of the (called) 60.07 acre Marcia Ritchie tract (Vol. 1297, Pg. 960 F.C.O.R. & Vol. 713, Pg. 53 F.C.D.R. (Desc.) common with the Southeast line of said "Original" 58 1/3 acre Lad Vasek tract, for the South corner of the (called) 30.59 acre Ignac Orsak tract (Vol. 437, Pg. 218 F.C.D.R.), the East corner of the herein described tract and the **PLACE OF BEGINNING**, said point having a coordinate value of N= 13,877,103.87 feet and E= 2,711,075.44 feet according to the Texas State Plane Coordinate System - South Central Zone - NAD 83(2011), from which a stone found bears North 42 degrees 38 minutes 13 seconds East, 362.75 feet;

Thence **South 42 degrees 15 minutes 14 seconds West**, along the common line between said Marcia Ritchie and "Original" 58 1/3 acre Lad Vasek tracts, **890.08 feet** to a 1/2" iron rod set in the Northeast line of said One acre Lad Vasek tract, for the West corner of said Ritchie tract, the South corner of said "Original" 58 1/3 acre Vasek tract and an inside corner of the herein described tract;

Thence **South 37 degrees 47 minutes 48 seconds East, 490.66 feet** along the common line between said Marcia Ritchie and said One acre Lad Vasek tracts to a 36" Live Oak tree for an inside corner of said One acre Vasek tract, said Marcia Ritchie tract and the herein described tract;

Thence **South 19 degrees 19 minutes 34 seconds East**, continuing along said common line, **1,087.86 feet** to a point in a wood post found in the Northwest right-of-way line of "F.M. Highway 2503" (100' wide right-of-way Vol. 304, Pg. 61 F.C.D.R.), for the South corner of said 60.07 acre Marcia Ritchie tract, the Southeast corner of said One acre Lad Vasek tract and the Southerly Southeast corner of the herein described tract, from which a 1/2" iron rod set for witness bears South 40 degrees 35 minutes 43 seconds West, 0.39 feet and a 3/4" iron rod found bears South 37 degrees 31 minutes 05 seconds West, 3.65 feet;

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Thence **South 40 degrees 35 minutes 43 seconds West, 34.74 feet** along the Northwest right-of-way line of said "F.M. Highway 2503" to a point in a wood post found for the East corner of the (called) 69.52 acre Herman Sauer tract (Vol. 318, Pg. 22 F.C.D.R.), the South corner of said One acre Lad Vasek tract and the South corner of the herein described tract, from which a 1/2" iron rod found bears North 19 degrees 19 minutes 34 seconds West, 0.74 feet;

Thence along the common line between said 69.52 acre Herman Sauer tract and said One acre Lad Vasek tract as follows:

North 19 degrees 19 minutes 34 seconds West, departing said "F.M. Highway 2503" right-of-way, 1,100.36 feet to a 1/2" iron rod found for an angle point in said 69.52 acre Sauer tract and said One acre Lad Vasek tract, also being an inside corner of the herein described tract;

North 37 degrees 47 minutes 48 seconds West, 507.77 feet to a 1/2" iron rod set for an inside corner of said 69.52 acre Sauer tract, the Northwest corner of said One acre Vasek tract and an inside corner of the herein described tract;

North 41 degrees 07 minutes 33 seconds East, 30.24 feet to a cotton spindle set in a gravel driveway in the Southwest line of said "Original" 58 1/3 acre Lad Vasek tract, for an inside corner of said 69.52 acre Herman Sauer tract, the North corner of said One acre Lad Vasek tract and an inside corner of the herein described tract;

Thence **North 38 degrees 36 minutes 13 seconds West**, along the common line between said 69.52 acre Herman Sauer tract, the (called) 18.48 acre Herman Sauer tract (Vol. 690, Pg. 38 F.C.D.R.) and said "Original" 58 1/3 acre Lad Vasek tract, passing at 305.56 feet a 1" iron rod found, and continuing for a total distance of **866.46 feet** to a 1/2" iron rod set for an angle point in said 18.48 acre Sauer tract, said "Original" 58 1/3 acre Vasek tract and the herein described tract;

Thence **North 49 degrees 00 minutes 59 seconds West**, along the common line between said 18.48 acre Sauer tract and said "Original" 58 1/3 acre Vasek tract, **110.95 feet** to a 1/2" iron rod set for the South corner of the (called) 30.647 acre John Dennis tract (Vol. 1232, Pg. 149 F.C.O.R.) and the West corner of the herein described tract, from which a 1/2" iron rod found bears North 49 degrees 00 minutes 59 seconds West, 1,263.05 feet;

Thence **North 58 degrees 14 minutes 27 seconds East**, across said "Original" 58 1/3 acres Lad Vasek tract along the Southeast line of said 30.647 John Dennis tract, **889.21 feet** to a 1/2" iron rod set in the Northwesterly Line of said 30.59 acre Ignac Orsak tract, for the East corner of said Dennis tract and the North corner of the herein described tract, from which a 1/2" iron rod found bears North 08 degrees 54 minutes 13 seconds West, 406.09 feet;

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Thence **South 08 degrees 54 minutes 13 seconds East**, continuing across said "Original" 58 1/3 acre Vasek tract, along the Northwestern line of said Orsak tract, **137.14 feet** to a 1/2" iron rod found for an inside corner of said Orsak tract and an inside corner of the herein described tract;

Thence **South 46 degrees 06 minutes 31 seconds East, 642.35 feet** along the Southwest line of said 30.59 acre Ignac Orsak tract to the **PLACE OF BEGINNING** and containing **18.087 acres**.

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 09 minutes 06 seconds. Combined factor = 0.999895806.

STATE OF TEXAS

COUNTY OF FAYETTE

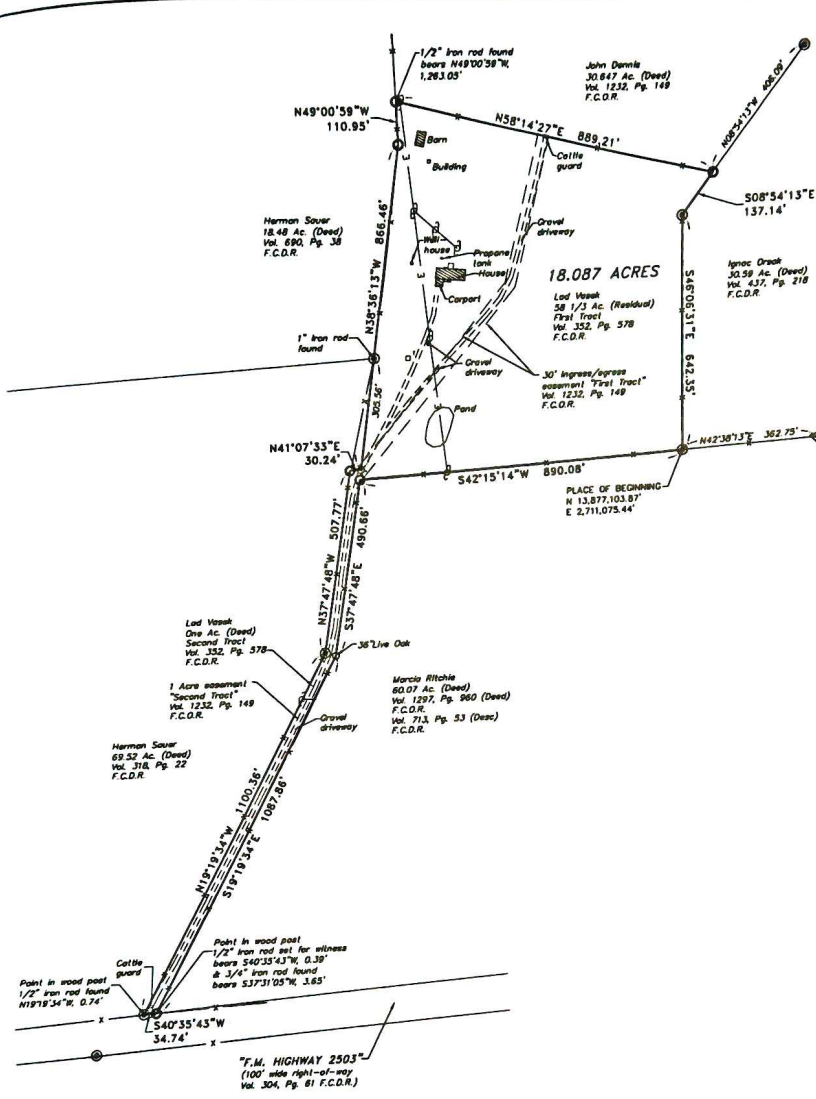
I, Charles Tait, a Registered Professional Land Surveyor, do hereby certify the foregoing field notes to be true and correct to the best of my knowledge and belief.

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



Charles Tait, R.P.L.S.
Registration No. 6732
October 19, 2022
BEFCO Job No. 22-8544





GRAPHIC SCALE

0 200 400

100 300

SCALE: 1"=200'

LEGEND

- ⊙ - 1/2" Iron rod found (or as noted)
- ⊗ - 1/2" Iron rod set
- ☆ - Cotton spindle set
- ⬠ - Stone found
- X — - Wire fence/line
- E — - Overhead electric line
- ▭ - Program tank
- ⊕ - Utility Pole
- - Telephone pedestal

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

Convergence = 0129'08"

Combined Factor = 0.999825808

NOTE: Subject tract is designated unshaded ZONE "I" according to F.E.A. Flood Insurance Rate Map No. 48149C0300C dated October 17, 2006

THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT. SUBJECT TRACT MAY BE SUBJECT TO ANY CONDITIONS, EASEMENTS, RESTRICTIONS OR EXCEPTIONS THAT A CURRENT TITLE COMMITMENT MIGHT DISCLOSE.

PLAT SHOWING THE SURVEY OF A 18.087 ACRE TRACT SITUATED IN THE ALEXANDER THOMPSON LEAGUE, A-98, IN FAYETTE COUNTY, TEXAS AND BEING COMPRISED OF THOSE SAME TRACTS DESCRIBED AS THE RESIDUAL OF 58 1/3 ACRES (FIRST TRACT) AND A ONE ACRE (SECOND TRACT) IN A DEED FROM CAROLINE VASEK, ET AL, TO LAD VASEK AND MARGIE VASEK, DATED JULY 8, 1983 AND RECORDED IN VOLUME 352, PAGE 578 OF THE DEED RECORDS OF FAYETTE COUNTY



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I, Charles Tate, a Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground, that this plot correctly represents the facts found at the time of the survey; and that the survey substantially complies with the current rules of the Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition II, TSPS Standard Land Survey.



Charles Tate, R.P.L.S.
Registration No. 8732
BEFCO ENGINEERING, INC.
Firm No. 10001700
La Grange, Texas
978-988-8474
October 18, 2022

TSPS STANDARD LAND SURVEY
S:\PROJECTS\22-8544 VASEX\DWG\22-8544A.DWG
BEFCO Job No. 22-8544