

# HEARITIGE SURVEYING, CO.

IM. D. HEARITIGE  
27 West Point Loop  
West Point, Texas 78963

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

January 7, 2015

INST. # 16-06500 Vol # 1791  
Pg 718

**FIELD NOTE DESCRIPTION OF 18.000 ACRES OF LAND OUT OF THE WILLIAM A. HALL LEAGUE, ABSTRACT NO. 51, AND THE FAYETTE COUNTY SCHOOL LAND 11,065 ACRE SURVEY, ABSTRACT NO. 182, BOTH IN FAYETTE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (36.79 ACRE) TRACT OF LAND CONVEYED TO VACLAV LEDNICKY IN A DEED AS RECORDED IN VOLUME 402 PAGE 627 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a point in the approximate center of Berger Road (County Road No. 474), and being at the most northwesterly corner of that certain (36.79 acre) tract of land conveyed to Vaclav Lednicky in a deed as recorded in Volume 402 Page 627 of the Deed Records of Fayette County, Texas, and being in the southerly line of that certain (25.07 acre) tract of land conveyed to Terri Bohuslav in a deed as recorded in Volume 1509 Page 59 of the Official Records of Fayette County, Texas, said (25.07 acre) tract having been more fully described in a deed as recorded in Volume 402 Page 568 of the Deed Records of Fayette County, Texas, and being for the most northwesterly corner of the tract herein described,

THENCE, with the common line between the Lednicky tract and the Bohuslav tract **N 89 deg. 14' 13" E**, passing a 5/8" iron rod found in a fence along the easterly right-of-way line of Berger Road at 22.50 feet, and continuing on the same course another 1225.82 feet, for a total distance of **1248.32 feet** to a 3/4" iron rod found at a fence corner post, **N 00 deg. 23' 07" W 191.60 feet** to a 5/8" iron rod found, and **N 89 deg. 17' 22" E 610.27** to a 1/2" iron rod set for the most northeasterly corner of this tract, and from which a 5/8" iron rod found bears **N 89 deg. 17' 22" E 9.00 feet**,

THENCE, leaving the common line between the Lednicky tract and the Bohuslav tract, **S 00 deg. 25' 54" E 550.12 feet** to a 1/2" iron rod set in the interior of the Lednicky tract, being for the most southeasterly corner of this tract,

THENCE **S 89 deg. 14' 21" W**, passing a 1/2" iron rod set in the fence along the easterly right-of-way line of Berger Road at 1835.71 feet, and continuing on the same course another 22.88 feet, for a total distance of **1858.59** to a point in the approximate center of Berger Road (County Road No. 474), being in the westerly line of the Lednicky tract, and being for the most southwesterly corner of this tract,

THENCE, with the westerly line of the Lednicky tract, being the approximate center of Berger Road, **N 00 deg. 27' 23" E 359.00 feet** to the **PLACE OF BEGINNING**, in all containing **18.000 acres** of land.

SURVEYED: December 12, 2014

*Peggy Reensch*

BY:

*T.D. Hearitige*

Timothy D. Hearitige  
Registered Professional Land Surveyor No. 5036



**SURVEY MAP OF:**

SEE ACCOMPANYING FIELD NOTE DESCRIPTION

18.000 ACRES OF LAND OUT OF THE WILLIAM A. HALL LEAGUE, ABSTRACT NO. 51, AND THE FAYETTE COUNTY SCHOOL LAND 11,065 ACRE SURVEY, ABSTRACT NO. 182, BOTH IN FAYETTE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (36.79 ACRE) TRACT OF LAND CONVEYED TO VACLAV LEDNICKY IN A DEED AS RECORDED IN VOLUME 402 PAGE 627 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS.

FAYETTE COUNTY SCHOOL  
LAND 11,065 ACRE SURVEY  
ABSTRACT NO. 182

WILLIAM A. HALL LEAGUE N89°14'13"E 329.07'  
ABSTRACT NO. 51



- ⊙ 1/2" Iron Rod Found
- ⊗ 5/8" Iron Rod Found
- ⊕ 3/4" Iron Rod Found
- ⊙ 2" Iron Pipe Found
- ⊕ Boat Spike Found
- 1/2" Iron Rod Set

- x— Wire Fence
- Overhead Utility Line
- ( ) Record Bearing & Distance

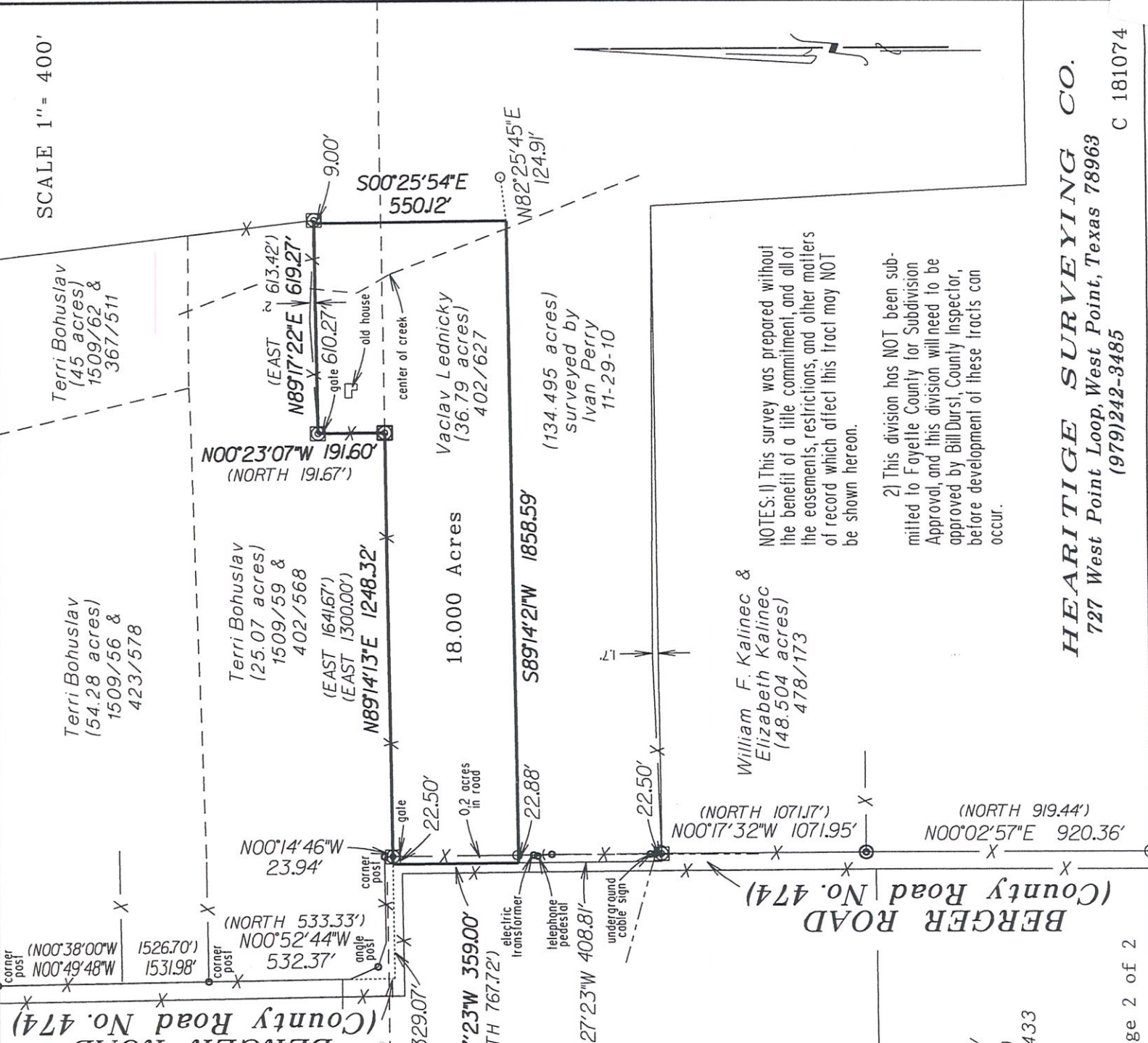
THE STATE OF TEXAS \*  
COUNTY OF FAYETTE \*

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. This property is located in Zone X (other areas-areas determined to be outside the 1% annual chance of flood) according to the Federal Emergency Management Agency Flood Insurance Rate Map 480615 0425 C, Dated October 17, 2006. THIS the 21<sup>ST</sup> day of NOVEMBER, A.D., 2014.

BY *T.D. Hearitage*

Timothy D Hearitage  
Reg. Professional Surveyor No. 5036

revised 12-04-14 Exhibit "A", Page 2 of 2



NOTES: 1) 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.

2) This division has NOT been submitted to Fayette County for Subdivision Approval, and this division will need to be approved by Bill Dursi, County Inspector, before development of these tracts can occur.

**HEARITAGE SURVEYING CO.**  
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(979)242-3485  
C 181074